

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 2000 - 2004
Annual Plan for Fiscal - Year 2004

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Omaha

PHA Number: NE001

PHA Fiscal Year Beginning: (mm/yyyy) 01/2004

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
- PHA local offices

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 offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- 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 2000 - 2004
 [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 PHA's mission is: (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 12/31/04)
- 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
 - The vacant unit turnaround days along with the number of turnovers experienced each year will be used to measure OHA progress. The baseline will be set according to 2002 information provided.

Description of Measurement	2002	2003 Jan-June	Goals 12/31/2004
Total number units turned over	807	671	675 or less
Days required to get units ready	21.9	34	15
Total turnover time including leasing	73.3	84.47	20

- There were 257-vacant units reported in the 2003 PHA Plan and there are 223-vacant units as of June 30, 2003
- More effective marketing will be achieved through community outreach and referrals in the neighborhoods around the properties. Efforts will be made to improve customer service by providing more services and assistance at the properties to both process and answer questions for current and prospective residents
- The maintenance activities to prepare the units for leasing are standard, however we are making organizational changes, which will improve production through scheduling which is aimed at reducing non-productive travel time.

Leverage private or other public funds to create additional housing opportunities:

- OHA is implementing plans to complete the Hawkins Settlement Agreement for Replacement Housing, which include three multi-family developments that will incorporate a mixed-income approach for 87 units. These developments include 1) *37 replacement units of new construction single family homes and duplexes, using Low Income Housing Tax Credits with Hawkins development funds*, 2) rehab of an existing *128-unit property to include 32 replacement units, 64 affordable units, and 32 market rate units, using tax-exempt bonds with Hawkins development funds*, and 3) rehab of a *70-unit historic property of which 18 units will be replacement units, using historic tax credits, conventional debt, and Hawkins development funds. The replacement units in these developments will count toward the remaining Hawkins units to be replaced, with 37 units outside of the impacted census tracts and 50 within impacted areas that can now be developed in under the Hawkins Settlement.*
- Each mixed-income, multi-family development utilizes various combinations of funding sources, including Low-Income Housing Tax Credits (LIHTC), HOME funds, FHLB of Topeka Affordable Housing Program funds, OHA Development funds, conventional financing, or tax-exempt bond financing. OHA continues to strive toward creating mixed-income environments and a greater choice of housing types for its residents.

Acquire or build units or developments: (Utilize Replacement Housing Factor Funds to complete **up to 24 units** of replacement housing contingent on HUD approval of the FY2003 RHF Plan)

Other (list below)

PHA Goal: Improve the quality of assisted housing
Objectives:

Improve public housing management: (2003 PHAS Score Goal: 90.00)

PHAS Indicators	Max Scores	1999 Actual	2000 Actual	2001 Actual	2002 Actual	2003 Goals	Performance Progress
Physical	30.0	21.0	20.0	24.0	24.0	25.0	3
Financial	30.0	0	8.0	25.0	28.0	28.0	28
Management	30.0	19.0	26.0	26.0	26.0	27.0	7
Resident	10.0	9.0	9.0	9.0	9.0	10.0	0
Totals	100.00	49.00	63.00	84.00	87.00	90.00	+38.00

- Improve voucher management: (2003 SEMAP Score Goal: 90)

Year	Max	Goal	Actual	Progress
1999	100	80	89	9
2000	135	85	67	-18
2001	135	85	81	-4
2002	135	90	81	-9
2003	135	92		

- OHA is currently working through attrition to bring the Voucher program into balance with the ABA for Section 8

- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)

- Establishing site management offices at properties
- Complete MIS Application in 2003
- Strengthening LAN and WAN network system for all sites
- Improving asset management systems and inventory systems
- Improved financial automation application
- ***Completion and leasing of up to 113 Hawkins' replacement units***
- ***Continue to meet PHAS requirements for Operating Reserves***

- Renovate or modernize public housing units:

- Spencer housing modernization (57 Replacement Units) completed
- Tower common area modernization in procurement 09/04/2003
- Lead-based paint abatement at Southside Homes in progress
- Crown Tower elevator modernization complete

- Demolish or dispose of obsolete public housing:

- Provide replacement public housing:

- OHA will complete the replacement of the remaining 252 units required under the Hawkins Settlement. This will be accomplished through the developments listed in the table below:

Development Name	Hawkins'	Affordable	Market	Homeownership
Current Proposed Development				
Crown Creek	37	3	0	0
Northampton	32	64	32	0
Strehlow Terrace apartments	32	38	0	0
Alamo Apartments	14	0	0	0
Cherry Tree Apartments	30	0	0	0
Single-Family Acquisition	7	0	0	0
Current Proposed Total	152	105	32	0
Future Development				
District Two - Single Family New Construction	19	0	0	0
Long School Lots – Single Family New Construction	9	0	0	0
District Two – Existing Single Family	35	0	0	0
Future Multi-Family or Units With Developer Partner	37		0	0
Future Development Total	100	0	0	0
Total Units in Addition to Hawkins'		105	32	
TOTAL HAWKINS' REPLACEMENT UNITS	252	0	0	0

- 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:

- Family Housing Advisory Services are contracted to 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:
- 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
 - The OHA will utilize its Hawkins settlement funding to construct the replacement housing in various areas of the City in an effort to deconcentrate poverty, which was the purpose of the settlement agreement
 - Contingent on available funding, OHA will seek a contractor/consultant to assist with Section 8 deconcentration in 2003-2004
 - OHA shall attract 25 new or existing landlords annually to participate in the de-concentration program for Section 8 by 12/31/2005
 - ***OHA's Homeownership Plan provides for Second Mortgage Assistance based on Tenant Income. The Second Mortgage will bear no interest and can be deferred unless the Family sells the unit prior to the end of the 20th year after the sale. The second Mortgage will be forgiven at the rate of 1/180 per month starting 5-years from the date of sale.***
 - ***Approximately \$15 million dollars (2003) of economic activity is an estimate of the impact the Hawkins' Replacement Housing Settlement will have on the local economy.***

- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - ***OHA shall expand its system for tracking tenant demographics to include annual income as a dollar value and as a percentage. This information will demonstrate average annual incomes by public housing development and will be used in developing new methods for the waiting list to assure access for lower income families to higher income developments.***

- 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)
- Contract or employ Security Services to replace lost PHDEP Funding

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 to include Greater Omaha Workforce Development Center and Nebraska Health and Human Services Dept
 - 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 2004, service coordination will be continued at all OHA towers
 - Research Assistance is being provided by the University of Nebraska at Omaha (UNO)
 - Urban League of Nebraska, UNO and the OHA have partnered to provide a computer lab at the Gateway Center
- Other: (list below)
 - Provide Health and Wellness Seminars
 - Provide Credit Repair and Financial Planning Classes
 - Provide Post Secondary Educational 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 national origin, sex, 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 in 2004
 - 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 PHA Goals and Objectives: (list below)

Annual PHA Plan PHA Fiscal Year 2004

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which 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.

The Omaha Housing Authority (OHA) is an agency whose 5-member board of directors is appointed by the Mayor, and is responsible for the City's Public Housing Programs. The OHA currently administers 2,672 public housing units of which 1,406 are located in eleven high-rise towers originally built for the elderly, 713 dwelling units of family housing that are situated in three older (1940-1950 vintage) public housing family developments, 496 dwelling units that are single-family, duplex and other scattered site housing and 75-units of replacement housing that are a combination of mixed-income, multi-family and scattered sites. The current adjusted vacancy rate is approximately 3%. Additionally, the OHA owns and manages 74 Section 8 eligible apartment units through subsidiary entities, (Georgeanna Courts and Housing In Omaha).

Development of Replacement Units:

Since 1990, the OHA has demolished 715 units of public housing determined to be obsolete. Under a court ordered settlement agreement (the Hawkins' Settlement Agreement) OHA has replaced 172-units with Section 8 vouchers. An additional 246 units have been replaced with single-family and duplex scattered site units and 45 units through a mixed-income, multi-family development. The remaining 252 will be replaced through several mixed-finance, multi-family developments and a small amount of scattered site single-family units.

OHA currently has plans for three multi-family developments that will incorporate a mixed-income approach for 70 units. These developments include 1) new construction development that facilitates future home-ownership for residents, 2) rehab of an existing property to include replacement units, affordable units and market rate units, and 3) rehab of a historic property.

Each mixed-income, multi-family development utilizes various combinations of funding sources, including Low-Income Housing Tax Credits (LIHTC), HOME funds, FHLB of Topeka Affordable Housing Program funds, OHA Development funds, conventional financing, or tax-exempt bond financing. OHA continues to strive toward creating mixed-income environments and a greater choice of housing types for its residents.

OHA has also acquired seven (7) existing single-family homes and nine (9) lots from the City of Omaha to construct nine new homes. A fourteen (14)-unit property was also recently approved by the OHA Board of Commissioners, in which all 14 units will be Hawkins replacement units. Therefore, OHA currently has 100 units in the development process for the Hawkins replacement effort.

For the remaining 152 units, OHA will replace 50 units under a Master Lease (to be approved by HUD), an additional 20 units of single family homes, and 82 multi-family units to be developed with OHA's non-profit affiliate, Housing In Omaha, Inc. or another developer partner to be selected through an RFP process. ***HUD approval of the Agency Plan does not endorse Master Lease and will require separate approval.***

Capital Improvement Program:

The Capital Fund Program is closely linked to the Public Housing Agency (PHA) Plan process and therefore how HUD is challenging Housing Authorities to develop Capital Plans that flow from and support the overall PHA Plan.

Over the next 12-months, the OHA plans to complete comprehensive viability reviews of its entire public housing portfolio that will include physical needs assessments, lead-based paint and asbestos risk assessments, an investment grade energy audit, and a cost benefit analysis to determine the return on investment of the proposed Capital Fund improvements. Additionally, the Housing Authority plans to complete a comprehensive market analysis to be used in guiding decisions for the future Capital Fund investments. The market analysis will involve input from City and County Planning Departments and a contract to complete detailed analysis of neighborhood conditions and demographics.

Capital Fund Program (CFP) Budgets for 2001 – 2003 included renovations at the 11-Towers that focus on security and safety. Emergency power back-up systems have been installed and elevators have been refurbished with new controls, motors and cables. Lead-Based Paint abatement is underway at Southside Terrace and is planned to complete its final phase in 2005.

The requirement for new fire sprinkler systems in 9-OHA Towers must be completed within the next 7-years. OHA is researching the feasibility of adding air-conditioning to the dwelling-units at the time the fire sprinkler systems are being installed. The OHA, through its PHA Planning process, has determined its priorities for public housing improvements to be: 1) updating the major mechanical systems of high-rise towers, 2) lead-based paint abatement in family developments, 3) renovation of high-rise facilities, as appropriate 4) renovation of Scattered Sites and Family Housing Units and 5) improving Security Systems authority-wide.

Five Highrise Buildings have been designated elderly only and the transition from mixed age populations is planned to occur over the next 3 – 5 years. The OHA PHA Plan for 2003-2007 is on file and available for review in the City of Omaha Planning Department. The CFP is a component of the PHA Plan and is being funded at \$3,201,320 for capital improvements to be completed over the next 36-months.

Housing Choice Voucher (Section 8) Program:

The Omaha Housing Authority has 4,000 Vouchers allocated under Section 8 and Mod Rehab programs. When the OHA opened the Section 8 (which is now called the Housing Choice Voucher Program) waiting list the self-imposed limit of 500 households was quickly achieved four times throughout the year of 2002. During the 2002-year 2500 applications were accepted and 1,367 families were housed under the Housing Choice Voucher Program.

Public Housing Resident Initiatives:

In implementation of its resident initiative strategy, the OHA will 1) continue to consult with public housing residents on a regular basis to discuss management of high-rise facilities and family developments, and continue to work with community and governmental leaders in a Community Advisory Council, 2) to establish a decentralized site-based management program for OHA properties that will increase responsiveness to resident needs, improve security, and increase quality property management, 3) conduct open meetings with residents in consultation on the OHA Capital Funds Grant, its revisions, and annual performance reports, and 4) work to increase participation by public housing residents and City of Omaha Neighborhoods when housing is developed to strengthen public housing in Omaha.

The OHA will continue to create homeownership opportunities for public housing residents through the sale of single-family housing on scattered sites. The OHA Homeownership Plan describes how families can become eligible. In 2003, a new plan was implemented to increase opportunities for residents to purchase homes, including the new Section 8 Homeownership Plan. The OHA will provide financial planning and homeownership skills training and assistance to residents and will work with the Omaha 100 and HUD to assist residents in securing first and second mortgages for the purchase of OHA homes.

Security Program – OHA Public Safety:

The OHA Public Safety Departments mission is to assist residents in developing a safe and peaceful living environment. The goal of the program is to increase the perception of safety and to assist in the reduction of drug sales, gang and gun violence

In January of 2002, OHA hired a full time Security Coordinator with a law enforcement background including community policing and gang/drug experience. The OHA Security Office is a state-of the art information center headquartered at Jackson Towers.

Equipment includes digital surveillance and recording systems at each Tower location, proximity card access control, two-way radios, base radio and a dispatcher. Officers patrol OHA development sites in 4-Police Cruisers. Officer assignments and work schedules are varied from day-to-day to eliminate predictability.

The OHA Public Safety Department is “service oriented” and applies multi-faceted problem-solving techniques in addressing resident issues and concerns regarding safety and security.

Management & Operations

OHA 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.

OHA Operations Department 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 that 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 OHA has the aim of reducing the bad debt write off for the year of 2004 to 6% and achieving a vacant unit turnaround time of 20 days. OHA 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.

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 to achieve a PHAS score of 90 points or higher and that the Authority will be a high performer by the end of the fiscal year 2004. The voucher-leasing program is likewise 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 2004. All of this will be accomplished through management and financial improvements, a continuation of staff and board training, and goal setting and monitoring.

Accomplishments:

Past accomplishments of the OHA include, among other things, 1) The building and acquisitions of Hawkins vs. Cuomo Settlement Agreement are now underway, 2) Site-Based Management started, 3) the renovation of 57 units of Spencer Homes family development, 4) modernization and repair at high-rise towers, to include refinishing of doors, deadbolt locks, and security systems and painting of common areas, and 5) major renovation work at the Pleasant View homes to add a rehabilitated resident services and maintenance facility on-site.

In 2001 HUD removed OHA from “troubled designation” status and since 2002 OHA performance under the Public Housing Assessment System (PHAS) increased from 36 to 87 out of a possible 100 points. OHA has successfully completed Independent Financial Audits for the past three years, all of which have been unqualified opinion with no negative findings.

In January of 2003, the Government Finance Officers Association (GFOA) awarded OHA the Certificate of Achievement for Excellence in Financial Reporting for its comprehensive annual financial report (CAFR). The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

OHA is asking the City of Omaha’s assistance in completing development of new PHA Housing Mixed Finance units where appropriate. OHA and the City Planning Department will work cooperatively to seek mutually beneficial solutions to this development program.

Other new initiatives with the City of Omaha include the HOME Rental Assistance Program, designed to give preference to families who have completed a transitional or supportive services program. OHA and the City of Omaha Planning Department will continue to work closely so that the agency Plan and the City’s consolidated Plan are consistent and mutually supporting.

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 are provided by selecting all that apply. 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:

- (ne001a01.doc) Admissions Policy for Deconcentration
- (ne001b01.xls) FY 2004 Capital Fund Program Annual Statement
- (ne001c01.doc) Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- (ne001d01.doc) PHA Management Organizational Chart
- FY 2000 Capital Fund Program 5-Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- (ne001e01.doc) Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- Other (List below, providing each attachment name)

- (ne001f01.doc) Definition of "Substantial Deviation"
- (ne001g01.doc) Voluntary Conversion Initial Assessment
- (ne001h01.doc) Identification of Resident Commissioner
- (ne001i02.doc) *Deconcentration Plan (Revised 2004)*
- (ne001j01.doc) RASS Implementation and Follow Up Plan
- (ne001k01.doc) Pet Policy
- (ne001l01.doc) Homeownership Policies
- (ne001m01.xls) Housing Development Budget
- (ne001n01.xls) Capital Fund Budgets 2001 & 2002
- (ne001o01.xls) Statement of Progress in Meeting Goals
- (ne001p01.xls) *OHA Grievance Policy and Procedure*
- (ne001q01.doc) *OHA Community Service and Self Sufficiency Policy*

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
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
X	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
X	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
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
	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)	Annual Plan: Designation of Public Housing
No OHA Properties Requiring Conversion	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
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)	Annual Plan: Safety and Crime Prevention
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	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

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	Location
Income <= 30% of AMI	14,191	5	5	5	5	5	5
Income >30% but <=50% of AMI	21,762	4	3	5	3	4	4
Income >50% but <80% of AMI	14,691	3	5	4	4	3	4
Elderly	12,390	3	3	3	4	3	4
Families with Disabilities	19,000						
Race/Ethnicity - B	N/A						
Race/Ethnicity - W	N/A						
Race/Ethnicity - H	N/A						
Race/Ethnicity - A	N/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: 2003 - 2007 City of Omaha
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data
 - Indicate year:
- Other housing market study
 - Indicate year:
- 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 checked="" type="checkbox"/> Public Housing			
<input 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/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	370	100 %	1035
Extremely low income <=30% AMI	N/A	%	
Very low income (>30% but <=50% AMI)	N/A	%	
Low income (>50% but <80% AMI)	N/A	%	
Families with children	288	77%	
Elderly families	12	.03%	
Families with Disabilities	70	18%	
African-American	153	41%	
White	103	28%	
Hispanic	65	18%	
Other	49	13%	
Characteristics by Bedroom Size (Public Housing Only)			
	370	100%	
1BR	82	22%	
2 BR	161	44%	
3 BR	89	24%	
4 BR	32	9%	
5 BR	6	Less than 1%	
5+ BR	0	Less than 1%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed?			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?			
<input type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input type="checkbox"/> Public Housing			
<input 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/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	349	100%	424
Extremely low income <=30% AMI	279	80%	
Very low income (>30% but <=50% AMI)	35	10%	
Low income (>50% but <80% AMI)	35	10%	
Families with children	318	42%	
Elderly families	6	2%	
Families with Disabilities	25	6%	
African-American	160	46%	
White	115	34%	
Hispanic	20	9%	
Other	29	11%	
Characteristics by Bedroom Size	N/A		
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
If yes:			
How long has it been closed? (2-months)			
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 and implementation of the ROSS Service Coordinator Grant
 - Programming Partnership with Eastern Nebraska Office on Aging and Department of Health and Human Services for service coordination of Seniors

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 PHA'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 2004 grants)		
a) Public Housing Operating Fund	6,426,782	
b) Public Housing Capital Fund	4,000,000	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	24,484,702	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants		
h) Community Development Block Grant	115,000	Gateway Job Training Building
i) HOME		
Other Federal Grants (list below)		
j) Replacement Housing Factor	149,249	Burt Tower–Replacement Units
k) Up Front Funding	310,000	Acquisition / Rehab-Strehlow T.
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Capital Fund 2002 & 2003	6,727,352	Capital Improvements
Development 44	16,157,700	Replacement Housing
Service Coordinator (FY 2001)	396,000	Tenant Services
ROSS	350,000	Resident Services
3. Public Housing Dwelling Rental Income	4,258,527	Operations
4. Other income (list below)		
Non-Dwelling etc.	163,000	Operations
5. Non-federal sources (list below)		
Omaha City Transitional HOME Voucher	600,000	City Voucher Program
Total resources	64,138,312	

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: **(100 UNITS)**
- When families are within a certain time of being offered a unit: **(120 DAYS)**
- Other: **(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?

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
- Other
 - Mixed Finance PHA Units will lease 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
- Other
 - OHA Intake / Leasing Dept., 3005 Emmett Street, Omaha, Nebraska

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? (**None**)

2. Yes No: Are any or all of the PHA'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?

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

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)

(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
- Overhoused
- Underhoused
- 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) None

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.

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

- Rules of Occupancy – Community Service

b. How often must residents notify the PHA 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) Deconcentration and Income Mixing

a. Yes No: Did the PHA'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?

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:

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)

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 /

- 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:

- NE001-001 South Side
- NE001-004 Spencer
- NE001-005 Pleasant View

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
- 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.

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:

- .

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
 Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
 Other (list below)

- Families that choose Flat Rents MUST have family compositions reviewed annually, while income need only be verified every three years.

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?

(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 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

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 PHA’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 (01-01-2004)	Expected Turnover
Public Housing	3,140	21%
Section 8 Vouchers	3,867	9%
Section 8 Certificates	N/A	
Section 8 Mod Rehab	350	17%
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
Service coordinators	1,500	10%
Other Federal Programs (list individually)	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)

	<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
	<u>Resident Relations</u>	
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

(2) Section 8 Management: (list below)

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:

- *OHA's Grievance Policy and Procedures are contained in Attachment ne001p01*

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)

- The Gateway Building

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, Nebraska

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.

- Attachment (ne001b01.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 at Attachment (state name

-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 – Hawkins Replacement Housing Agreement

- 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:

- OHA is currently implementing plans to complete the *remaining 252-units required under the Hawkins Settlement Agreement for Replacement Housing. 101-units* are being developed in three multi-family developments that will *utilize a mixed finance approach.*

Those developments are; Crown Creek, Northampton and Strehlow Terrace Apartments. The following chart demonstrates the plan for completing the remaining Hawkins' units and the additional units that will be developed as a result of the mixed finance development approach.

Development Name	Hawkins'	Affordable	Market	Homeownership
Current Proposed				

Development				
Crown Creek	37	3	0	0
Northampton	32	64	32	0
Strehlow Terrace apartments	32	38	0	0
Alamo Apartments	14	0	0	0
Cherry Tree Apartments	30	0	0	0
Single-Family Acquisition	7	0	0	0
Current Proposed Total	152	105	32	0
Future Development				
District Two - Single Family New Construction	19	0	0	0
Long School Lots – Single Family New Construction	9	0	0	0
District Two – Existing Single Family	35	0	0	0
Future Multi-Family or Units With Developer Partner	37		0	0
Future Development Total	100	0	0	0
Total Units in Addition to Hawkins’		105	32	
TOTAL HAWKINS’ REPLACEMENT UNITS	252	0	0	0

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:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	

Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected: 6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

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: Underwood
1b. Development (project) number: NE26P001-012
2. Designation type:

Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(09/05/01)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 104 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Florence 1b. Development (project) number: NE26P001-010
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(09/05/01)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 106 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Crown 1b. Development (project) number: NE26P001-017
2. Designation type:

Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(09/05/01)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 149 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Kay Jay 1b. Development (project) number: NE26P001-007
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(09/05/01)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 117 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Evans 1b. Development (project) number: NE26P001-007
2. Designation type:

Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(09/05/01)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 110 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Benson Tower 1b. Development (project) number: NE26P001-009
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(31/12/04)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 143 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Park North & South 1b. Development (project) number: NE26P001-007
2. Designation type:

Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(31/12/04)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 221 in two buildings 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Jackson 1b. Development (project) number: NE26P001-011
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(31/12/04)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 207 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Pine 1b. Development (project) number: NE26P001-009
2. Designation type:

Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(31/12/04)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 143 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Highland 1b. Development (project) number: NE26P001-010
2. Designation type: Occupancy by only the elderly <input checked="" 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 checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(31/12/04)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 106 7. Coverage of action (select one) <input checked="" 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:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> 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 with an additional 400 Units approved on 4/9/2003

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 5(h) Homeownership Project NE001-004, 016, 019
1b. Development (project) number: NE001-020, 021, 024, 026, 028, 030, 032, 033, & 035
2. Federal Program authority: <input type="checkbox"/> HOPE I <input checked="" type="checkbox"/> 5(h) <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
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (Approved 04/09/2003)
5. Number of units affected: 460
6. 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
 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 Attachment ne001101 - OHA Homeownership Policies for Public Housing and Section 8

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 contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? **20/04/03**

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 Nebraska, 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 Family Service Ctr.	Public Housing
ROSS - Service Coordinators	Cont.	Disabled/Elderly	Towers	Public Housing
ROSS – Resident Service Delivery Model	250	All Families	La Fern Williams/ Gateway/Towers	Public Housing
PH & HCV Homeownership Programs	Open	All Families	Gateway	PH & Sec. 8
Resident Study Center and Computer Lab	Open	All Residents	La Fern Williams / Pleasant View / Spencer	Public Housing
ROSS RSDM Youth Activities	500	All Families	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 2004 Estimate)	Actual Number of Participants (As of: 31/12/2002)
Public Housing	0 – Not Mandatory	21
Section 8	175	159

- 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

OHA Community Service and Self Sufficiency Policy is provided in Attachment ne001q01.doc. OHA has taken the following administrative steps to implement the Community Service requirements:

- *February 01, 2000 - OHA requires Resident compliance at lease execution or re-examination to institute the initial Community Service Requirement.*
- *April 20, 2003 A Memorandum of Agreement was signed between the OHA and Nebraska Health and Human Services (TANF agency) to verify resident status to facilitate administration of the Community Service program.*
- *July 15, 2003 – OHA mailed written notification of the new Community Service requirements to all OHA Residents giving them a description of the policy and copies of required compliance certificates to determine their required or exempt status.*
- *OHA administers the Community Service Program for OHA Residents.*
- *The types of applicable activities that Residents may participate in to fulfill their Community Service obligations include but are not limited to; participation in qualified Job Readiness / Job Training Programs, GED Classes, Apprenticeships and qualified training that leads a person toward economic independence.*
- *Partner agencies that may offer Residents opportunities to fulfill the Community Service requirements include but are not limited to; Omaha Public School District, Hospitals, Licensed Day Care Centers, Homeless Shelters & Licensed Senior Centers*
- *Process to cure noncompliance involves the non-compliant family member entering an agreement with the OHA to make up the deficient Community Service hours over a 12-month period. If at the end of the 12-month period the family member is still non-compliant they will have to vacate or the lease will be terminated.*

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 use 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)

1. Which developments are most affected? (List below)

- Jackson Project # NE26P001-011
- Benson Project # NE26P001-009
- South Side Project # NE26P001-001
- Pleasant View 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. Patrol developments with off-duty officers. Working with the Omaha Police in Community Police activities

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

- Jackson Project # NE26P001-011
- Benson Project # NE26P001-009
- South Side Project # NE26P001-001
- Pleasant View Project # NE26P001-005

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)

- Jackson Project # NE26P001-011
- Benson Project # NE26P001-009
- South Side Project # NE26P001-001
- Pleasant View Project # NE26P001-005

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 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 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

- OHA Pet Policy contained in ACOP and included in 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 the Yardi financial / information management system that will track and monitor 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. Inventory and assets are now being managed on Yardi, which became operational January 01, 2003, six months ahead of schedule. The former management software (AS400) will be maintained as a backup system until all of the Yardi software modules are online and proven functional

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 at Attachment (File name) (**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:

- Included funding for Security in the Annual Statement
- Added Stairwell repairs at Southside
- Added Utility (natural gas connections) repairs at Pleasant View
- Added Site Lighting for Family and Tower Developments (parking areas)
- Added Security Systems (cameras and intercoms) at Tower Developments

- 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)

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)

- Appointed by the Mayor of the City of Omaha in accordance with Nebraska Housing Authority State Law 71-1594

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:

- 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. <i>Comments of Resident Advisory Boards</i> | (ne001e02.doc) |
| 6. Definition of "Substantial Deviation" | (ne001f01.doc) |
| 7. Voluntary Conversion Initial Assessment | (ne001g01.doc) |
| 8. Identification of Resident Commissioner | (ne001h01.doc) |
| 9. <i>Deconcentration Plan (Revised 2004)</i> | (ne001i02.doc) |
| 10. RASS Implementation and Follow Up Plan | (ne001j01.doc) |
| 11. OHA Pet Policy | (ne001k02.doc) |
| 12. OHA Homeownership Policies (Public Housing & Section 8) | (ne001l01.doc) |
| 13. OHA Public Housing Development Budget: NE26P001044 | (ne001m01.xls) |
| 14. OHA Capital Fund P&E Reports 2000, 2001 & 2002 | (ne001n01.xls) |
| 15. OHA Statement of Progress in Meeting Goals | (ne001o01.xls) |
| 16. <i>OHA Grievance Policy and Procedure</i> | (ne001p01.doc) |
| 17 <i>OHA Community Service and Self Sufficiency Policy</i> | (ne001q01.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	<i>General Modernization Activities (see ne001b01.xls)</i>						<i>Project Based Accounting</i>
NE001-004 <i>Spenser Family</i>	9-1 59-2 39-3 4-4 2-5	<i>General Modernization Activities (see ne001b01.xls)</i>						<i>Project Based Accounting</i>
NE001-005 <i>Pleasant View</i>	4-1 103-2 35-3 23-4 16-5	<i>General Modernization Activities (see ne001b01.xls)</i>						<i>Project Based Accounting</i>
NE001-007 <i>North South Park, Evans KayJay</i>	18-0 398-1 24-2	<i>General Modernization Activities (see ne001b01.xls)</i>			<i>Previously Designated</i>			<i>Project Based Accounting</i>
NE001-009 <i>Pine, Benson</i>	238-0 48-1	<i>General Modernization Activities (see ne001b01.xls)</i>			<i>Proposed Designation</i>			<i>Project Based Accounting</i>
NE001-010 <i>Highland, Florence</i>	174-0 34-1 4-2	<i>General Modernization Activities (see ne001b01.xls)</i>			<i>Previously Designated</i>			<i>Project Based Accounting</i>
NE001-011 <i>Jackson</i>	134-0 71-1 2-2	<i>General Modernization Activities (see ne001b01.xls)</i>			<i>Proposed Designation</i>			<i>Project Based Accounting</i>
NE001-012 <i>Underwood</i>	82-0 21-1 1-2	<i>General Modernization Activities (see ne001b01.xls)</i>			<i>Previously Designated</i>			<i>Project Based Accounting</i>
NE001-017 <i>Crown</i>	145-1 4-2	<i>General Modernization Activities (see ne001b01.xls)</i>			<i>Previously Designated</i>			<i>Project Based Accounting</i>
NE001-020 <i>Scattered Sites</i>	21-3	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>

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>
NE001-021 <i>Scattered Sites</i>	19-3	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-024 <i>Scattered Sites</i>	20-3	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-004 <i>Replacement</i>	4-1 34-2 19-3	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-016 <i>Duplex I</i>	14-2 54-3 4-4	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-019 <i>Duplex II</i>	36-2 6-3	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-026 <i>Scattered Sites</i>	8-2 96-3 6-4	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-028 <i>Scattered Sites</i>	1-2 22-3 2-4	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-030 <i>Scattered Sites</i>	21-3 1-4	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-032 <i>Scattered Sites</i>	2-2 47-3 4-4 1-5	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-033 <i>Scattered Sites</i>	18-3 2-4	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-035 <i>Scattered Sites</i>	49-3 12-4 1-5	<i>As needed Modernization Activities (see ne001b01.xls)</i>					<i>For Sale</i>	<i>Project Based Accounting</i>

**Admissions Policy for Deconcentration
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. The 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 NE26P001501-04	FFY of Grant Approval 2004
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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	430,000			
3	1408 Management Improvements	320,000			
4	1410 Administration	370,000			-
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	150,000			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	765,000			
10	1460 Dwelling Structures	1,525,000			
11	1465-1 Dwelling Equipment - Nonexpendable	160,000			
12	1470 Nondwelling Structures	-			
13	1475 Nondwelling Equipment	280,000			-
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)	4,000,000		-	-
20	Amount of line 19 Related to LBP Activities	350,000			
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security	250,000			
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director and Date

X Brad Ashford, Interim E.D.

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

X

(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		430,000				
Agency Wide	Computer systems, consultants and programs to enhance current system	1408 Management		50,000				
Agency Wide	Training	1408		20,000				
Agency Wide	Security Guards	1408		250,000				
Agency Wide	Salary, Fringe, and Allocated Admin. Expenses	1410 Administration		370,000				
Agency Wide	A&E for General Rehab/Development	1430		150,000				
1-7,1-9,1-11,1-10, 1- 12,1-17	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		340,000				
1-016,1-019	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		40,000				
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		85,000				
1-1, 1-4, 1-5	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		300,000				

Signature of Executive Director and Date

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

X

X

Brad Ashford, Interim E.D.

(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 of 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)	
Family Dev	Vacancy Reduction	1460		90,000				
1-1, 1-4, 1-5	Heater & furnace replacements	1460		30,000				
1-1, 1-4,1-5	Exterior Renovations, chimney repairs/replacement, roofs, gutters & downspouts, porches, siding, painting, windows & doors	1460		100,000				
1-1, 1-4,1-5	Water Heater Replacement(s)	1460		25,000				
1-1, 1-4,1-5	General Renovation, window wells, stairwells, utility repair / replacement, cabinets, counters, fixtures & LBP Abatement	1460		500,000				
Towers	Vacancy Reduction	1460		100,000				
All Towers	Security systems & ADA compliance	1460		120,000				
All Towers	Air Conditioners	1460		-				
All Towers	Deferred Maintenance & cycle painting	1460		30,000				
All Towers	Mechanical Systems, HVAC repair / replacement / controls	1460		-				
All Towers	Fire Sprinkler Systems	1460		-				
All Towers	Roofing repair / replacement exterior water proofing	1460		225,000				
Duplexes	Vacancy Reduction	1460		5,000				
1-016, 1-019	Interior Renovations, wall & ceiling repairs, flooring, range hoods, hot water heaters, mold remediation, cabinets, counters, fixtures & LBP Abatement	1460		45,000				
1-016, 1-019	Water & Sewer Line Repair/Replacement	1460		30,000				
Scattered Sites	Vacancy Reduction	1460		60,000				
1-20, 1-21, 1-24, 1-26, 1-28 1-30, 1-32, 1-33, 1-35	repairs/replacement, roofs, gutters & downspouts, porches, siding, painting, windows & doors	1460		125,000				
1-20, 1-21, 1-24, 1-26, 1-28 1-30, 1-32, 1-33, 1-35	Interior Renovations, wall & ceiling repairs, flooring, range hoods, hot water heaters, mold remediation, cabinets, counters, fixtures & LBP Abatement	1460		40,000				

Signature of Executive Director and Date

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

X
 Brad Ashford, Interim E.D.

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 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)	
01-16 & 01-19	Appliance Replacement	1465		10,000				
Towers	Appliance Replacement	1465		100,000				
Family Development	Appliance Replacement	1465		50,000				
Agency - wide	Computer Systems	1475		150,000				
Agency - wide	Vehicle & Equipment Replacement	1475		130,000				
Agency - wide	Burt Replacement Housing	1498		-				

Signature of Executive Director and Date

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

x
 Brad Ashford, Interim E.D.

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	9/16/2006			9/30/2008			
Administration	9/16/2006			9/30/2008			
Non-dwelling Structures	9/16/2006			9/30/2008			
Dwelling Equip Equipment	9/16/2006			9/30/2008			
1-1, 1-4, 1-5	9/16/2006			9/30/2008			
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	9/16/2006			9/30/2008			
1-16, 1-19	9/16/2006			9/30/2008			
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	9/16/2006			9/30/2008			

Signature of Executive Director and Date

x
 Brad Ashford, Interim E.D.

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

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	185.66	6,131,293		
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	185.66	6,131,293		
690	Total	HUD Contributions (sum of lines 620 and 680)	134.35	182.17	185.66	6,131,293		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690)						
		Enter here and on line 810	30.69	29.11	34.65	1,144,263		

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	1,144,263
820		Operating Reserve at End of Requested Budget Year Estimated for FYE (Sum of lines 800 and 810)	3,325,092
830		Cash Reserve Requirement - <u>25</u> % of line 480	2,517,488

Comments

PHA/IHA Approval

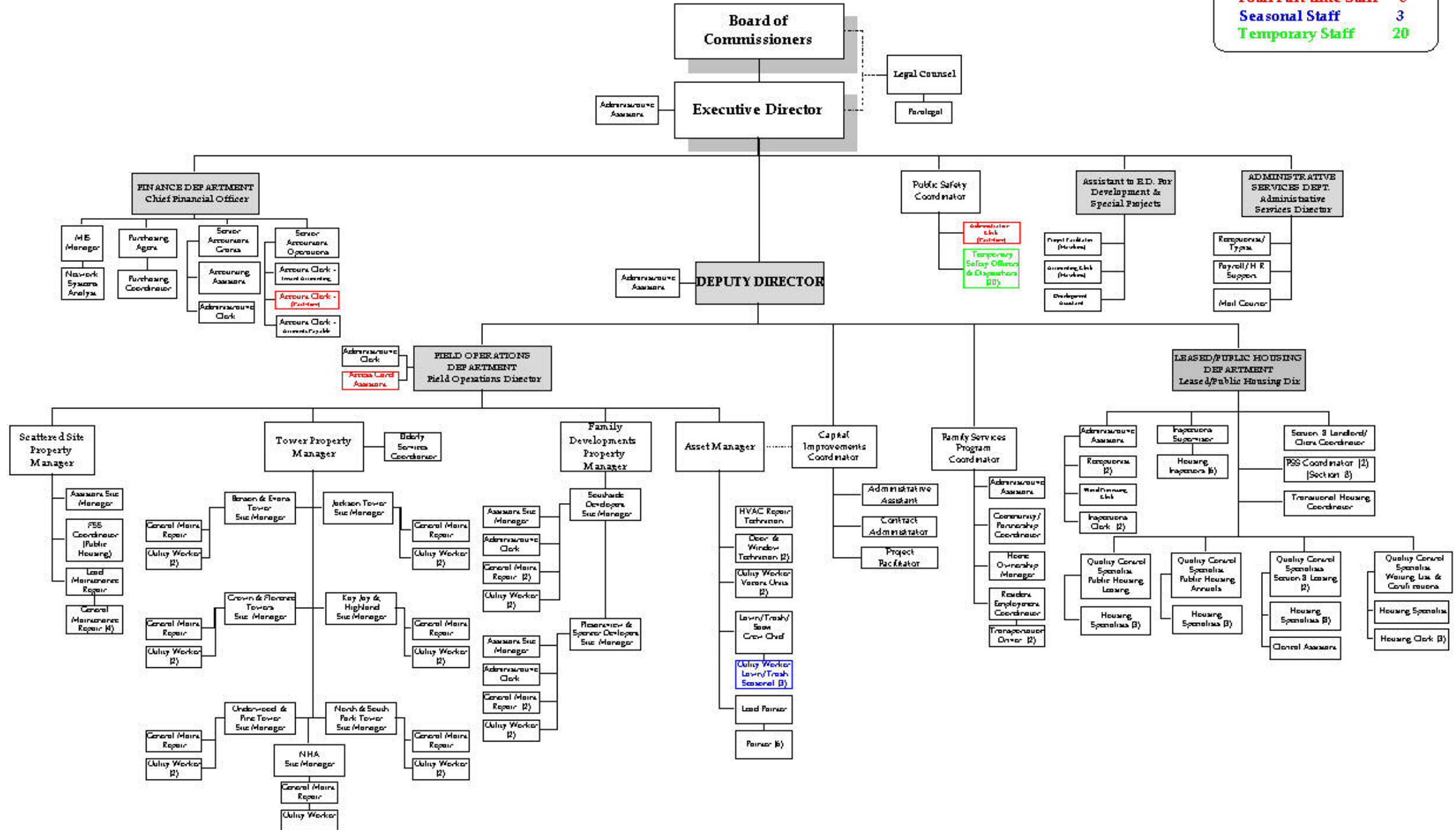
Name Alphonso Patrick
 Title Executive Director
 Signature _____ Date _____

Field Office Approval

Name _____
 Title _____
 Signature _____ Date _____

Housing Authority City of Omaha
Revision January 1, 2003

Total Full-time Staff 147
Total Part-time Staff 3
Seasonal Staff 3
Temporary Staff 20



Omaha Housing Authority - Resident Advisory Board (Resident Organization Officers)

Resident Organization Officers:

Charlesteen Henderson	Spencer/Pleasant view
Ernest Bryant	Southside Terrace
Gary Sherman	Park South
Catherine Hudson	Park North
Josephine Watson	Crown Tower
Brett Henderson	Florence Tower
Robert Brown	Evans Tower
Lula Smith	Benson Tower
Mae Cody	Kay Jay Tower
Robert Rollins	Jackson Tower
Linda Herron	Underwood Tower
Marlene Henthorne	Pine Tower
Zita Kowalewski	Highland

Resident Organization Officers participated in the same capacity as a Resident Advisory Board in the development and review process for the 2004 PHA Plan.

Resident Organization Officers are elected by residents residing in the buildings and communities they represent under the rules of their Resident Organization By-Laws.

Omaha Housing Authority – Community Advisory Group

Jim Anderson,	City Planning Office
Marion Todd,	City Planning Office
Alvin Goodwin,	Omaha Economic Development Corp.
Sister Marilyn,	Holy Name Affordable Housing, Inc.
Jerry Dantzler,	Omaha 100
James Rieker,	Equity Fund of Nebraska
Beverly Griffen,	Eastern Nebraska Office on Aging
Louise Latimore,	Urban League of Nebraska
Dr. Dennis Roncek,	UNO Criminal Justice Dept.
Captain Tom Warren,	Omaha Police Dept.
Bob Kubat,	Nebraska Health and Human Services
Don Thompson,	D. Thompson Realty & Property Management
Casey Petersen,	Eastern Nebraska Office on Aging
Vacant,	Family Development – Pres. Tenant Association
Ardyth Gladden,	Jackson Tower – President Tenant Association
Josephine Watson,	Crown Tower - President Tenant Association

Annual Plan 2004, and Five-Year Plan. Resident Comments and Meetings¹.

Underwood Tower (Project 1-12)

July 21, 2003

2:30 p.m.

Attendees: 21

OHA staff held open meetings with the residents and during the period of July 21, 2003 through August 14, 2003. The residents were given copies of the Budget Summaries for Capital Fund Years 2002 and 2003, which outlined the funds allocated to specific work items and to specific sites. Questions and comments were solicited from the residents. Residents indicated that for the following items to be addressed:

1. The intercom system is antiquated. Is it going to be updated?

Yes, we plan to contract repairs and/or replacements to the intercoms in 2004.

2. Is OHA going to replace the electrical fixtures in the apartments?

We will identify electrical improvements through a complete Physical Needs Assessment in 2004.

3. Could residents have more washers and dryers in the laundry facilities?

Probably not, we have limited space for laundry facilities. However, Jetz Service (contractor) is currently installing new higher efficiency washers and dryers in 10 of the towers.

4. Problems with the plumbing draining correctly. Could the small drains be cleaned?

OHA is looking into contracting for regular (preventative) waste pipe cleaning and will report back on this in April 2004.

5. The building is very dusty. Could the ventilation systems be cleaned?

Yes, OHA proposes to clean the ductwork and service all heating and ventilation equipment in the towers prior to the 2004-05 heating season.

OHA staff also discussed public safety, resident contact with the Salvation Army and the Eastern Nebraska Office on Aging, Tower Disaster Plan, and Resident Organizations and Officers.

Park South Tower (Project 1-7)

July 22, 2003

2:30 p.m.

Attendees: 29

OHA staff held open meetings with the residents and during the period of July 21, 2003 through August 14, 2003. The residents were given copies of the Budget Summaries for Capital Fund Years 2002 and 2003 that outlined the funds allocated to specific work items and to specific sites. Questions and comments were solicited from the residents. Residents requested the following items to be addressed:

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, and 540 S. 27th Street. Omaha, NE 68105.

1. The back door is not shutting properly. Can the frame on the back door entrance be replaced so it can shut?

OHA operations will repair the door if repairable or initiate a purchase requisition to have it replaced.

2. We are having problems with the sewer line. Can this be replaced or repaired?

OHA will research costs for regular (preventative) waste pipe cleaning and will report back on this in April 2004.

3. People drive too fast through the parking lot. Is it possible to have speed bumps installed?

Yes, we will install speed bumps under a site improvement contract in 2004.

4. The kitchen sinks and cabinets in units are old and too small. Can they be updated?

We will identify this work in a complete Physical Needs Assessment in 2004 and prioritize it.

5. Many residents indicated that their units had not been painted since they moved in. Could OHA establish a cycle painting program?

OHA will include this in the 2004 Annual Statement and plans to establish a Cycle Painting Program in 2004.

OHA staff also discussed public safety, resident contact with the Salvation Army and the Eastern Nebraska Office on Aging, Tower Disaster Plan, and Resident Organizations and Officers.

Pleasant View and Spencer

July 23, 2003 (Projects 1-4 and 1-5) 5:00 p.m. 1920 N. 30th St. Attendees: 5

OHA staff held open meetings with the residents and during the period of July 21, 2003 through August 14, 2003. The residents were given copies of the Budget Summaries for Capital Fund Years 2002 and 2003, which outlined the funds allocated to specific work items and to specific sites. Questions and comments were solicited from the residents. Residents indicated that for the following items to be addressed:

1. The front and back doors are not shutting properly. Can OHA replace or repair doorframes and screen doors?

We will identify and prioritize this work in a complete Physical Needs Assessment in 2004.

2. The kitchen cabinets in units are old and too small. Can they be updated?

We will identify this work in a complete Physical Needs Assessment in 2004 and prioritize it.

3. Residents indicated that their units had not been painted since they moved in. Could OHA establish a cycle painting program?

OHA will include this in the 2004 Annual Statement and plans to establish a Cycle Painting Program in 2004.

OHA staff also discussed public safety and resident services with the Salvation Army.

Park North Tower (Project 1-7) July 24, 2003 2:30 p.m. Attendees: 20

OHA staff held open meetings with the residents and during the period of July 21, 2003 through August 14, 2003. The residents were given copies of the Budget Summaries for Capital Fund Years 2002 and 2003, which outlined the funds allocated to specific work items and to specific sites. Questions and comments were solicited from the residents. Residents indicated that for the following items to be addressed:

1. Residents indicated the emergency pull cord system does not buzz in the apartment. It only lights up outside the apartment. Could this emergency pull cord system be updated or replaced?

Yes, the Emergency Pull Cord System is part of the Fire and Life Safety general renovation improvements already proposed and which have been allocated additional funds in the 2004 Annual Statement.

2. Residents stated that when there is a plumbing problem that they have to turn off all the water in the building. Can OHA fix this so that only a floor at time will be turned off when there is a problem?

Yes, this work has already been completed at Highland and Kay Jay and is currently under contract for Park North. We will identify further needs for plumbing repair, replacements, and upgrades in a complete Physical Needs Assessment in 2004.

OHA staff also discussed public safety, resident contact with the Salvation Army and the Eastern Nebraska Office on Aging, Tower Disaster Plan, and Resident Organizations and Officers.

Jackson Tower (Project 1-11) July 28, 2003 2:30 p.m. Attendees: 21

OHA staff held open meetings with the residents and during the period of July 21, 2003 through August 14, 2003. The residents were given copies of the Budget Summaries for Capital Fund Years 2002 and 2003, which outlined the funds allocated to specific work items and to specific sites. Questions and comments were solicited from the residents. Residents indicated that for the following items to be addressed:

1. The residents indicated that their refrigerators and stoves were quite old. Could they be replaced?

Replacement of stoves and refrigerators for towers has been budgeted and is currently in the planning stages.

OHA staff also discussed public safety, resident contact with the Salvation Army and the Eastern Nebraska Office on Aging, Tower Disaster Plan, and Resident Organizations and Officers.

Florence Tower (Project 1-10) July 29, 2003 2:30 p.m. Residents attending: 12

OHA staff held open meetings with the residents and during the period of July 21, 2003 through August 14, 2003. The residents were given copies of the Budget Summaries for Capital Fund Years 2002 and 2003, which outlined the funds allocated to specific work items and to specific sites. Questions and comments were solicited from the residents. Residents indicated that for the following items to be addressed:

1. New refrigerators will not freeze correctly. Also, the rubber seals around the freezers are not tight enough and allow for roaches to get into the freezer.

Residents were told to see the Site Manager if they were experiencing refrigerator problems and she would have the maintenance staff check and make any necessary repairs. She also reminded residents that OHA has a contract with Presto-X to spray monthly for roaches. If a resident still has a pest control problem, they should contact the Site Manager for additional treatments.

2. The residents indicated that the hallways are too hot. No air is moving in the central ventilation system. Can OHA repair this ventilation problem?

Yes, OHA proposes to make repairs and adjustments to all Tower ventilation equipment in 2004.

3. Residents indicated that they don't have air conditioners or have to buy their own units. Could OHA install air conditioning in all the units?

OHA proposes to complete a market study and physical needs assessment in 2004. We need to prioritize this work and determine if it is feasible under current funding levels.

OHA staff also discussed public safety, resident contact with the Salvation Army and the Eastern Nebraska Office on Aging, Tower Disaster Plan, and Resident Organizations and Officers.

Southside (Project 1-1) July 30, 2003 5:00 p.m. Lafern Williams Center Attendees: 8

OHA staff held open meetings with the residents and during the period of July 21, 2003 through August 14, 2003. The residents were given copies of the Budget Summaries for Capital Fund Years 2002 and 2003, which outlined the funds allocated to specific work items and to specific sites. Questions and comments were solicited from the residents. Residents indicated that for the following items to be addressed:

1. Residents indicated that they don't have air conditioners or have to buy their own units. Could OHA install air conditioning in all the units?

OHA proposes to complete a market study and physical needs assessment in 2004. We need to prioritize this work and determine if it is feasible under current funding levels.

OHA staff also discussed public safety, resident contact with the Salvation Army, and the Homeownership Program

Kay Jay Tower (Project 1-7)

July 31, 2003

2:30 p.m.

Attendees: 22

OHA staff held open meetings with the residents and during the period of July 21, 2003 through August 14, 2003. The residents were given copies of the Budget Summaries for Capital Fund Years 2002 and 2003, which outlined the funds allocated to specific work items and to specific sites. Questions and comments were solicited from the residents. Residents indicated that for the following items to be addressed:

1. Some of the sidewalks and driveways are cracked and broken up. Can these be repaired or replaced?

Yes, OHA will repair and replace cracked and broken sidewalks and driveways under a contract in 2004.

2. Residents in wheelchairs are having problems with the front door and laundry room door. Can these be replaced with power door operators?

OHA proposes to upgrade these doors with other ADA, Fire and Life Safety Improvements planned for 2004.

3. Many unit doors are warped. Can these be replaced?

We will identify door repair and replacements in a complete Physical Needs Assessment in 2004.

OHA staff also discussed public safety, resident contact with the Salvation Army and the Eastern Nebraska Office on Aging, Tower Disaster Plan, and Resident Organizations and Officers.

Pine Tower (Project 1-9) August 4, 2003

2:30 p.m.

Attendees: 25

OHA staff held open meetings with the residents and during the period of July 21, 2003 through August 14, 2003. The residents were given copies of the Budget Summaries for Capital Fund Years 2002 and 2003, which outlined the funds allocated to specific work items and to specific sites. Questions and comments were solicited from the residents. Residents indicated that for the following items to be addressed:

1. Can we have more lighting in the parking lot?

OHA will evaluate the parking lot lighting in a comprehensive physical needs assessment in 2004. This work could be combined with other site improvements in 2004.

2. Can the parking lot be expanded and include additional handicapped spaces?

OHA will include this in the upcoming physical needs assessment and determine if there is enough land/space available to enlarge the parking area. If so, additional handicapped spaces may be added as well.

3. Can OHA install a soft water system?

Conditioned water would improve longevity of the plumbing. OHA will look into this when the needs assessment is completed.

4. Residents indicated that they don't have air conditioners or have to buy their own units. Could OHA install air conditioning in all the units?

OHA proposes to complete a market study and physical needs assessment in 2004. We need to prioritize this work and determine if it is feasible under current funding levels.

5. When will OHA install the fire sprinkler system?

OHA is required by the Fire Code to have all high-rise towers installed with a fire sprinkler system by 2010. OHA proposes to complete a market study and physical needs assessment in 2004. We need to prioritize this work and determine if it is feasible under current funding levels. We will keep Residents informed of our progress and involved in the planning and implementation of this important project.

6. There are missing or damaged window treatments. Can these be replaced?

The Tower Renovations Contract will provide new window treatments at all the tower locations in 2004.

OHA staff also discussed public safety, resident contact with the Salvation Army and the Eastern Nebraska Office on Aging, Tower Disaster Plan, and Resident Organizations and Officers.

Crown Tower (Project 1-17) August 5, 2003 7:00 p.m. Attendees: 41

OHA staff held open meetings with the residents and during the period of July 21, 2003 through August 14, 2003. The residents were given copies of the Budget Summaries for Capital Fund Years 2002 and 2003, which outlined the funds allocated to specific work items and to specific sites. Questions and comments were solicited from the residents. Residents indicated that for the following items to be addressed:

1. Could OHA install new range hoods?

We will identify range hood replacements in a complete Physical Needs Assessment in 2004.

2. Residents are having various problems with garbage disposals. Could OHA replace these?

This issue will be looked into during the Market Study and Viability Review. If garbage disposals prove to be a necessary item, OHA will consider adding garbage disposal replacement to the 5-year action plan. Currently, disposals are being removed instead of replaced when they breakdown.

3. The carpeting is very worn. Can this be replaced?

Yes, the Tower Renovations Contract will replace the carpeting in the first floor lobby and in the common areas in 2004. Carpeting replacement in the units will be prioritized in the 5- year action plan.

4. Could OHA repair or replace the mixing valves for showers?

We will identify plumbing repairs, replacements, and upgrades in a complete Physical Needs Assessment in 2004. This work needs to be scheduled.

5. Could OHA establish a preventative maintenance plan for plumbing?

OHA is looking into contracting for regular (preventative) plumbing maintenance. We will report back in April 2004.

6. Some residents have problems with the round doorknobs and dead bolts. Can OHA install ADA compliant door levers and deadbolts?

Yes, OHA will replace these with ADA compliant hardware in 2004.

7. There has been a continuous peeling paint problem. How can this be resolved?

OHA has concluded that the peeling paint problem is linked to moisture from the roof. OHA will be contracting to have the roof replaced in 2004. After the work has been completed, the peeling paint areas will be repainted and painted.

8. Air ducts and vents are making everything very dusty. Can OHA contract to have this cleaned?

OHA is planning to clean the ductwork and service all heating and ventilation equipment in the towers in 2004.

OHA staff also discussed public safety, resident contact with the Salvation Army and the Eastern Nebraska Office on Aging, Tower Disaster Plan, and Resident Organizations and Officers.

Scattered Site (Projects 1-16 to 1-44) OHA Board Room August 6, 2003 5:30 p.m. Attendees: 12

OHA staff held open meetings with the residents and during the period of July 21, 2003 through August 14, 2003. The residents were given copies of the Budget Summaries for Capital Fund Years 2002 and 2003, which outlined the funds allocated to specific work items and to specific sites. Questions and comments were solicited from the residents. Residents indicated that for the following items to be addressed:

1. Windows, doors, and bedrooms next to garages need to be better sealed against the elements. Can this be fixed?

Yes, OHA will quantify these needs during a complete Physical Needs Assessment in 2004. In the interim, Residents may contact their Project Managers and the local Weatherization Trust to help insulate their homes better and make them more energy efficient.

2. Residents are experiencing reoccurring mold and mildew problems in basements and other areas of the house. Could OHA have this evaluated and the problem solved?

OHA will address mold problems as they are discovered. If required, a qualified contractor will be hired to complete any necessary remediation of mold and waterproofing of basements and other areas necessary to solve this issue.

OHA staff also discussed employment assistance opportunities for residents, community service requirements for those residents who are not employed, the Homeownership Program, and the Family Self-Sufficiency Program.

Highland Tower (Project 1-10) August 7, 2003 3:30 p.m. Attendees: 16

OHA staff held open meetings with the residents and during the period of July 21, 2003 through August 14, 2003. The residents were given copies of the Budget Summaries for Capital Fund Years 2002 and 2003, which outlined the funds allocated to specific work items and to specific sites. Questions and comments were solicited from the residents. Residents indicated that for the following items to be addressed:

1. The Eastside door handle is broken. Can we have it fixed?

OHA Maintenance will make any necessary repairs.

2. The Westside of the building needs window treatments. Could OHA provide them?

The Tower Renovations Contract will provide new window treatments at all the tower locations in 2004.

3. 2 - trees in the yard are dead. Can they be removed?

A Purchase Order was issued to a tree service company and the trees were removed.

4. Handicapped units need special electrical outlets for medical equipment. Could we have this installed?

This request did not conform to the requirements for reasonable accommodation. The resident uses a breathing/oxygen machine that has a battery backup that will last 4 hours without electricity. This resident will be added to OHA's emergency evacuation plan.

OHA staff also discussed public safety, resident contact with the Salvation Army and the Eastern Nebraska Office on Aging, Tower Disaster Plan, and Resident Organizations and Officers

Evans Tower (Project 1-7) August 11, 2003 2:30 p.m. Attendees: 26

OHA staff held open meetings with the residents and during the period of July 21, 2003 through August 14, 2003. The residents were given copies of the Budget Summaries for Capital Fund Years 2002 and 2003, which outlined the funds allocated to specific work items and to specific sites. Questions and comments were solicited from the residents. Residents indicated that for the following items to be addressed:

1. The parking lot does not have enough lighting. Could this be increased?

OHA will evaluate the parking lot lighting in a comprehensive physical needs assessment in 2004. This work could be combined with other site improvements in 2004.

2. Residents feel that there are too many young people coming into the building and staying around all night. Could a Security Guard be assigned to their building?

OHA's Public Safety Staff are aware of the problem and will have a greater presence in the building. The Police should be called if residents see someone trespassing or creating a disturbance in the building or parking lot.

3. Is it possible for a fence to be installed so outsiders cannot get into the parking area or building?

OHA does not currently have any funding for fencing. OHA Public Safety Department is taking proactive steps to address problems through a Ban and Bar process where trespassers can be arrested.

4. Could residents have a public address system installed?

OHA will research this request and report back by April 2004. It may be possible to add a public address component to the Fire and Life Safety System improvements planned for 2004.

OHA staff also discussed public safety, resident contact with the Salvation Army and the Eastern Nebraska Office on Aging, Tower Disaster Plan, and Resident Organizations and Officers

Benson Tower (Project 1-9) August 14, 2003 2:30 p.m. Attendees: 32

OHA staff held open meetings with the residents and during the period of July 21, 2003 through August 14, 2003. The residents were given copies of the Budget Summaries for Capital Fund Years 2002 and 2003, which outlined the funds allocated to specific work items and to specific sites. Questions and comments were solicited from the residents. Residents indicated that for the following items to be addressed:

1. Residents are having problems with drug sales and use in the building, damaging property, dumping garbage on floors, and ignoring house rules like loud noises by other residents and visitors. Could they have an increase in security measures?

OHA Public Safety Department is taking proactive steps to address problems through a Ban and Bar process where trespassers can be arrested. OHA is also proposing to reconfigure the second floor and create a new primary entrance to the building from the parking lot, which is at the level of the second floor. OHA is very aware of the problems and is taking steps to resolve it.

2. One resident indicated that her apartment door was being unlocked and asked to have the master key changed.

This resident was given the option for a Home Choice Voucher. She chose the option and moved out of the tower.

3. Residents indicated that they don't have air conditioners or have to buy their own units. Could OHA install air conditioning in all the units?

OHA proposes to complete a market study and physical needs assessment in 2004. We need to prioritize this work and determine if it is feasible under current funding levels to install air conditioning in the dwelling units.

4. There are missing or damaged window treatments on all floors. Can these be replaced?

The Tower Renovations Contract will provide new window treatments at all the tower locations in 2004.

5. New kitchen cabinets in recreation room

OHA will identify the community room cabinets in the physical needs assessment in 2004 and prioritize this work.

6. Could the residents have a snack bar?

OHA will identify the community room cabinets in the physical needs assessment in 2004 and prioritize this work.

7. Could residents have closet space in units increased?

This issue will be looked into during the Market Study and Viability Review. If more closet space proves to be a necessary item, OHA will prioritize additional closet space redesign and construction in the new 5 year action plan.

8. Could OHA install carpeting in the units?

The proposed Market Study and Viability Review must be completed first to determine if the addition of carpeting in the dwelling units will be a viable improvement. If so, OHA will prioritize this in the new 5-year action plan

OHA staff also discussed public safety, resident contact with the Salvation Army and the Eastern Nebraska Office on Aging, Tower Disaster Plan, and Resident Organizations and Officers

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 Kay Jay: 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 \$185.66 per month. This is projected in next year's budget to be \$179.51. Meanwhile the average subsidy for the Housing Choice Voucher program is \$469.60, without the administrative fee of \$42.90, which makes the payment \$512.50 total. This is well over twice the cost, at 285.5%, 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 appointed Resident Commissioner for the Omaha Housing Authority.

RASS Implementation and Follow Up Plan

The Omaha Housing Authority (OHA) is implementing a Follow Up Plan as required under the Resident Assessment Sub-System (RASS) within HUD's Office of Public and Indian Housing Real Estate Assessment Center (PIH-REAC) in accordance with Public Housing assessment System (PHAS) regulations.

The Follow Up Plan is hereby submitted with the OHA Annual Plan.

The OHA RASS survey scores are as follows:

Maintenance and Repair:	87%
Communication:	68%
Safety:	73%
Services:	91%
Housing Development Appearance:	71%

The Follow Up Plan will address the areas that scored less than 75% and will include the following:

Action to be taken in the next fiscal year

Target date of completion

The funding source (if required) that will be utilized

The OHA completed the Certification for a Follow Up Plan on the RASS System between May 16, 2003 and May 31, 2003 and should therefore be eligible to receive the full three points for the attached Follow Up Plan.

**RASS Implementation and Follow Up Plan
Omaha Housing Authority (OHA)
FFY 2003 – 2004**

Communication:

The OHA scored 67.5% in this sub-indicator and proposes to improve performance through the following actions:

Action underway and to be taken in the next fiscal year:

- The FFY 2004 PHA Plan process has involved site-based meetings to give Residents opportunities to participate in the PHA Plan development process in meaningful ways and to learn more about OHA programs and events. Meetings were conducted at each Development Site. Meeting times and dates are posted at each site and direct mailed to Residents in Scattered Site housing with a list of OHA Staff contacts to answer questions, receive recommendations and provide assistance as may be required to assure meaningful Resident participation. The minutes of each meeting have been posted at the Development Sites and direct mailed as necessary.
- Vacant Elderly Service Coordinator and Capital Improvements Coordinator positions have been filled to further improve communication of services and programs. The Elderly Service Coordinator provides support in development of Resident Organizations (Tenant Councils) and in the coordination of programs and events for all Residents in the 11-OHA Highrise Buildings. Capital Improvements Projects are being designed to include Resident input and participation in the pre-construction and construction progress meetings as well as in the program plan development process.

Resident input from PHA Plan Meetings is being used in updating the OHA Physical Needs Assessments (PNA); residents will have opportunity to critique the revised PNA.

- Resident Services Staff are overseeing contracts with the Salvation Army and the Eastern Nebraska Office on Aging (ENOA) to increase the level of service coordination and employment opportunities. Resident Services Staff are holding event meetings with Residents to introduce the Salvation Army and ENOA Service Providers to Residents and thereby improve Resident access and participation in these programs and services.
- Changes to the OHA Organization Chart have created six new Assistant Manager positions to further improve responsiveness to Resident questions and concerns regarding maintenance and repairs as well as daily functions, lease enforcement and to provide an increased level of courteous and professional assistance.

**RASS Implementation and Follow Up Plan
Omaha Housing Authority (OHA)
FFY 2003 – 2004**

Target date of completion:

The proposed actions should result in improved RASS scores to exceed the minimum 75% by June 30, 2004.

PHA Planning Meetings started in mid-July 2003 and will continue throughout the year.

Salvation Army and ENOA contracts are ongoing throughout the year and now provide services on site at Highrise and Family Developments.

The funding source (if required) that will be utilized:

Capital Funds may be utilized to cover the direct costs of copying and mailing notices of meetings and events, wages and benefits of certain OHA Staff involved in improving communication with Residents and certain contracts to improve coordination of services and communication to residents.

Safety:

The OHA scored 73.0% in this sub-indicator and proposes to improve performance through the following actions:

Action underway and to be taken in the next fiscal year:

The OHA Public Safety Coordinator and/or assigned Public Safety Officers attended the PHA Plan meetings and discussed in detail the Departments efforts in eliminating drug and gang activities in and around OHA properties and how these efforts are coordinated with the City of Omaha Police Department

Concerns are being addressed on how safe residents feel in their homes, buildings and parking areas.

The OHA 5-Year Plan addresses physical improvements needed to help reduce crime on OHA property and include improvements to; site lighting, surveillance cameras and proximity card system with photo I.D. OHA is implementing a strategic plan to improve security functions and systems in all Highrise and Family Developments.

**RASS Implementation and Follow Up Plan
Omaha Housing Authority (OHA)
FFY 2003 – 2004**

Strategies:

Strategies were divided into three phases.

1. **Discovery Phase:** Use of surveys to determine if the perception of crime matches reality, and determining quality of life issues. The information can then be used to prioritize problem solving and becomes a base assessment for follow up survey to measure efforts made in phase two.
2. **Problem Solving Phase:** OHA Public Safety Department focuses on the issues and involves all stakeholders. To demonstrate this important strategy as related to drug traffic we use the analogy of paper clips attached to a magnet. Paper clips being the drug dealers, gang members or other disruptive elements. The magnet, being the unit that supports the disruptive activity. Historically the paper clips were removed one-by-one but quickly found their way back to the magnet.

The process employed now has shifted to removal of the MAGNET or UNIT. Removing the criminal element quickly displaces the entire criminal group causing them to relocate. As in any business, success often times depends on location. This process is already demonstrating significant impact in reducing criminal activities on OHA property.

The use of the “one strike and your out policy” will be vigorously employed during this stage, especially for gangs, drugs and gun violence. This is being supported through the OHA eviction process.

3. **Maintenance Phase:** This phase includes a follow up survey to measure the efforts made in phase two. Neighborhood groups and Resident Councils are already organized and will be involved in finding solutions to the issues that impact them. OHA is already making progress through improved applicant screening and resident orientation meetings where the “one strike” policy is clearly explained to all new and prospective residents.

If residents violate the lease agreement, OHA Property Managers and Public Safety Staff take appropriate action.

**RASS Implementation and Follow Up Plan
Omaha Housing Authority (OHA)
FFY 2003 – 2004**

Staffing:

OHA Public Safety Department is employing off duty Omaha Police Department (OPD) Officers and has added an “alarm tech” position and the following Staffing Plan:

- **Law Enforcement Officers (LEO)** - includes any certified law enforcement officer in the state of Nebraska. These Officers work in uniform during their off-duty times. In the case of OPD, they wear their duty uniforms. They carry in many cases an OPD issued two way radio, and an OHA two-way radio and scanner. Their basic role is to assist and document OPD, develop rapport with residents and surrounding neighbors. Maintain a high level of visibility, complete incident and ban & bar reports. These Officers are primarily assigned during the early and late evenings.

Number: Pool of 20 officers. Working 4 to 8 hours shifts.

- **Retired LEO**- this group of Officers performs the same duties as the uniformed Officer, except they will not enforce any ordinances or statutes. These Officers generally work during late morning early afternoon. They are required to do more walking and talking (Community Policing). Develop relationships and rapport by learning the names of every resident and providing a method for contact. These efforts are especially important in the maintenance phase. The Officers skill will allow them to recognize the beginning of a crime trend or hot spot.
- **Dispatchers** - retired LEO, dispatchers or others with a law enforcement background, fills this position. This position has a variety of duties that include data retrieval, dispatching, filing, log entries, data entry, monitoring OPD/OFD radio systems, time keeping, ban & bar lists, emergency call ups and contacts, radio receiving and transmitting. This operator will also monitor all tower digital camera surveillance systems, which includes, allowing access, re-setting alarms, contacting managers, opening doors for emergency services (police & fire). They also maintain some liaison with the “911” operators and OPD information operators. This position is staffed during peak hours only.

Dispatchers- 4. Working 8 hour shifts.

- **Alarm Techs** - This is staffed primarily when there is less activity, which is early and late A.M. This person mainly monitors tower screens, which includes door alarms and the phones. They will basically complete the same task, but with significantly less frequency.

Alarm Techs. Two at 32 hours per week and 3 to fill in per shift. Total 8.

**RASS Implementation and Follow Up Plan
Omaha Housing Authority (OHA)
FFY 2003 – 2004**

- **Administrative Clerk** - This position primarily created to complete criminal data checks from the Douglas County Criminal Justice Court database. The position also does, but not limited to the following: data entry, retrieval, filing, creating graphs and work sheets, Yardi, incident entry and retrieval as well as a thorough knowledge of being able to search the system. Completing inter-office memos, bulletins, compiling monthly board statistics.

One clerk 4 hours per day, five days per week.

Tactical Equipment:

With the assistance of the OHA Board of Commissioners, the Public Safety Department has this past year acquired 3-retired OPD cruisers at a minimal cost to purchase and convert to OHA use. With the assistance of a WEED & SEED grant, salvaging and repair of used equipment the Department now possesses on-board car radios, two way portable radios, scanners, flash lights, lap top computer, digital cameras and an office facility in Jackson Towers.

Total Patrol Vehicles- 4 marked with OHA logo and one unmarked.

Incident Database:

This database allows OHA to record any known incident, which may involve residents and/or events on OHA property. The program was up-dated and customized in 2003. The program allows authorized personnel to call up any incident by name, date, and site or by type of crime. Monthly reports are thus generated off the incident database. OHA Public Safety is currently working with OPD to access incidents that occur on OHA property by address and RB numbers. This will allow for a timelier follow up of the incident.

This system can now be downloaded to a lap top computer that can be carried into the field for immediate access by OHA officers. Not only are the incidents available by the listed fields, a ban & barred person with photograph can be displayed.

Target date of completion:

The proposed actions should result in improved RASS scores to exceed the minimum 75% by June 30, 2004.

Funding:

OHA Public Safety was funded by PHDEP, which officially ended in the last part of 2002. OHA is currently funding Public Safety with Operating Subsidy. A \$50,000.00 Weed & Seed grant was approved for Oct. 2002 and ends September 2003.

**RASS Implementation and Follow Up Plan
Omaha Housing Authority (OHA)
FFY 2003 – 2004**

Housing Development Appearance:

The OHA scored 71.0% in this sub-indicator and proposes to improve performance through the following actions:

Action underway and to be taken in the next fiscal year:

- To improve the upkeep and appearance of the Highrise Common Areas a request for competitive proposals was solicited in September 2003 for services to refinish all terrazzo and VCT flooring, paint walls replace vinyl base cove, replace ceiling tiles, refinish doors and replace carpeting.
- An inspection process has been implemented in the OHA Highrise Buildings effective May 01, 2003 that utilizes a point scored checklist to evaluate over a dozen areas of property management / maintenance. Inspections are completed at least once a month and the results are posted at each site to provide a higher level of communication between Management, Staff and Residents as well as to establish productive expectations for Site Utility Staff.
- OHA is planning improvements to mechanical areas for painting and signage to comply with OSHA Standards and proposed contacting the OHA Property and General Liability Insurance Provider for assistance with inspections and recommendations for improvements to these areas of operation.
- OHA is investigating the use of the Capital Fund Program to plan and implement cycle painting of dwelling units and decorating of community areas. We propose to develop objectives for this work in the PHA Plan and 2004 Annual Statement and 5-Year Plan.

Immediate needs must be quantified at each site for work to complete in 2004:

- Painting –Wall Coverings – Window Treatments in Community Areas
- Refinish or Replace Floor Coverings
- Implement a Floor Care Plan at each Highrise Building (Improve with Inspections)
- Replace Missing and Stained Ceiling Tiles (complete replacement as needed)

Issues to be addressed through the PHA Plan in 2004 - 2005:

- Section 504 Compliance & Fair Housing Act in Restrooms and Common Areas
- Power Assisted Door Operators
- Site Improvement & Beautification – Signage – Parking

The primary objective for 2003 is to make the Buildings as clean and presentable as possible within the limited funding available for the routine maintenance budget.

**RASS Implementation and Follow Up Plan
Omaha Housing Authority (OHA)
FFY 2003 – 2004**

Capital Funds will be utilized to address replacement of furnishings, Fair Housing and Life Safety Code Compliance issues and proposed Site Improvements and beautification of grounds and community areas.

However, before significant funding obligations are made OHA proposes to complete an Assessment of Viability and Market Analysis to help draw conclusions about the future use of each Highrise Building. We can no longer assume that each Highrise Building can continue to be utilized for elderly housing as they were originally intended and built. The market has shifted dramatically, neighborhood conditions have changed and the waiting list for public housing has an increasing demand for special needs housing.

The Viability Assessment and Market Analysis will include Physical Needs Assessments and are scheduled to be completed within the next 12-months. These surveys and studies will take into consideration the building exteriors, neighborhood conditions, parking areas, recreation areas and programs to meet the needs of residents.

Target date of completion:

The proposed actions should result in improved RASS scores to exceed the minimum 75% by June 30, 2004.

The funding source (if required) that will be utilized:

Capital Funds may be utilized to cover the costs of the Viability Assessments and Market analysis as well as the major comprehensive improvements that would be proposed under the outcomes of these studies. CFP funding is in place to complete the Highrise Common Areas improvements. Proposals were received on September 04, 2003 for this work, which is scheduled to complete by June 30, 2004.

End of Follow Up Plan

**RASS Implementation and Follow Up Plan
Omaha Housing Authority (OHA)
FFY 2003 – 2004**

Development	Maintenance & Repair	Communication	Safety	Services	Neighborhood Appearance
NE26P001007 FIVE HIGH RISE TOWERS	88.1%	73.2%	68.5%	94.0%	73.6%
NE26P001009 BENSON/PINE TOWERS	76.1%	57.1%	68.7%	86.3%	54.4%
NE26P001010 FLORENCE/ HIGHLAND TOWERS	90.2%	62.1%	72.6%	93.0%	73.8%
NE26P001016 SCATTERED SITE DUPLEXES	87.8%	65.2%	73.6%	92.2%	79.2%
NE26P001021 SCATTERED SITE HOMES	94.2%	79.9%	89.2%	94.6%	97.8%
NE26P001024 SCATTERED SITES	90.8%	73.0%	92.8%	89.5%	91.1%
NE26P001026 SCATTERED SITES	88.0%	74.9%	90.4%	91.4%	88.1%
NE26P001028 SCATTERED SITES	98.9%	67.7%	96.1%	100.0%	94.0%
NE26P001030 5H REPLACEMENT HOUSING	100.0%	93.7%	96.2%	100.0%	100.0%
NE269001032 55 SCATTERED SITES	85.2%	65.5%	88.0%	95.3%	89.4%
NE26P001035 62 SCATTERED SITES	91.4%	78.2%	93.0%	91.8%	86.1%
NE26P001017 CROWN TOWER	85.1%	65.1%	74.3%	82.7%	79.1%
NE26P001012 UNDERWOOD TOWER	87.0%	75.6%	78.2%	96.3%	80.5%
NE26P001011 JACKSON TOWER	94.2%	72.6%	77.5%	94.7%	69.9%
NE26P001005 PLEASANTVIEW HOMES	85.9%	58.0%	58.4%	78.1%	55.6%
NE26P001004 SPENCER HOMES	84.2%	57.8%	66.5%	94.2%	59.5%
NE26P001001 SOUTHSIDE TERRACE HOME	88.0%	72.5%	71.7%	96.1%	69.8%
SURVEY TOTALS	86.7%	67.5%	73.3%	91.3%	71.3%

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.

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 DAMAGES CHARGE

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.

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. 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.

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

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 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.

K. 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.

L. 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.

M. 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).

N. INSPECTIONS

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

O. 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.

P. 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.

Q. 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.

R. 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.

S. 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 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 (5) (h). 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. The family may withdraw any funds that the family contributed to savings during the program; 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 a specific lender provide financing, 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, or familial status.

Development Cost Budget/ Cost Statement

U.S. Department of Housing and Urban Development

OMB Approval No. 2577-0036 (exp.7/31/2000)

Office of Public and Indian Housing

Dwelling Units			Copy Number:	PR/Project Number:
Family	Elderly	Total		NE26-P001-044
282		282	Public Housing Agency:	Locality of Project:
			Housing Authority of the City of Omaha	Omaha, Nebraska

No financial or technical assistance may be provided to a project pursuant to and Annual Contributions Contract unless a PHA Proposal, including a development cost budget, has been approved (24 CFR 941).

Housing Type and Production Method	Turnkey	Conv.	Force Act.	Status (Check one)	<input type="checkbox"/> PHA Proposal (PP) Budget
New Construction		44		<input type="checkbox"/> Budget Between PP and Contract Award	<input type="checkbox"/> Final Development Cost Budget
ACQ W/Subst. Rehab.		238		<input type="checkbox"/> Contract of Sale/Contract Award Budget	<input type="checkbox"/> Development Cost Control Statement
ACQ WO/Subst. Rehab.				<input checked="" type="checkbox"/> Budget Between Contract Award & Final	<input type="checkbox"/> Statement of Actual Development Cost

Revision 4

Subpart I - Budget

Line No.	Account Classification (a)	Latest Approved Budget Date 3/27/00 (b)	Actual Development Cost Incurred To June 2003 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
Developer's Price							
1	1440 Site						
2	1450 Site Improvements						
3	1460 Dwelling Construction						
4	1465 Dwelling Equipment						
5	1470 Nondwelling Construction						
6	1475 Nondwelling Equipment						
7	1430.1 Archit. & Engr. Svcs.						
8	Other						
9	Total Developer's Price		-			-	-

Public Housing Agency Costs

Operations							
10	1406 Operations						
Administration							
11	1410.1 Nontechnical Salaries	289,846.00	86,466.74	203,379.26		289,846.00	1,027.82
12	1410.2 Technical Salaries						
13	1410.4 Legal Expense	254,000.00	160,752.35	93,247.65		254,000.00	900.71
14	1410.9 Employee Benefit Contribution	86,953.84	46,099.73	40,854.11		86,953.84	308.35
15	1410.10 Travel						
16	1410.18 Equipment Expended						
17	1410.19 Sundry	187,108.42	81,051.42	106,057.00		187,108.42	663.51
18	Total Administration	817,908.26	374,370.24	# 443,538.02	-	817,908.26	2,900.38
Liquidated Damages							
19	1415 Liquidated Damages						
Interest							
20	1420.1 Interest to HUD						
21	1420.2 Interest on Notes -- Non-HUD						
22	1420.7 Interest Earned From Investments						
23	Total Interest						
Initial Operating Deficit							
24	1425 Initial Operating Deficit	25,000.00	18,418.17	6,581.83		25,000.00	88.65
Planning							
25	1430.1 Architectural & Engr Fees	217,000.00	190,249.78	26,750.22		217,000.00	769.50
26	1430.2 Consultant Fees	1,694,797.00	789,632.10	905,164.90		1,694,797.00	6,009.92
27	1430.6 Permit Fees	24,000.00	23,173.77	826.23		24,000.00	
28	1430.7 Inspection Costs	43,625.00	28,634.33	14,990.67		43,625.00	154.70
29	1430.9 Housing Surveys	51,000.00	30,306.26	20,693.74		51,000.00	
30	1430.19 Sundry Planning Costs	25,000.00	966.23	24,033.77		25,000.00	88.65
31	Total Planning	2,055,422.00	1,062,962.47	992,459.53	-	2,055,422.00	7,022.77

Subpart I - Budget

Line No.	Account Classification (a)	Latest Approved Budget Date 3/27/00 (b)	Actual Development Cost Incurred To (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
Site Acquisition							
32	1440.1 Property Purchases	3,800,000.00	1,327,275.57	2,472,724.43		3,800,000.00	13,475.18
33	1440.2 Condemnation Deposits						
34	1440.3 Excess Property						
35	1440.4 Surveys and Maps	25,000.00	19,907.00	5,093.00		25,000.00	88.65
36	1440.5 Appraisals	35,000.00	18,432.50	16,567.50		35,000.00	124.11
37	1440.6 Title Information	15,000.00	7,040.00	7,960.00		15,000.00	53.19
38	1440.8 Legal Costs - Site						-
39	1440.10 Option Negotiations	256,000.00	81,000.00	175,000.00		256,000.00	907.80
40	1440.12 Current Tax Settlement	10,000.00	9,245.07	754.93		10,000.00	35.46
41	1440.19 Sundry Site Costs	36,625.00	62,994.81	(26,369.81)		36,625.00	129.88
42	1440.20 Site Net Income						
43	Total Site Acquisition	4,177,625.00	72,239.88	4,105,385.12	-	4,177,625.00	14,814.27
44	1450 Site Improvements						
45	1460 Dwelling Construction						
46	1465 Dwelling Equipment						
47	1470 Nondwelling Construction						
48	1475 Nondwelling Equipment						-
49	1480 Contract Work in Progress	17,260,573.00	7,080,728.90	10,179,844.10		17,260,573.00	61,207.71
50	1485 Demolition						-
51	1450 Relocation Costs						
52	1499 Development Used for Mod.						
53	Total (Including Donations)						
54	Less Donations						
55	Total Before Contingency (less Donations)					-	-
56	Contingency: 1% to 5% (or less) of line 55						
57	Total Development Cost	24,336,528.26	8,608,719.66	15,727,808.60	-	24,336,528.26	86,299.75

Subpart II - Detail of Other in Developer's Price

1. Developer's Fee and Overhead	\$ _____
2. Interim Financing	_____
3. Closing Costs	_____
4. Property Taxes and Assessments	_____
5. State or Local Sales, Excise or Other Taxes	_____
Total Other	\$ _____

1430.7: Provide the same information required for 1410.1 and 1410.2, listing employees of the architect (or PHA when use of PHA employees has been previously approved) who will perform inspection work for the project.
1450: Where off-site facilities are proposed to be included, identify and show the cost of such facilities and provide justification for including such costs in TDC.
1465: Identify and show the cost of each item included in this account.
1475: Complete the Table below and, on a separate attachment, list and show the cost of each item included in each sub-account.

Nondwelling Equipment (1475)	Cost
1475.1 Office Furniture and Equipment	
1475.2 Maintenance Equipment	
1475.3 Community Space Equipment	
1475.7 Automotive Equipment	
1475.9 Expendable Equipment	
Total Nondwelling Equipment	

1495: State the number of households and businesses to be displaced, and identify and show the estimated cost of relocation services and payments to be provided.

Subpart III - Supporting Data for Cost Estimates

For the PP Budget, attach an itemized breakdown of the costs chargeable to each of the following accounts. For subsequent budgets, provide this information only for accounts that are being changed.

1410.1 and 1410.2: List, by job title, each PHA employee whose salary, or portions thereof, will be chargeable to these accounts. For each, show the annual rate of gross salary, the estimated length of time to be spent in connection with development of this project, and the total gross salary which is properly chargeable to either of these accounts. If only a portion of the employee's time will be chargeable to this project, show the percentage that will be so chargeable; and show, in a footnote, the percentage distribution to other projects and the accounts to which distributed.

1410.19: List and show the cost of each item of administrative and general expense for which a specific account is not provided in the 1410 group of accounts. If only a portion of the cost of any item will be chargeable to this project, show the percentage that will be so chargeable; and show, in a footnote, the percentage distribution to other projects.

1430.2: List all planning consultants not paid under the architect's contract and, for each, identify and show the cost of the services provided.

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)

04941-92001

HA Name HOUSING AUTHORITY OF THE CITY OF OMAHA	Comprehensive Grant Number NE26P001500	FFY of Grant Approval 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number ____
 Performance and Evaluation Report for Program year Ending 6/30/03
 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-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	294,715		294,715	294,715
3	1408 Management Improvements	74,890		74,384	74,384
4	1410 Administration	182,188		182,188	182,188
5	1411 Audit	-		-	
6	1415 Liquidated Damages	-		-	
7	1430 Fees and Costs	51,604		51,604	51,604
8	1440 Site Acquisition	-		-	
9	1450 Site Improvement	308,100		297,979	297,979
10	1460 Dwelling Structures	2,591,716		2,710,843	2,703,168
11	1465-1 Dwelling Equipment - Nonexpendable	85,422		36,999	36,999
12	1470 Nondwelling Structures	858,214		825,587	825,587
13	1475 Nondwelling Equipment	152,700		152,335	152,335
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs	30,209		3,125	3,125
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)	4,629,759		4,629,759	4,622,084
20	Amount of line 19 Related to LBP Activities	399,799			
21	Amount of line 19 Related to Section 504 Compliance	-			
22	Amount of line 19 Related to Security	1,255,496			
23	Amount of line 19 Related to Energy Conservation Measures	75,000			

Signature of Executive Director and Date

X
Alphonso Patrick

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

X

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION			PROJECT STATUS
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
	SOUTHSIDE TERRACE 1-1							
		1460						
1.0	REPLACE CEILING HEATERS AND THERMOSTATS						-	
		GRAINGER				2,777.10	2,777.10	complete
		Total			2,777.10	2,777.10	2,777.10	
2.0	Lead Based Paint abatement and interior renovation							
		Nogg Chemical & Paper		PO		245.44	245.44	complete
		Mickin Lumber		PO		1,104.07	1,104.07	complete
		Anointed Hands Painting/Cleaning		PO		315.00	315.00	complete
		BROWN'S COMMERCIAL CLEANING		PO		2,100.00	2,100.00	complete
		Magic Carpet		PO		1,819.00	1,819.00	complete
		Terracon	01-708-0022	42,297.91		12,225.61	12,225.61	complete
		COLEMAN'S CONSTRUCTION	02-501-0104	801,341.99		538,325.01	538,325.01	complete
		L&H Construction Management	01-708-0021	219,721.28		8,542.30	8,542.30	complete
		Total			421,195.00	564,676.43	564,676.43	
	SOUTHSIDE TERRACE TOTALS:					423,972.10	567,453.53	567,453.53
	FAMILY DEVELOPMENT 1-1, 1-4, & 1-5							
		1430						
3.0	SPENCER HOUSING RENOVATION							
		TSP SEVEN, INC.	01-708-0023	75,604.00		12,603.73	12,603.73	complete
		Total			12,603.73	12,603.73	12,603.73	
		1460						
3.1	FAMILY DEVELOP. GENERAL REHAB							
		WELL DONE REMOLDELING	02-501-0109	54,000.00		54,000.00	54,000.00	complete
		DEWAYNE BLAHA ROOFING	02-501-0110	57,375.00		57,375.00	57,375.00	complete
		KEYSTONE CARPETS, INC.		PO		1,023.81	1,023.81	complete
		WOERNER WIRE WORKS		PO		920.00	920.00	complete

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION			PROJECT STATUS
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
		DEWAYNE BLAHA ROOFING		PO		7,860.00	7,860.00	complete
		Total			121,178.81	121,178.81	121,178.81	
		1450						
4.0	SITE WORK; STEPS, DRIVES, SIDEWALKS, PARKING							
		N. PITLOR & SON, INC. P.O.				5,326.30	5,326.30	complete
		DRAKULICH ENTERPRISES, INC.				724.20	724.20	complete
		NAVARRO ENTERPRISES INC.	01-708-0013	147,865.33		134,556.63	134,556.63	complete
		Total			150,415.83	140,607.13	140,607.13	
		1460						
5.0	REPLACE GUTTERS & DOWNSPOUTS							
		Total				-	-	
5.1	EXTERIOR MODERNIZATION / SPENCER							
		RIFE CONSTRUCTION, INC.	02-501-0105	#####		587,869.82	587,869.82	complete
		Total			612,247.84	587,869.82	587,869.82	
6.0	Lead Based Paint and Exterior renovation							
		Marc Enviro services				1,100.00	1,100.00	complete
		Total			1,100.00	1,100.00	1,100.00	
7.0	REPLACE DOORS INSTALL PEEPHOLES DEADBOLTS							
		Total			-	-	-	
8.0	INSTALL RANGEHOODS							
		Total			-	-	-	
9.0	HARDWIRE SMOKE & FIRE DETECTORS							
		Total			2,132.14	2,132.14	2,132.14	complete

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION			PROJECT STATUS
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
		1465						
10.0	Replacement of Refrigerator, Stoves, and hot water heaters:							
	16th Street Furniture & Appliance			po		418.70	418.70	complete
	16th Street Furniture & Appliance	00-2002-06		56,258.59		25,678.16	25,678.16	complete
	16th Street Furniture & Appliance	01-501-0005		210,169.34		8,903.14	8,903.14	complete
		Total			35,000.00	35,000.00	35,000.00	
		1495						
11.0	Relocation cost							
		VARIOUS TENANTS		ck request		3,125.00	3,125.00	complete
		Total			30,209.00	3,125.00	3,125.00	
	FAMILY DEVELOPMENT TOTALS				964,887.35	903,616.63	903,616.63	
	ELDERLY HIGHRISES 1-7, 1-9, 1-10, 1-11, 1-12, 1-17							
		1450						
12.0	SITE WORK - DRIVES, STEPS							
	PARKING, RETAINING WALLS							
		ASHLAND TREE SERVICE	01-708-0007	127,201.00		11,210.00	11,210.00	complete
		ASHLAND TREE SERVICE		PO		11,550.00	11,550.00	complete
		Ames Florist & Landscaping		PO		735.00	735.00	complete
		IDEAL LAWN & LANDSCAPE		PO		790.00	790.00	complete
		INDIAN CREEK NURSERY		PO		1,540.85	1,540.85	complete
		WATKINS CONCRETE		PO		148.04	148.04	complete
		Walkup Tree Service		PO		1,940.00	1,940.00	complete
		Loveland Lawns		PO		310.01	310.01	complete
		KMART		PO		111.08	111.08	complete
		HACKETT-HARPER CONSTRUCT	01-501-0006	138,181.00		44,792.12	44,792.12	complete
		Total			73,439.56	73,127.10	73,127.10	
		1430						
38.0	A&E ELEVATORS FOR CROWN TOWER					-	-	
		Batheja & associates	01-708-0018	32,474.99		11,302.00	11,302.00	complete
		Total			11,302.00	11,302.00	11,302.00	

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION			PROJECT STATUS
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
		SEI SECURITY EQUIPMENT, INC.	02-501-0107	375,132.81		285,895.90	285,895.90	complete
		Total			285,895.90	285,895.90	285,895.90	
17.0	Emergency power generators:							
		MICKLIN LUMBER PO		PO		95.72	95.72	complete
		ELETECH, INC.		PO		3,364.50	3,362.00	complete
		Miller Electric Co.	01-501-0007	633,523.00		633,523.00	625,851.00	complete
		Total			636,983.22	636,983.22	629,308.72	
18.0	Peep holes, entry doors, dead bolts							
		Johnson Hardware	01-501-0001	159,946.00		159,946.00	159,946.00	complete
		Total			159,946.00	159,946.00	159,946.00	
18.1	Water Riser shut off valves and plumbing access renovation:							
		Total			-	-	-	
		Total				-	-	
18.2	Pilot installation, fire sprinkler safety systems							
		QWEST				9,089.21	9,089.21	complete
		Total			9,089.21	9,089.21	9,089.21	
18.3	Replace metal doors, exit, roof, gobbler							
		MARY GREEN		po		18.00	18.00	complete
		JOHNSON HARDWARE	01-501-0003	32,760.00		32,760.00	32,760.00	complete

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION			PROJECT STATUS
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
		Total			32,778.00	32,778.00	32,778.00	
		1465						
18.4	Replacement of Refrigerator, Stoves, and hot water heaters:							
	16th Street Furniture & Appliance			po		787.14	787.14	complete
		Total			49,042.04	787.14	787.14	
ELDERLY HIGHRISES TOTALS:					1,316,581.74	1,268,014.38	1,260,339.88	
DUPLEXES 1-16,1-19								
		1460						
19.0	Hot Water heater/general plumbing:							
		Total			-	-	-	
20.0	Roof repair							
		Total			-	-	-	
21.0	Replace HVAC systems							
		A-1 UNITED HEATING & A/	01-501-0002	161,492.60		6,136.00	6,136.00	complete
		Total			6,136.00	6,136.00	6,136.00	
DUPLEX TOTAL:					6,136.00	6,136.00	6,136.00	
SCATTERED SITE 1-21,1-24								
		1460						
22.0	LBP ABATEMENT							
		Total				-	-	
SCATTERED SITE 1-24,1-26 TOTAL:					-	-	-	

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION			PROJECT STATUS
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
	SCATTERED SITES	1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35						
	1450							
23.0	DRIVES, SIDEWALKS, STEPS, RETAINING WALLS							
		ACE WELDING & REPAIRING INC.				1,969.50	1,969.50	complete
		HACKETT-HARPER CONSTRUCT	01-501-0006	126,786.00		61,305.00	61,305.00	complete
		Ashland Tree Service		PO		2,325.00	2,325.00	complete
		HOME ACCENTS LANDSCAPING				8,121.35	8,121.35	complete
		A & C Tree Service		PO		25.00	25.00	complete
		N. Pitlor (P)		6,051.24		6,051.24	6,051.24	complete
		Jeff's Tree Service		PO		4,447.91	4,447.91	complete
		Total				84,245.00	84,245.00	
	1460							
24.0	general plumbing							
		Total				-	-	
25.0	Roof, shingles, gutters and downspout:							
		Blaha Roofing		PO		5,930.00	5,930.00	complete
		Total				5,930.00	5,930.00	
26.0	HVAC/Furnaces							
		Controlled Com	00-708-0007	10,321.20		10,321.20	10,321.20	complete
		Hooper Heating	00-501-0007A	37,750.00		37,750.00	37,750.00	complete
		A-1UNITED HEATING	01-501-0002	57,642.80		64,798.00	64,798.00	complete
		A-1UNITED HEATING						
		Total				112,869.20	112,869.20	
27.0	Siding & Painting							
		COLEMAN CONSTRUCTION	01-708-0024	87,901.00		87,674.10	87,674.10	complete
		Total				87,651.00	87,674.10	
28.0	Interior repair and flooring:							

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION			PROJECT STATUS
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
		KELLY'S CARPET		PO		2,112.77	2,112.77	complete
		KASNER CARPETING, INC.		PO		6,287.91	6,287.91	complete
		KEYSTONE CARPETS, INC.		PO		750.26	750.26	complete
		ANOINTED HANDS		PO		3,975.00	3,975.00	complete
		ACTION HANDYMAN SERVICES, INC.		PO		3,326.50	3,326.50	complete
		Total			16,452.44	16,452.44	16,452.44	
29.0	Emergency Sewer/Water repair/upgrade							
		N. Pitlor (P)		po		22,301.64	22,301.64	complete
		N. Pitlor		po		10,000.00	10,000.00	complete
		Total			32,301.64	32,301.64	32,301.64	
30.0	Repair porch & exterior deck							
		Deck Pros		PO		1,395.00	1,395.00	complete
		Total			1,395.00	1,395.00	1,395.00	
		1465						
31.0	REPLACE KITCHEN APPLIANCES							
	16 Street Furniture & Appliance	01-501-0005	48,254.90			1,212.00	1,212.00	complete
	Total				1,380.00	1,212.00	1,212.00	
		SCATTERED SITE TOTAL:			342,224.28	342,079.38	342,079.38	
	AUTHORITY WIDE							
		1406						
32.0	OPERATIONS	OHA				294,715.37	294,715.37	complete
		Total			294,715.37	294,715.37	294,715.37	
		1408						
33.0	COMPUTER CONSULTANT & SOFTWARE							
	Insight					5,624.75	5,624.75	complete
	Frankel, Zacharia, et al	2000-CGP-0012	18,000.00			10,777.24	10,777.24	complete
	asd advantage systems design			po		13,553.39	13,553.39	complete
	Midland			po		2,784.49	2,784.49	complete

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION			PROJECT STATUS
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
		po Virtutec		po		3,661.20	3,661.20	complete
		c Virtutec		po		34,493.80	34,493.80	complete
		TURNER		po		3,145.00	3,145.00	complete
		Total			74,546.07	74,039.87	74,039.87	
34.0	TRAINING							
		MIDLANDS BUSINESS JOURNAL				190.00	190.00	complete
		COMMONWEALTH PRESS CORP.				27.69	27.69	complete
		POSTMASTER				126.00	126.00	complete
		Total			343.69	343.69	343.69	
		1410						
36.0	ADMINISTRATIVE SALARY & FRINGE				152,188.00	152,187.90	152,187.90	complete
37.0	ADMINISTRATIVE ALLOCATION				30,000.00	30,000.10	30,000.10	complete
				Total	182,188.00	182,188.00	182,188.00	
		1430						
						-	-	
		Total				-	-	
38.1	FEES AND COSTS					-	-	
	A&E SERVICES @ 4%							
		Schemmer & Associates	01-708-0011	76,181.60		10,146.00	10,146.00	complete
		Schemmer & Associates	PO			3,104.21	3,104.21	complete
		Total			13,250.21	13,250.21	13,250.21	
		1460						
39.0	EMERGENCY SEWER & WASTELINES REPAIR ASSESSMENT							
		Total			-	-	-	
	Fire Safety update, site maint. Data wiring							

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION			PROJECT STATUS
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
		Total			-	-	-	
		1470						
40.0	Pleasant View resident services office & maint. Facility renovation bldg. #4							
		Baker Communications, I	02-501-0103	7,812.50		7,812.50	7,812.50	complete
		SEI SECURITY EQUIPMENT, INC.		PO		1,544.25	1,544.25	complete
		TANDEM STAFFING		PO		918.00	918.00	complete
		Paul Davis Restoration		po		3,297.68	3,297.68	complete
		Ak-Sar-Ben Pipe and Sewer		PO		461.23	461.23	complete
		PSI		PO		1,266.50	1,266.50	complete
		F & B CONSTRUCTORS, INC	01-501-0008	378,428.00		378,428.00	378,428.00	complete
		All Home Central		po		3,184.35	3,184.35	complete
		Total			391,847.51	396,912.51	396,912.51	
40.1	MLK Center leasing office renovation							
		Toney's Roofing, llc po		PO		2,975.00	2,975.00	complete
		SEI Security		PO		3,033.28	3,033.28	complete
		SURBAN ELECTRIC INC.		PO		900.00	900.00	complete
		Qwest		PO		942.98	942.98	complete
		Key Masters		PO		47.10	47.10	complete
		TANDEM STAFFING		PO		1,046.93	1,046.93	complete
		Black Box		PO		2,294.55	2,294.55	complete
		SHEPARD'S BUSINESS INTERIORS		PO		210.00	210.00	complete
		Navarro	01-708-0013	147,865.33		13,392.81	13,392.81	complete
		SEI Security	02-501-0107	375,132.81		30,229.86	30,229.86	complete
		JOHN LUCE COMPANY	02-501-0011	427,505.33		373,602.27	373,602.27	complete
		Total			466,366.37	428,674.78	428,674.78	
40.2	La Fern Williams Center flooring							
		Total			-	-	-	

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION			PROJECT STATUS
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
				ACCOUNT #'s	BUDGETED	OBLIGATED	EXPENDED	
				1406 TOTAL	294,715.37	294,715.37	294,715.37	
				1408 TOTAL	74,889.76	74,383.56	74,383.56	
				1410 TOTAL	182,188.00	182,188.00	182,188.00	
				1411 TOTAL	-	-	-	
				1430 TOTAL	51,603.94	51,603.94	51,603.94	
				1450 TOTAL	308,100.39	297,979.23	297,979.23	
				1460 TOTAL	2,591,716.31	2,710,842.82	2,703,168.32	
				1465 TOTAL	85,422.04	36,999.14	36,999.14	
				1470 TOTAL	858,213.88	825,587.29	825,587.29	
				1475 TOTAL	152,700.31	152,334.65	152,334.65	
				1490 TOTAL	-	-	-	
				1495 TOTAL	30,209.00	3,125.00	3,125.00	
				1498 TOTAL	-	-	-	
				1502 TOTAL	-	-	-	
				TOTAL	4,629,759.00	4,629,759.00	4,622,084.50	
				LATEST OBLIGATION END DATE:	6/30/2002			
				LATEST EXPENDED END DATE:	9/30/2003			

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	
Operations Management Improvements	9/30/2002			9/30/2003			
Administration	9/30/2002			9/30/2003			
Non-dwelling Structures	9/30/2002			9/30/2003			
Dwelling Equip Equipment	9/30/2002			9/30/2003			
1-1, 1-4, 1-5	9/30/2002			9/30/2003			
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	9/30/2002			9/30/2003			
1-16, 1-19	9/30/2002			9/30/2003			
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	9/30/2002			9/30/2003			
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 Funds 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)

04941-92001

HA Name HOUSING AUTHORITY OF THE CITY OF OMAHA	Comprehensive Grant Number NE26P001501-01	FFY of Grant Approval 2001
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number __ 3
 Performance and Evaluation Report for Program year Ending 06/30/03
 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-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	447,055		447,055	447,055
3	1408 Management Improvements	350,000		336,093	282,359
4	1410 Administration	260,000		260,000	248,181
5	1411 Audit	-		-	
6	1415 Liquidated Damages	-		-	
7	1430 Fees and Costs	549,489		501,310	263,257
8	1440 Site Acquisition	-		-	
9	1450 Site Improvement	145,000		184,383	100,056
10	1460 Dwelling Structures	2,631,363		2,539,546	1,399,704
11	1465-1 Dwelling Equipment - Nonexpendable	30,580		78,835	30,580
12	1470 Nondwelling Structures	41,039		72,012	42,755
13	1475 Nondwelling Equipment	16,020		24,311	15,311
14	1485 Demolition				
15	1490 Replacement Reserve Nondwelling Equipment				
16	1495.1 Relocation Costs			27,000	
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)	4,470,546		4,470,546	2,829,259
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	Signature of Public Housing Director Office of Native American Programs Administrator and Date X
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(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

**Omaha Housing Authority
CFP Grant Budget 2001 50101 - REV 3**

As of: 3/31/2004

2001 CFP LOCC # 26				BUDGET VS. OBLIGATION				
#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	Project Status
	SOUTHSIDE TERRACE 1-1							
		1460						
1.00	Bldg. Exteriors, roofs, gutters, downspouts (& Spencer)							
		Total			-	-	-	
1.50	LBP Abatement in 85 units							
		Terracon	01-708-0022	42,297.91		16,271.11	16,739.03	complete
		COLEMAN'S CONSTRUCTION	02-501-0104	801,341.99		40,448.55		in progress
		Total			644,234.00	56,719.66	16,739.03	
2.00	EXTERIOR STAIRS & CANOPY REPAIR/REPLACEMENT & LIGHTING							
		Total			-	-	-	
3.00	CEILING HEATER REPLACEMENT							
		Grainger				4,061.72	4,061.72	complete
		Total			4,062.00	4,061.72	4,061.72	
	SOUTHSIDE TERRACE TOTALS:				648,296.00	60,781.38	20,800.75	
	SPENCER HOMES 1-4							
		1460						
4.00	ROOF REPAIR/REPLACEMENT EXTERIOR REDISGN ON 26 BUILDINGS							
		Total				-	-	
5.00	EXTERIOR MODERNIZATION							
		ANOITED HANDS PAINTING & CLEANING				2,000.00	2,000.00	complete
		RIFE CONSTRUCTION, INC.	02-501-0105	1,413,065.00		825,195.18	738,918.18	in progress
		Total			783,601.00	827,195.18	740,918.18	
6.00	HVAC replacement							

**Omaha Housing Authority
CFP Grant Budget 2001 50101 - REV 3**

As of: 3/31/2004

2001 CFP LOCC # 26				BUDGET VS. OBLIGATION			Project Status	
#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT		EXPENDED TO DATE
		Prairie Mechanical Corp	02-501-0111	157,850.00		30,000.00		in progress
		Total			-	30,000.00	-	
SPENCER HOMES TOTAL:					783,601.00	857,195.18	740,918.18	
FAMILY DEVELOPMENTS 1-1, 1-4, & 1-5								
		1450						
7.00	SITE WORK,(ALL FMLY DEV.) SIDEWALKS, PARKING LOTS, RETAINING WALL REPAIR, GRADING & LANDSCAPING							
		MENARDS		PO		136.29	136.29	complete
		Navarro	02-501-0113	150,000.00		54,168.60		in progress
		MICKLIN LUMBER CO.		PO		79.01	79.01	complete
		Nebraska Hydro-Seeding		PO		825.42	825.42	complete
		OUTDOOR JUNCTION		PO		279.46	279.46	complete
		Jeff's Tree Service		PO		1,200.00	1,200.00	complete
		A & C Tree Service		PO		4,817.00	1,617.00	in progress
		Walkup Tree Service		PO		970.00	970.00	complete
		Ideal Lawn & Landscape		PO		1,859.69	1,859.69	complete
		ANOITED HANDS PAINTING & CLEANING		PO		3,565.00	3,565.00	complete
		LOVELAND LAWNS		PO		1,370.44	1,370.44	complete
		SHOPKO		PO		1,146.21	1,146.21	complete
				Total	25,000.00	70,417.12	13,048.52	
		1460						
8.00	SIDING, PAINTING & EXTERIOR BRICK REPAIR/REPLACEMENT (1-1,1-4)							
				Total	-	-	-	
9.00	WATER HEATER REPLACEMENT(S)							
		Micklin		PO		4,814.67	4,814.67	complete
		Burton Plumbing		PO		4,840.00		in progress
		Briggs Inc.		PO		1,245.16	1,245.16	complete
				Total	1,245.00	10,899.83	6,059.83	
10.00	FURNACE REPLACEMENT							
		Prairie Mechanical Corp	02-501-0111	157,850.00		48,750.20	1,333.20	in progress
		Action Heating & Cooling	03-501-0105	139,000.00		69,500.00		in progress
		Micklin Lumber		PO		4,814.67		in progress

**Omaha Housing Authority
CFP Grant Budget 2001 50101 - REV 3**

As of: 3/31/2004

2001 CFP LOCC # 26				BUDGET VS. OBLIGATION				Project Status
#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
		Ray Martin Co.	02-501-0013	202,925.00		24,859.00		in progress
		Air Quality Svcs				350.00	350.00	complete
		Total			200,000.00	25,209.00	350.00	
15.00	INTERIOR COMMON AREA RENOVATION							
		Keystone Carpets, Inc				810.99	810.99	complete
		Total			810.99	810.99	810.99	
15.1	Crown Elevator							
		Eletech	02-501-0114	300,729.00		300,729.00	228,840.66	in progress
		Total			289,631.00	300,729.00	228,840.66	
15.5	Trash compactor renovation pilot project							
		Mallard LTD Construction	03-501-0101	188,500.00		188,500.00		in progress
		Solid Waste Equipment	02-501-0012	59,999.00		59,999.00	59,999.00	complete
		Total			242,799.00	248,499.00	59,999.00	
16.00	EMERGENCY SYSTEMS - safety & security							
		SEI SECURITY EQUIPMENT, INC.	02-501-0107	375,132.81		53,659.05	17,811.62	in progress
		Surburban Electric Inc.				762.00	762.00	complete
		Black Box Svcs				442.14	442.14	complete
		Insight				5,000.00	5,000.00	complete
		Fireguard	Emergency PO	2003-03		19,950.00		in progress
		Fireguard	Emergency PO	PO 71137		9,419.84		in progress
		Fireguard	Emergency PO	PO 71145		6,056.75		in progress
		Fireguard		PO 70551		5,534.82		in progress
		ELECTRONIC SOLUTIONS INC.				1,848.65	1,848.65	complete
		Total			98,988.00	102,673.25	25,864.41	
16.50	ROOF REPAIRS							
		Toney's Roofing				3,150.00	3,150.00	complete
		Siouxland Roofing Services	01-708-0016	52,280.00		33,849.50	29,919.50	in progress
		Total			55,430.00	36,999.50	33,069.50	
16.6	LIGHTING FOR HALLWAYS & COMMON AREAS							
		CMS Viron Corporation	01-708-0005	388,900.32		16,684.44	16,684.44	complete
		Total			16,684.44	16,684.44	16,684.44	
16.7	Water Heater Replacement							

**Omaha Housing Authority
CFP Grant Budget 2001 50101 - REV 3**

As of: 3/31/2004

2001 CFP LOCC # 26				BUDGET VS. OBLIGATION				
#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	Project Status
		1465						
22.00	REPLACE STOVES & REFRIGERATORS							
		Total			-	-	-	
				DUPLEXES 1-16, 1-19 TOTAL:	45,000.00	86,135.53	79,601.05	
SCATTERED SITES 1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35								
		1450						
23.00	DRIVEWAYS, SIDEWALKS, RETAINING WALLS & LANDSCAPING							
		Jeff's Tree Service		PO		2,750.00	2,750.00	complete
		Navarro	02-501-0113	150,000.00		30,000.00	16,236.85	in progress
		Walkup Tree Service		po		2,590.00	2,590.00	complete
		A & C Tree Service		PO		7,875.00	1,075.00	in progress
		TWO MEN MOWING		PO		750.00	750.00	complete
		Total			50,000.00	43,965.00	23,401.85	
		1460						
24.00	ROOF DRAINAGE REPAIR/REPLACEMENT							
		Blaha Roofing		PO		2,750.00	2,750.00	complete
		Blaha Roofing	03-501-0104	101,615.00		101,615.00		in progress
		Total			45,273.79	104,365.00	2,750.00	
25.00	Vinyl Siding							
		Mickelson Home Improvements	03-501-0103	178,605.00		178,605.00		in progress
		COLEMAN CONSTRUCTI	01-708-0024	87,901.00		250.00	250.00	complete
		Herb Gibson Siding Inc		PO		5,058.00	5,058.00	complete
		Total			65,000.00	183,913.00	5,308.00	
26.00	FLOORING							
		Kasner Carpets, Inc.				8,162.37	8,162.37	complete
		KEYSTONE CARPETS, INC.		PO		2,860.77	2,860.77	complete

**Omaha Housing Authority
CFP Grant Budget 2001 50101 - REV 3**

As of: 3/31/2004

2001 CFP LOCC # 26				BUDGET VS. OBLIGATION			Project Status	
#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT		EXPENDED TO DATE
34.00	Replacement of Maint Vehicle Inv				-			
			Total			9,000.00	-	complete
AUTHORITY WIDE TOTALS:					1,663,603.00	1,640,781.57	1,298,919.18	
				TOTALS	4,470,546.00	4,470,546.00	2,829,259.42	
					-	-	-	
				ACCOUNT #'s	BUDGETED	OBLIGATED	EXPENDED	
				1406 TOTAL	447,055.00	447,055.00	447,055.00	
				1408 TOTAL	350,000.00	336,092.94	282,359.44	
				1410 TOTAL	260,000.00	260,000.00	248,181.13	
				1411 TOTAL	-	-	-	
				1430 TOTAL	549,489.00	501,309.90	263,256.79	
				1450 TOTAL	145,000.00	184,383.34	100,055.98	
				1460 TOTAL	2,631,363.00	2,539,545.76	1,399,703.83	
				1465 TOTAL	30,580.00	78,835.33	30,580.43	
				1470 TOTAL	41,039.00	72,012.40	42,755.49	
				1475 TOTAL	16,020.00	24,311.33	15,311.33	
				1490 TOTAL	-	-	-	
				1495 TOTAL	-	27,000.00	-	
				1498 TOTAL	-	-	-	
				1502 TOTAL	-	-	-	
				TOTAL	4,470,546.00	4,470,546.00	2,829,259.42	
				LATEST OBLIGATION END DATE:	6/30/03			
				LATEST EXPENDED END DATE:	12/31/04			

Annual Statement / Performance and Evaluation Report

Capital Funds 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	
Operations	6/30/2003			6/30/2004			
Management	6/30/2003			6/30/2004			
Improvements							
Administration	6/30/2003			6/30/2004			
Non-dwelling Structures	6/30/2003			6/30/2004			
Dwelling Equip Equipment	6/30/2003			6/30/2004			
1-1, 1-4, 1-5	6/30/2003			6/30/2004			
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	6/30/2003			6/30/2004			
1-16, 1-19	6/30/2003			6/30/2004			
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	6/30/2003			6/30/2004			

Signature of Executive Director and Date

x

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

Annual Statement / Performance and Evaluation Report
 Capital Funds 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)

U4941-92001

HA Name HOUSING AUTHORITY OF THE CITY OF OMAHA	Comprehensive Grant Number NE26P001501-02	FFY of Grant Approval 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement/Revision Number _____		
<input type="checkbox"/> Final Performance and Evaluation Report <input checked="" type="checkbox"/> Performance and Evaluation Report for Program year Ending 06/30/03		

Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (May not exceed 10% of line 19)	431,564		431,564	431,564
3	1408 Management Improvements	257,000		-	-
4	1410 Administration	262,435		210,000	16,378
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	180,000		3,100	-
8	1440 Site Acquisition	-			
9	1450 Site Improvement	343,000		-	-
10	1460 Dwelling Structures	2,326,766		28,599	28,599
11	1465-1 Dwelling Equipment - Nonexpendable	215,000		-	-
12	1470 Nondwelling Structures	163,000		40,642	39,328
13	1475 Nondwelling Equipment	136,877		5,012	1,342
14	1485 Demolition	-			
15	1490 Replacement Reserve Nondwelling Equipment	-			
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		718,917	517,211
20	Amount of line 19 Related to LBP Activities	447,766			
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		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

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION			Project Status
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
	SOUTHSIDE TERRACE 1-1							
		1460						
1.00	LBP Abatement in 85 dwelling units							in planning
		Total			447,766.00	-	-	
2.00	Ceiling Heater Replacement							in planning
		Total			12,000.00	-	-	
	SOUTHSIDE TERRACE TOTALS:				459,766.00	-	-	
	SPENCER HOMES 1-4							
		1460						
3.00	Spencer 57, Interior Renovation							in planning
		Total			275,000.00	-	-	
	SPENCER HOMES TOTAL:				275,000.00	-	-	

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION			Project Status
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
	FAMILY DEVELOPMENTS 1-1, 1-4, & 1-5							
		1450						
3.50	SITE WORK,(ALL FMLY DEV.) SIDEWALKS, PARKING LOTS, RETAINING WALL REPAIR, GRADING & LANDSCAPING							in planning
				Total	78,000.00	-	-	
		1460						
4.00	Building Exterior, Roofs, gutters & downspouts, and porch renovation (1-4, & 1-5)							in planning
				Total	182,000.00	-	-	
5.00	Water Heater Replacement							in planning
				Total	55,000.00	-	-	
6.00	Furnace Replacement							in planning
				Total	63,000.00	-	-	
		1465						
7.00	Replace Stoves & Refridgerators							in planning
				Total	48,000.00	-	-	
	FAMILY DEVELOPMENTS TOTALS:				426,000.00	-	-	

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION			Project Status
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
	ELDERLY HIGHRISES 1-7, 1-9, 1-10, 1-11, 1-12, 1-17							
	1450							
8.00	Site Work (Driveway, Sidewalk, Parking lots, Retaining wall repair, and landscaping)							in planning
		Total			40,000.00	-	-	
	1460							
9.00	Tower Renovation Excluding Common Area							in planning
		Total			713,000.00	-	-	
10.00	Install Addl. Laundry Facilities							in planning
	Funds in Line 12							
		Total			-	-	-	
11.00	Common Area Interior Renovations							in planning
		Total			109,000.00	-	-	
11.50	EMERGENCY SYSTEMS - safety & security							in planning
		Total			127,000.00	-	-	
12.00	Water Shut-off valve installation and trash compactors							in planning
	Moved to 2001							
		Total			-	-	-	

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION			Project Status
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
13.00	Vertical A/C systems in apts							in planning
		Total			150,000.00	-	-	
13.50	Water Heater Replacement							in progress
		N Pitlor & Sons		PO		28,599.00	28,599.00	complete
		Total			32,000.00	28,599.00	28,599.00	
14.00	Antenna platform construction and roof repair - Phase II (1-07)							in planning
		Total			32,000.00	-	-	
		1465						
15.00	Fixtures & Furniture							in planning
		Total			32,000.00	-	-	
16.00	Stoves & Refridgerators							in planning
		Total			28,000.00	-	-	
17.00	Air Conditioners							in planning
		Total			59,000.00	-	-	
		1498						
18.00	Dwelling Unit Replacement of Burt Housing							in planning
		Total			-	-	-	
ELDERLY HIGHRISES TOTALS:					1,322,000.00	28,599.00	28,599.00	

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION			Project Status
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
	DUPLEXES 1-16, 1-19							
		1450						
19.00	Site Work (Sidewalk, Parking lots, Retaining wall repair, grading, and landscaping)							in planning
			Total		8,000.00	-	-	
		1460						
20.00	Roof, Bldg Exterior							in planning
			Total		28,000.00	-	-	
21.00	Hot Water Heater Replacement							in planning
			Total		-	-	-	
		1465						
22.00	Stoves & Refridgerators							in planning
			Total		16,000.00	-	-	
			DUPLEXES 1-16, 1-19 TOTAL:		52,000.00	-	-	

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION			Project Status
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
	SCATTERED SITES 1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35							
		1450						
23.00	Site Work (Driveway, Sidewalk, Parking lots, and retaining wall repair							in planning
		Total			63,000.00	-	-	
		1460						
24.00	Roof Drainage repair / replacement							in planning
		Total			22,000.00	-	-	
25.00	Flooring; Carpet & Tile							in planning
		Total			12,000.00	-	-	
26.00	HVAC Systems							in planning
		Total			67,000.00	-	-	
		1465						
27.00	Stoves & Refridgerators							in planning
		Total			32,000.00	-	-	
				SCATTERED SITE TOTAL:	196,000.00	-	-	

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION			Project Status
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
	AUTHORITY WIDE							
		1406						
28.00	Operations					431,564.00	431,564.00	complete
		Total			431,564.00	431,564.00	431,564.00	
		1408						
29.00	Computer Systems, Consultants, and programs to enhance current system							in planning
		Total			128,000.00	-	-	
29.50	Security Guards							in planning
		Total			129,000.00	-	-	
		1410						
30.00	ADMINISTRATIVE SALARY & FRINGE					160,000.00	16,378.01	in progress
31.00	ADMINISTRATIVE ALLOCATION					50,000.00		in progress
		Total			262,435.00	210,000.00	16,378.01	
		1430						
32.00	A&E AGENCY WIDE							
		Schemmer & Associates	02-501-0106	19,750.00		3,100.00		in progress
		Total			180,000.00	3,100.00	-	
		1450						
33.00	Site Work (Sidewalk, Parking lots, Retaining wall repair, grading, and landscaping)							in planning
		Total			154,000.00	-	-	

Annual Statement / Performance and Evaluation Report
 Capital Funds 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	
Operations Management Improvements	6/30/2004	5/29/2004		9/30/2005	5/29/2006		
Administration	6/30/2004	5/29/2004		9/30/2005	5/29/2006		
Non-dwelling Structures	9/30/2004	5/29/2004		9/30/2005	5/29/2006		
Dwelling Equip Equipment	9/30/2004	5/29/2004		9/30/2005	5/29/2006		
1-1, 1-4, 1-5	9/30/2004	5/29/2004		9/30/2005	5/29/2006		
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	9/30/2004	5/29/2004		9/30/2005	5/29/2006		
1-16, 1-19	9/30/2004	5/29/2004		9/30/2005	5/29/2006		
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	9/30/2004	5/29/2004		9/30/2005	5/29/2006		
Signature of Executive Director and Date							Signature of Public Housing Director Office of Native American Programs Administrator and Date
x							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

OMAHA HOUSING AUTHORITY

FFY 2004 - STATEMENT OF PROGRESS

ANNUAL & FIVE YEAR PLAN

#1 Goal: Increase the availability of decent, safe, and affordable housing.

A.) Reduce Public Housing Vacancies and the Average Unit Turnaround Time to Increase Availability of Decent, Safe and Affordable Housing:

OHA proposes to outsource rehabilitation of the backlog of vacant units to reduce vacancies and unit turnaround time in 2004. Occupancy should be improved through use of more effective marketing and through more efficient management of units that become available.

The vacant unit turnaround days along with the number of turnovers experienced each year will be used to measure OHA progress. The baseline has been set to the period ending FY 2002 (12-31-2002).

Description of Measurement	Total on 12-31-00	Total on 12-31-01	Total on 12-31-02	Total on 06-30-03	Goals 12/31/04
Total Number Units Turned Per Year	N/A	N/A	807	671	675 or less
Days Required to Rehab Units	11.68	22.12	21.90	34.00	15
Days to Lease	38.40	57.66	51.4	50.47	5
Total Turnaround Time	50.08	79.78	73.3	84.47	20
Total Vacant Units	187	230	257	223	

There were, 257-vacant units reported as of 12-31-2002 compared to 223-vacant units as of June 30, 2003 for a reduction of 34-units at the time of this report.

The increase in Unit Turnaround Time is attributed to the backlog of vacant-units, as the vacant unit days are not counted until the unit is leased. OHA is focusing on leasing the oldest vacant units first to reduce the carryover of vacant unit days and will thereby begin to reduce the overall average unit turnaround time to 20-days.

B.) Leverage Private or Other Public Funds to Create Additional Housing Opportunities:

Since 1990, the OHA has demolished 715 units of public housing determined to be obsolete. Under a court ordered settlement agreement (the Hawkins' Settlement Agreement) OHA has replaced 172-units with Section 8 vouchers. An additional 246 units have been replaced with single-family and duplex scattered site units and 45 units through a mixed-income, multi-family development. The remaining 252 will be replaced through several mixed-finance, multi-family developments and a small amount of scattered site single-family units.

OHA currently has plans for three multi-family developments that will incorporate a mixed-income approach for 70 units. These developments include 1) new construction development that facilitates future homeownership for residents, 2) rehab of an existing property to include replacement units, affordable units and market rate units, and 3) rehab of a historic property.

Each mixed-income, multi-family development utilizes various combinations of funding sources, including Low-Income Housing Tax Credits (LIHTC), HOME funds, FHLB of Topeka Affordable Housing Program funds, OHA Development funds, conventional financing, or tax-exempt bond financing. OHA continues to strive toward creating mixed-income environments and a greater choice of housing types for its residents.

OHA has also acquired seven (7) existing single-family homes and nine (9) lots from the City of Omaha to construct nine new homes. A fourteen (14)-unit property was also recently approved by the OHA Board of Commissioners, in

which all 14 units will be Hawkins replacement units. Therefore, OHA currently has 100 units in the development process for the Hawkins replacement effort.

For the remaining 152 units, OHA will replace 50 units under a Master Lease (to be approved by HUD), an additional 20 units of single family homes, and 82 multi-family units to be developed with OHA's non-profit affiliate, Housing In Omaha, Inc. or another developer partner to be selected through an RFP process

C.) Acquire or Build Units or Developments:

Utilize Replacement Housing Factor Funds in support of the Hawkins Replacement Housing Agreement to complete at least 40 units of replacement housing from the disposition proceeds of Burt Tower contingent on HUD approval of the RHF Plan

		Other Sources of Funding							Total - Other Sources	% of RHF Funds
	Number of Replacement Units	Replacement Housing Factor Funds	Tax Credit Equity	HOME Funds	Permanent Debt	Hawkins Development Funds	HUD Upfront Grant	FHLB of Topeka		
Year 1	Crown Creek	20	\$ 149,249	\$ 4,908,750	\$ 258,000	\$ 825,914	\$ 2,320,000	\$ 158,720	\$ 8,471,384	2%
Year 2	Strehlow Terrace	18	\$ 149,249	\$ 3,204,086	\$ -	\$ 651,220	\$ 540,000	\$ 310,000	\$ 4,705,306	3%
Years 3-5	Future multi-family development	46	\$ 447,747	\$ 5,283,652	\$ 334,215	\$ 1,025,315	\$ 2,500,814		\$ 9,143,996	5%

Development Milestones for Replacement Housing Units

Planned Development	OHA Public Housing Units	Property Identified	Proposal Package Prepared	OHA Board Approval	Purchase Agreement for Land or Building(s)	Submittal of Funding Applications	Mixed Finance Proposal to HUD	Approval of Mixed Finance Proposal	Approval of Funding Application	Submittal of Evidentiary Materials	Complete A/E Plans and Specs	Start Const or Rehab	Occupy All Units
MULTI-FAMILY													
Crown Creek	20	Jan -02	Feb-02	Feb-02	Mar-02	Mar-02	Aug-02	Oct-02	Aug-02	Dec-02	Feb-03	May-03	Jul-04
Strehlow Terrace	18	July-02	Aug-02	Aug-02	Sept-03	Oct-03	Nov-03	Jan-04	Jan-04	Feb-04	Mar-04	May-04	Jun-05
Future Multi-Family Development	46	Nor-03	Jan-04	Feb-04	Mar-04	May-04	Jun-04	Aug-04	Aug-04	Oct-04	Oct-04	Nov-04	Sept-05
Total Replacement Units	84												

D.) Improve the Quality of Assisted Housing:

Improve public housing management: (2003 PHAS Score Goal: 90.00)

PHAS Indicators	Max Scores	1999 Actual	2000 Actual	2001 Actual	2002 Actual	2003 Goals	Performance Progress
Physical	30.0	21.0	20.0	24.0	24.0	25.0	3
Financial	30.0	0	8.0	25.0	28.0	28.0	28
Management	30.0	19.0	26.0	26.0	26.0	27.0	7
Resident	10.0	9.0	9.0	9.0	9.0	10.0	0
Totals	100.00	49.00	63.00	84.00	87.00	90.00	+38.00

Improve voucher management: (2003 SEMAP Score Goal: 90)

Year	Max	Goal	Actual	Progress
1999	100	80	89	9
2000	135	85	67	-18
2001	135	85	81	-4
2002	135	90	81	-9
2003	135	92		

OHA is currently working through attrition to bring the Voucher program into balance with the ABA for Section 8

E.) Increase Customer Satisfaction:

The Omaha Housing Authority (OHA) is implementing a Follow Up Plan as required under the Resident Assessment Sub-System (RASS) within HUD’s Office of Public and Indian Housing Real Estate Assessment Center (PIH-REAC) in accordance with Public Housing assessment System (PHAS) regulations. 2002 Actual Scores will become our baseline:

Survey Components	2002 Actual	Performance Goal
Maintenance & Repair	87%	100%
Communication	68%	100%
Safety	63%	100%
Services	91%	100%
Development Appearance	71%	100%

#2 Goal: Improve Community Quality of Life and Economic Vitality

A.) Provide an improved living environment:

OHA is working towards gradual de-concentration of rental units to spread public housing equally in all City Council districts by 10/31/2005. OHA is utilizing its Hawkins settlement funding to construct the replacement housing in various areas of the City in an effort to deconcentrate poverty, which was the purpose of the settlement agreement.

Contingent on available funding, OHA will seek a contractor/consultant to assist with Section 8 deconcentration in 2003-2004.

OHA is attracting an average of 25 new landlords annually to participate in the Program and is making progress towards its 12/31/2005 goals for de-concentration of Section 8.

OHA has implemented a loan program to stimulate its Homeownership Program.

B.) Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:

OHA is acquiring several new housing developments through its Hawkins' Replacement Housing Program to promote and achieve income mixing in public housing.

Flat rents are established on all OHA public housing units, so families that are working and have rising incomes can stay in their current public housing units.

C.) 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 through the implementation of a strategic study, analysis and plan that will 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. The anticipated completion date for improvement / replacement of security systems is 2/31/05.

OHA is employing Security Services to replace lost PHDEP Funding and 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 projects a reduction in its evictions due to violations of criminal laws by 30% through aggressive screening procedures and site management involvement by 12/31/2004.

#3 Goal: Promote Self-Sufficiency and Asset Development of Families and Individuals

A.) Promote self-sufficiency and asset development of assisted households

OHA will increase the number and percentage of employed persons in assisted families by providing or contracting supportive services (ROSS Grant and Salvation Army Contract) to improve assistance recipients' employability.

OHA is developing a closer working relationship with the State of Nebraska Welfare-to-Work and Welfare Reform programs in Omaha to include Greater Omaha Workforce Development Center and Nebraska Health and Human Services Department.

B.) 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 2004, service coordination will be continued at all OHA towers. Research Assistance is being provided by the University of Nebraska at Omaha (UNO) and the Urban League of Nebraska, UNO and the OHA have partnered to provide a computer lab at the Gateway Center.

C.) Other Planned Improvements

Through its support service partners, OHA will provide Health and Wellness Seminars, Credit Repair and Financial Planning Classes and Post Secondary Educational Community College opportunities for eligible residents. OHA also proposes to expand the ROSS Service Delivery Model Program.

#4 Goal: Ensure Equal Opportunity in Housing for all Americans

A.) Ensure equal opportunity and affirmatively further fair housing

OHA has undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability, affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required and markets to races/ethnicities shown to have disproportionate housing needs. (Latino publications, and advertising in Spanish). OHA has established a special outreach and partnership with Omaha's South Sudanese Community for housing needs of refugees.

#5 Goal: Economic and Social Self-Sufficiency Programs

The OHA coordinates, promotes and provides programs to enhance the economic and social self-sufficiency of residents. The following tables demonstrate progress in these areas:

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 Nebraska, 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 Family Service Ctr.	Public Housing
ROSS - Service Coordinators	Cont.	Disabled/Elderly	Towers	Public Housing
ROSS – Resident Service Delivery Model	250	All Families	La Fern Williams/ Gateway/Towers	Public Housing
PH & HCV Homeownership Programs	Open	All Families	Gateway	PH & Sec. 8
Resident Study Center and Computer Lab	Open	All Residents	La Fern Williams / Pleasant View / Spencer	Public Housing
ROSS RSDM Youth Activities	500	All Families	Gateway	Public Housing

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (Start of FY 2004 Estimate)	Actual Number of Participants (As of: 31/12/2002)
Public Housing	0 – Not Mandatory	21
Section 8	175	159

The OHA proposes to maintain the minimum program size required by HUD, The most recent FSS Action Plan addresses the steps the OHA plans to take to achieve at least the minimum program size.

#6 Goal: Safety and Crime Prevention Measures

A.) The OHA is taking the following proactive measures to ensure the safety of public housing 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.

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

Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities, Crime Prevention through Environmental Design and activities targeted to at-risk youth, adults and seniors.

#7 Goal: Improvements to Asset Management

OHA has implemented the Yardi financial / information management system that will track and monitor 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. Inventory and assets are now being managed on Yardi, which became operational January 01, 2003, six months ahead of schedule. The former management software (AS400) will be maintained as a backup system until all of the Yardi software modules are online and proven functional.

OMAHA HOUSING AUTHORITY

Chapter 14

COMPLAINTS, GRIEVANCES AND APPEALS

[24 CFR Part 966 Subpart B]

INTRODUCTION

The informal hearing requirements defined in HUD regulations are applicable to participating families who disagree with an action, decision, or inaction of the PHA. This Chapter describes the policies to be used when families disagree with a PHA decision. It is the policy of the PHA to ensure that all families have the benefit of all protections due to them under the law.

Grievances shall be handled in accordance with the PHA's approved Grievance Procedures. The written grievance procedure is incorporated into this document by reference and is the guideline to be used for grievances and appeals.

A. COMPLAINTS

The PHA will respond promptly to all complaints.

Complaints from families. If a family disagrees with an action or inaction of the PHA, complaints will be referred to the **Manager**. Complaints regarding physical condition of the units may be reported by phone to the **Manager**.

Complaints from staff. If a staff person reports a family is violating or has violated a lease provision or is not complying with program rules, the complaints will be referred to the **Manager**.

Complaints from the general public. Complaints or referrals from persons in the community in regard to the PHA or a family will be referred to the **Manager**.

Anonymous complaints will be checked whenever possible.

B. APPEALS BY APPLICANTS

Applicants who are determined ineligible, who do not meet the PHA's admission standards, or where the PHA does not have an appropriate size and type of unit in its inventory will be given written notification promptly, including the reason for the determination.

Ineligible applicants will be promptly provided with a letter detailing their individual status, stating the reason for their ineligibility, and offering them an opportunity for an informal hearing.

Applicants must submit their request for an informal hearing in writing to the PHA within **ten** working days from the date of the notification of their ineligibility.

If the applicant requests an informal hearing, the PHA will provide an informal hearing within **ten** working days of receiving the request. The PHA will notify the applicant of the place, date, and time.

Informal hearings will be conducted by an impartial hearing officer. The person who is designated as the hearing officer cannot be the person who made the determination of ineligibility or a subordinate of that person.

The applicant may bring to the hearing any documentation or evidence s/he wishes and the evidence along with the data compiled by the PHA will be considered by the hearing officer.

The hearing officer will make a determination based upon the merits of the evidence presented by both sides. Within **ten** working days of the date of the hearing, the hearing officer will mail a written decision to the applicant and place a copy of the decision in the applicant's file.

The grievance procedures for Public Housing tenants do not apply to PHA determinations that affect applicants.

C. APPEALS BY TENANTS

Grievances or appeals concerning the obligations of the tenant or the PHA under the provisions of the lease shall be processed and resolved in accordance with the Grievance Procedure of the PHA, which is in effect at the time such grievance or appeal arises.

(See the PHA's Grievance Procedure contained in this chapter.)

D. HEARING AND APPEAL PROVISIONS FOR "RESTRICTIONS ON ASSISTANCE TO NON-CITIZENS"

Assistance to the family may not be delayed, denied or terminated on the basis of immigration status at any time prior to the receipt of the decision on the INS appeal.

Assistance to a family may not be terminated or denied while the PHA hearing is pending but assistance to an applicant may be delayed pending the PHA hearing.

INS Determination of Ineligibility

If a family member claims to be an eligible immigrant and the INS SAVE system and manual search do not verify the claim, the PHA notifies the applicant or tenant within ten days of their right to appeal to the INS within thirty days or to request an informal hearing with the PHA either in lieu of or subsequent to the INS appeal.

If the family appeals to the INS, they must give the PHA a copy of the appeal and proof of mailing or the PHA may proceed to deny or terminate. The time period to request an appeal may be extended by the PHA for good cause.

The request for a PHA hearing must be made within fourteen days of receipt of the notice offering the hearing or, if an appeal was made to the INS, within fourteen days of receipt of that notice.

After receipt of a request for an informal hearing, the hearing is conducted as described in the "Grievance Procedures" section of this chapter for both applicants and participants. If the hearing officer decides that the individual is not eligible, and there are no other eligible family members the PHA will:

Deny the applicant family.

Terminate the participant.

If there are eligible members in the family, the PHA will offer to prorate assistance or give the family the option to remove the ineligible members.

All other complaints related to eligible citizen/immigrant status:

If any family member fails to provide documentation or certification as required by the regulation, that member is treated as ineligible. If all family members fail to provide, the family will be denied or terminated for failure to provide.

Participants whose assistance is pro-rated (either based on their statement that some members are ineligible or due to failure to verify eligible immigration status for some members after exercising their appeal and hearing rights described above) are entitled to a hearing based on the right to a hearing regarding determinations of Tenant Rent and Total Tenant Payment.

Families denied or terminated for fraud in connection with the non-citizens rule are entitled to a review or hearing in the same way as terminations for any other type of fraud.

E. RESIDENT GRIEVANCE PROCEDURE

1. SCOPE

A. This grievance procedure is applicable to all residents with dwelling leases entered into directly by the Housing Authority of the City of Omaha (OHA), with the exception of leases for Section 23 leased housing developments, Section 8 Housing Assistance Payments Program, where the owners enter into leases directly with residents.

- B. By reference therein, this Grievance Procedure shall become a part of all applicable resident leases, as designated above.

2. RIGHT TO A HEARING

Upon filing a written request as provided herein, a complainant shall be entitled to a Hearing before a Hearing Panel.

3. HEARING PREREQUISITES

- A. Informal Settlement of Grievance: Any grievance shall be personally presented, either orally or in writing, to the Manager of the development in which the complainant resides, and in cases where no development office exists, to the Central Office of OHA, so that the grievance may be discussed informally and settled without a Hearing. In an appropriate case, the Manager may refer the resident to another office of OHA.
- B. In all cases arising out of a Notice of Termination, the resident shall present the grievance to the Manager within one (1) working day after service of the Notice of Termination upon him/her. If a resident having a grievance arising out of a Notice of Termination has not presented such grievance within said one (1) working day after service of the Notice of Termination upon him or her, he or she shall be deemed to have waived the provisions of the grievance procedure and said Notice of Termination shall be valid and said resident shall either remedy the situation within the time specified by said Notice of Termination or quit the premises within the time set forth in said Notice. In all other cases, in the event the grievance cannot be discussed immediately when presented, an appointed date and time shall be agreed upon, not to exceed five (5) working days from the date the grievance was presented. Failure to present a grievance for informal settlement within the time mentioned in this subparagraph shall not constitute a waiver by resident of his/her right to contest any action of OHA in any appropriate judicial proceeding to which he/she may be entitled by law.
- C. A summary by management of such discussions shall be prepared within one (1) working day and one copy shall be given to the resident personally or by mail and one retained in the resident's file. Summaries shall specify the names of the participants, dates of meeting, the nature of the proposed disposition of the complaint and the specific reasons therefore, and shall specify the procedures by which a hearing may be obtained if the complainant is not satisfied. In cases arising out of a Notice of Termination, the summary shall also indicate whether said Notice of Termination remains in effect or is revoked. If the resident is not fluent in English, a copy of the summary shall be prepared in the resident's native language. In the event Management has decided to take any corrective action, the summary shall include the date upon which said action is expected to be taken or completed.

4. APPLICABILITY

- A. This grievance procedure shall be applicable to all individual grievances as defined in Section 5 hereof, excluding, however those matters mentioned in subparagraph B.
- B. This grievance procedure shall not be applicable to any grievance concerning an eviction or termination of residency based upon a tenant's creation or maintenance of a threat to the health or safety of other residents not involving OHA or to class grievances. Further, a grievance procedure is not intended as a forum for initiating or negotiating policy changes between a group or groups of residents and the Board of Commissioners of OHA.

5. DEFINITIONS

For the purpose of this grievance procedure policy, the following definitions are applicable:

- a. "Grievance" shall mean any dispute a resident may have with respect to an action of OHA or its failure to act in accordance with the individual resident's lease or with OHA regulations and which adversely affect the individual resident's rights, duties, welfare or status.
- b. "Complainant" shall mean any resident whose grievance is presented to OHA in accordance with Sections 3 and 6 hereof.
- c. "Hearing Panel" shall mean the Hearing Officers selected in accordance with Section 6 hereof, specifically to hear grievances and render a decision with respect thereto.
- d. "Resident" shall mean any lessee, or remaining head of household of any resident family residing in housing accommodations covered by the lease, in accordance with Section 1 hereof.
- e. "Working days" are weekday, Monday through Friday, but excluding holidays that Management observes.

6. PROCEDURES TO HOLD A HEARING

- a. Hearing Prerequisite: All grievances shall be personally presented, either orally or in writing, pursuant to the informal procedure described in Section 3 hereof, as a condition precedent to a Hearing under this Section; provided, however, that if the complainant show good cause why he/she failed to proceed in accordance with

Section 3, the provisions of this subsection may be waived by Management.

- b. Request for a Hearing: The complainant shall submit a written request for a Hearing to the development office in which the complainant resides, or the Resident Services/Drug Education Manager at 540 South 27th Street, Omaha, NE 68105. The grievance or complaint must be signed by the complainant and filed in the office by him/her or his/her representative within three (3) working days of the receipt of the summary of discussion mentioned in Section 3 hereof. The request may be simply stated but shall specify the following:
1. The reasons for the grievance; and
 2. The action or relief sought.

A copy of the complaint shall be retained by the complainant and a copy shall be filed with the Manager of the development in which the complainant resides. All complaints and/or copies must be date-stamped at time of receipt by OHA.

- c. Escrow Deposits: In the event that the grievance involves the amount of rent as defined in the lease between the resident and OHA, which OHA claims is due, the complainant, within the time period mentioned in Subparagraph 6B above, shall pay to OHA an amount equal to the amount of rent due and payable as of the first of the month preceding the month in which the act or failure to act on which the grievance is based, took place before a Hearing will be scheduled. The complainant shall thereafter deposit the same amount of the monthly rent in escrow with OHA monthly until the complaint is decided by the Hearing Panel, and acted upon by OHA. Acceptance of such escrow deposit by OHA shall not be deemed a waiver of any Notice of Termination. All such escrow deposits shall be made by cash or cashier's checks. These requirements may be waived by OHA in extenuating circumstances upon written request by the complainant. Unless so waived, the failure to make such payments shall result in the termination of the grievance procedure, provided that failure to make payments shall not constitute a waiver of any right the complainant may have to contest OHA's disposition of his/her grievance in any appropriate judicial proceeding.
- d. Composition and Selection of Hearing Panel: Grievances shall be presented before a Hearing Panel consisting of five (5) impartial and disinterested individuals selected by OHA as follows:
1. Two (2) panel members shall be selected from among the officers of the various Resident Councils, provided however, no officer of the resident council for the development in which a complainant resides shall serve on any hearing panel concerning that complainant's grievance.
 2. Two (2) panel members shall be selected from the Outreach Coordinators working for OHA.

3. One (1) panel member shall be selected from a local social service agency, such as Family Service, National Conference of Christians and Jews, Urban League, or other similar agency.

OHA shall select and promptly notify those individuals who are to serve on a particular Hearing Panel.

- e. Schedule of Hearings: Upon complainant's compliance with Section 3 and Subparagraphs A and B, and in a non-payment of rent situation, Subparagraph C of this Section 6, a hearing shall be scheduled by the Hearing Panel within three (3) working days after the receipt of a formal request for a hearing by a complainant, as set forth in Subparagraph B hereof, and selection of the Hearing Panel as set forth in Subparagraph D hereof, which hearing shall be at a time and place reasonably convenient to both the complainant and OHA. Written notification specifying the time, place and procedures governing the Hearing shall be delivered to the complainant, the Resident Services/Drug Education Manager of OHA, and to the Manager of the development in which the resident resides, and copies of such notification shall be given to each member of the Hearing Panel.

7. FAILURE TO REQUEST A HEARING

If the complainant does not request a Hearing in accordance with Section 6 above and within the time provided herein, then OHA's disposition of the grievance under Section 3 shall become final, and any Notice of Termination that may have been served shall stand as originally issued, unless revoked by the procedures set forth in Section 3; provided, however, that failure to request a Hearing shall not constitute a waiver by the complainant of his/her right thereafter to contest OHA's action in disposing of the complaint in an appropriate judicial proceeding.

8. PROCEDURES GOVERNING THE HEARING

- a. A Hearing shall be held before the Hearing Panel as provided in Section 6 hereof.
- b. The complainant shall be afforded a fair Hearing providing the basic safeguards of due process which shall include:
 1. The opportunity to examine before the Hearing and, at the expense of the complainant, copy all documents, records and regulations of OHA that are relevant to the Hearing. Any document not made available, after written request therefore by the complainant, may not be relied upon by OHA at the Hearing;
 2. The right to be represented by counsel or other person so designated by the complainant as his/her representative;
 3. The right to a private Hearing unless the complainant requests a public Hearing;

4. The right to present evidence and arguments in support of his or her complaint, to controvert evidence relied upon by OHA, and to confront and cross-examine all witnesses upon whose testimony and information OHA relies; and
 5. A decision based solely and exclusively upon the facts presented at the Hearing.
- c. The Hearing Panel may render a decision without proceeding with the Hearing if the Hearing Panel determines that the issue has been previously decided in another proceeding.
 - d. The Hearing may continue at the request of either OHA or the resident for good cause such as illness or unavoidable absence of a party or witness or by agreement between OHA and the resident. On its own motion, the Hearing Panel may continue the Hearing if either the resident or OHA fails to appear at the scheduled time for the Hearing or it may determine that the resident has waived his/her right to a Hearing or that OHA has waived its right to proceed with the proposed eviction or to present evidence in support of its position. Except for circumstances beyond the control of the resident, no continuance may be granted for more than one (1) working day unless both parties have agreed to a longer day. Both parties shall be notified of the determination by the Hearing Panel. A determination that the resident has waived his/her right to a Hearing shall not constitute a waiver of any right of the resident may have to contest OHA's disposition of the grievance in an appropriate judicial proceeding.
 - e. A quorum of any hearing panel shall be sufficient to hear all grievances. A quorum shall consist of at least three (3) members. All actions of the Hearing Panel shall be by majority vote of the members of said panel.

9. THE HEARING

- a. At the Hearing, the complainant must first make a showing of an entitlement to the relief sought, and thereafter, OHA must sustain the burden of justifying OHA's action or failure to act against which the complaint is directed.
- b. The Hearing shall be conducted informally by a presiding officer chosen from among the members of the Hearing Panel by the members themselves.
- c. Oral or documentary evidence as limited to the facts raised by the complaint may be received without regard to admissibility under the rules of evidence applicable to judicial proceedings.
- d. The Hearing Panel shall require OHA, the complainant, counsel and other participants or other spectators to conduct themselves in an orderly fashion. Failure to comply

with the direction of the Hearing Panel to obtain order may result in exclusion from the proceedings or in a decision adverse to the interest of the disorderly party in granting or denial of the relief sought, as appropriate.

- e. The complainant or OHA may arrange in advance and, at the expense of the party making the arrangements, for a transcript of the Hearing. Any interested party may purchase a copy of such transcript.

10. DECISION OF THE HEARING PANEL

- a. Within three (3) days of the Hearing, the Hearing Panel shall prepare a written decision together with the reasons therefore. The decision shall be based solely and exclusively upon the facts presented at the Hearing and upon applicable OHA and Department of Housing and Urban Development (HUD) regulations. A copy of the decision shall be sent to the complainant and Manager of the development in which the complainant resides. OHA shall retain a copy of the decision in the resident's folder. A copy of such decision with all names and identifying references deleted shall also be maintained on file by OHA and made available for inspection by a prospective complainant, his/her representative, or by any member of the Hearing Panel. All decisions shall be signed by the presiding Officer.
- b. The decision of the Hearing Panel shall be binding upon OHA, which shall take all action or refrain from any actions necessary to carry out the decision unless the Board of Commissioners of OHA determines within thirty (30) days and promptly notifies the complainant of its determination, that one of the following should apply:
 - 1. The grievance does not concern OHA action or failure to act in accordance with or involving the complainant's lease or OHA regulations and which adversely affect the complainant's rights, duties, welfare or status; or
 - 2. The decision of the Hearing Panel is contrary to applicable federal, state or local laws, HUD regulations or requirements of the Annual Contributions Contract between HUD and OHA.
 - 3. In the event OHA determines the decision of the Hearing Panel is improper, OHA shall specify the precise nature of its objection and the laws and regulations it believes are contravened.
- c. The decision by the Hearing Panel or Board of Commissioners in favor of OHA, which denies the relief requested by the complainant in whole or in part, shall not constitute a waiver of, nor affect in any manner whatever, any rights the complainant may have to a trial de novo or judicial review in any judicial proceeding, which may

thereafter be brought in the matter.

11. JUDICIAL RELIEF FROM THE DECISION OF THE HEARING PANEL

- a. If the decision denies the complainant his/her requested relief, in whole or in part, and the complainant elects to seek such relief as may be provided under state law through judicial proceedings, the complainant shall be free to raise any issue permitted by the court and OHA shall be free to counter the same.
- b. Any judicial decision or related settlement pertaining to the original Hearing shall also be maintained on file by OHA in the resident's folder.

12. EVICTON ACTIONS BASED ON DECISION OF HEARING PANEL

If a resident has requested a Hearing, as provided herein, involving a Notice of Termination of a residency, and the Hearing Panel upholds OHA's action of terminate the resident, OHA shall not commence an eviction action in an appropriate court of law until it has served a Notice to Vacate on the resident, and in no event shall the Notice to Vacate be issued prior to the decision of the Hearing Panel having first been mailed or delivered to the complainant. Such Notice to Vacate must be in writing and specify that if the resident fails to vacate the premises within the time indicated, appropriate action will be brought against him and he may be required to pay court costs and attorney fees. The Notice to Vacate shall indicate one of the following:

- a. If the decision of the Hearing Panel has been mailed prior to three (3) days before the resident must quit the premises according to the original Notice of Termination, then the Notice to Vacate shall indicate that the original Notice of Termination is valid and in effect and the resident shall quit the premises within the time specified in the original Notice of Termination;

-OR-

- b. If the decision of the Hearing Panel is sent to the complainant after three (3) days prior to the date specified in the original Notice of Termination, then, in such an event, the Notice to Vacate shall indicate that the original Notice of Termination is valid and in effect, but that the resident has three (3) days from the time the Notice to Vacate (required by this section) is served upon him to quit the premises.

13. MISCELLANEOUS PROVISIONS

- a. Amendments: No substantive amendments to these rules or significant changes in procedures may be made without first posting said amendments for a period of

thirty (30) days as set forth in Subsection B herein, and providing the residents an opportunity to present written comments which shall be taken into consideration by OHA prior to the amendment becoming effective.

- b. Posting of Procedures: A copy of these procedures and of any revisions hereto shall be posted in a conspicuous place in every development and shall be available at every development, from OHA's Central Office and from the officers and representatives of the local resident organizations.
- c. Notice: All notices, answers or decisions required under these procedures to be sent to the resident must be delivered in person to an adult member of the resident's household or mailed, postage prepaid, to the resident.

14. ADMINISTRATION

The Manager of Housing and Review Services shall have the overall responsibility for the supervision and administration of these procedures.

Reserved

OMAHA HOUSING AUTHORITY

COMMUNITY SERVICE AND SELF SUFFICIENCY POLICY

A. Background

The Quality Housing and Work Responsibility Act of 1998 requires that all non-exempt (see definitions) public housing adult residents (18 or older) contribute eight (8) hours per month of community service (volunteer work) or participate in eight (8) hours of training, counseling, classes or other activities that help an individual toward self sufficiency and economic independence. This is a requirement of the Public Housing Lease.

B. Definitions

Community Service – volunteer work, which includes, but is not limited to:

- Work at a local institution including but not limited to: school, child care center, hospital, hospice, recreation, center, senior center, adult day care center, homeless shelter, indigent feeding program, cooperative food bank, etc.;
- Work with a non profit organization that serves PHA residents or their children such as: Boy Scouts, Girl Scouts, Boys or Girls clubs, 4-H program, PAL, Garden Center, Community clean-up programs, other youth or senior organizations;
- Work at the Authority to help improve physical conditions;
- Work at the Authority to help with children's programs;
- Work at the Authority to help with senior programs;
- Helping neighborhood groups with special projects;
- Working through resident organization to help other residents with problems, serving as an officer in a Resident organization, serving on the Resident Advisory Board; and
- Caring for the children of other residents so they may volunteer.

Note: Political activity is excluded.

Self Sufficiency Activities – activities that include, but are not limited to:

- Job readiness programs;
- Job training programs;
- GED classes;
- Substance abuse or mental health counseling;
- English proficiency or literacy (reading) classes;
- Apprenticeships;
- Budgeting and credit counseling;
- Any kind of class that helps a person toward economic independence;
and
- Full time student status at any school, college or vocational school.

Exempt Adult – an adult member of the family who

- Is 62 years of age or older;
- Has a disability that prevents him/her from being gainfully employed;
- Is the caretaker of a disabled person;
- Is working at least 20 hours per week; or
- Is participating in welfare to work program.

C. Requirements of the Program

1. The eight (8) hours per month may be either volunteer work or self-sufficiency program activity, or a combination the two.
2. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. The Authority will make the determination of whether to allow or disallow a deviation from the schedule.
3. Activities must be Performed within the community and not outside the jurisdictional area of the Authority.
4. Family obligations
 - At lease execution or re-examination after February 1, 2000, all adult members (18 or older) of a public housing resident family must
 1. provide documentation that they are exempt from Community Service requirement if they qualify for an exemption, and.
 2. sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in non-renewal of their lease.
 - At each annual re-examination, non-exempt family members must present a completed documentation form (to be provided by the Authority) of activities performed over the previous twelve (12) months. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed.
 - If a family member is found to be noncompliant at re-examination, he/she and the Head of Household will sign an agreement with the Authority to make up the deficient hours over the next twelve (12) month period.

5. Change in exempt status:

- If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to the Authority and provide documentation of such.
- If, during the twelve (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to the Authority. The Authority will provide the person with the Recording/Certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

D. Authority obligations

1. To the greatest extent possible and practicable, the Authority will:
 - provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (*According to the Quality Housing and Work Responsibility Act, a disabled person who is otherwise able to be gainfully employed is not necessarily exempt from the Community Service requirement*); and
 - provide in-house opportunities for volunteer work or self-sufficiency programs.
2. The Authority will provide the family with exemption verification forms and Recording/Certification documentation forms and a copy of this policy at initial application and at lease execution.
3. The Authority will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the Authority's Grievance Procedure if they disagree with the Authority's determination.

4. Noncompliance of family member:

- At least thirty (30) days prior to annual re-examination and /or lease expiration, the Authority will begin reviewing the exempt or non-exempt status and compliance of family members;
- If the Authority finds a family member to be noncompliant, the Authority will enter into an agreement with the noncompliant member and the Head of Household to make up the deficient hours over the next twelve (12) month Period;
- If, at the next annual re-examination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit;
- The family may use the Authority's Grievance Procedure to protest the lease termination.

DECONCENTRATION PLAN FOR THE OMAHA HOUSING AUTHORITY'S
HOUSING CHOICE VOUCHER PROGRAM
MARCH 2004

INTRODUCTION

The Omaha Housing Authority (OHA) wishes to continue to pursue efforts to reduce the concentration of Housing Choice Voucher (HCV) program participants in areas of the City where there are concentrations of poor families. In March 2002, with the assistance of HUD, a Deconcentration Plan was developed which has guided staff activities over the past two years. That Plan was based on data from the 2000 Census showing the concentration of African American residents, rather than poverty because data on poverty were not to become available until several months after development of the Plan.

This revised Plan reviews the background for the development of the prior plan, review the activities undertaken as a result of the 2000 Plan, provides data on poverty from the 2000 Census, defines low-poverty and identifies the tracts meeting this definition and proposes steps for OHA staff to undertake or continue to promote deconcentration of the HCV program in the future.

BACKGROUND

The *Hawkins* Deconcentration Program

The first formal efforts at deconcentration of OHA's programs in Omaha resulted from the *Hawkins vs. HUD* Consent Decree, that was race-based and directed primarily at deconcentration of OHA's public housing program. Among the provisions of the Decree were funding for efforts to provide more scattered site public housing and provision of a special increment of Section 8 vouchers which were restricted in their use to outside areas to census tracts with minority concentrations.

For *Hawkins*, a total of 21 tracts were designated as impacted. These are all concentrated in North Omaha, except for a single tract in Southeast Omaha. In the 1990 Census, these tracts had high concentrations of African Americans. The lowest concentration in one of these tracts was 29.2 percent and, in all but four, more than half the population was African American.

In addition to provision of a special increment of vouchers that could only be used outside census tracts designated as impacted by the decree, there were four other important aspects to the *Hawkins* Decree related to Section 8:

- Approval by HUD of exception payment standards for much of Douglas County west of 72nd Street and in Sarpy County.

- Extension of OHA's jurisdiction to all areas of the MSA, outside the City of Omaha, where HUD approved exception rents.
- Implementation of a mobility counseling program by contracting Family Housing Advisory Services, Inc. (FHAS), a local nonprofit organization, to provide counseling to families being relocated from public housing units.
- Implementation by OHA staff of a more aggressive program of outreach to and recruitment of landlords with affordable units in non-impacted census tracts.

These steps resulted in progress in deconcentrating OHA's public housing and HCV programs. However, funding for the counseling was discontinued when the public housing relocation stemming from *Hawkins* ended and because normal leasing was slowed to reduce program size to compensate for overleasing in 2000. OHA continued its landlord outreach effort. The last update to exception rents approved by HUD was based upon the FMRs published effective October 1, 2001, and HUD's response to a recent inquiry by OHA staff regarding the possibility of increasing exception rents was that field offices are no longer able to approve exception rents and that new guidance regarding exception rents was being developed at HUD.

March 2002 Deconcentration Plan

While race was the focus of *Hawkins*, HUD generally has focused its resources and concerns on the broader goal of deconcentration of poverty. All HCV programs are required to take certain steps to promote deconcentration, including recruiting landlords with units in areas of low poverty, providing information about and encouraging program families wishing to move to consider moving to areas of low poverty, and regularly evaluating the adequacy of the PHA's payment standards to ensure that families have access to affordable, standard units in areas of low poverty.

These efforts are built into HUD's Section 8 Management Assessment Program (SEMAP) which is used each year to evaluate a PHA's operation of the program. In addition to the SEMAP indicator that provides points if a PHA has taken required steps, there is also a bonus factor if the PHA is able to achieve either a high degree of deconcentration or in making a measurable improvement within the past year or two years.¹

¹ There are three options for receiving the bonus points and each is measured at the end of a PHA Fiscal Year. The options are: (1) At least one-half of all program families with children reside in census tracts with poverty rates below the rate for the PHA's principal area of jurisdiction. (While Omaha has jurisdiction in parts of Douglas and Sarpy Counties beyond the City limits, the City is the primary area of operation.) (2) During the past year, the program families with children who moved did so to low-poverty tracts at a rate at least 2 percentage points above the rate of all families with children in the program at the end of the fiscal year lived in low-poverty areas, and (3) If all program families with children who moved in the past two PHA fiscal years moved to low poverty tracts at a rate at least two percentage points above the rate at which all program families with children in the program at the end of the prior year (midpoint of measurement) lived in low-poverty tracts.

In developing the 2002 Plan, OHA continued to be primarily concerned about minority concentrations, particularly since poverty data were not yet available from the 2000 census. The analysis in the development of the plan indicated that all of the original tracts designated as impacted by Hawkins continued to have high concentrations of African American families in the 2000 census. Of the 19 tracts from the 2000 census (four of the previous tracts had been combined into two tracts), thirteen had a higher percent of African American residents than in 1990 and the remaining six had a lower percent.

The Plan set the level of African American population in a tract at 25 percent. This decision added three tracts to those from *Hawkins*. It should be noted that this threshold was higher than the overall percentage of African American residents of the City of Omaha (15.1 percent) and of the entire MSA (9.9 percent), but lower than had been used for *Hawkins*.

The 2000 Deconcentration Plan was developed in part to provide guidance for staff as it undertook a substantial lease-up effort in the HCV program. The program was underleased during 2001 to compensate for overleasing the year before. About 1000 vouchers were underutilized at the time of the development of the Plan. The major elements of the Plan were:

- Improve the client briefing to provide better maps and more information about the location of low-poverty neighborhoods and the advantages of considering living there for program families, and the location of affordable units in those neighborhoods.
- Increased outreach to landlords with affordable rental units in low-poverty areas.
- Issuance of an RFP and selection of a firm (Family Housing Advisory Services, Inc.) to conduct mobility counseling for program families. This contract built on the experience from *Hawkins*, was primarily designed to provide this assistance during a large successful lease-up effort in 2002.
- Development of maps and materials related to 12 areas of the Nebraska portion of the MSA showing the location of a wide variety of services to assist in explaining the benefits of opportunity neighborhoods to families and to assist those renting in those locations to locate needed services.²

It was recognized that while a high percentage of Omaha residents who are African American are poor, that there are a number of other minority and non-minority households who also are poor and that they may be concentrated in other Census tracts that would be missed using the African American concentration measure. However, using the concentration of African American residents as a proxy for poverty made sense,

² These maps and data show the location of such services as schools, licensed day care, elderly services, medical facilities, social and community service centers and providers, churches and public transportation.

given the limitations on the data available, because of the high correlation between being African American and poor in the Omaha MSA in 1990. This seemed to be better than to rely on very dated 1990 Census data, particularly given the great changes in minority population that were evident from the Census data that were available. Table 1 is from the March 2002 Plan and shows key changes. The most dramatic change was the 140 percent increase in Hispanic residents in the decade of the 1990s.

**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.

In using race as a surrogate for poverty, a decision reviewed by HUD Headquarters, it was anticipated that when poverty data became available that the Plan would be reviewed and updated as necessary. This March 2004 revision to the Plan is designed to accomplish this task.³

It should be noted that the objectives and restrictions between the Hawkins definition of impacted areas and those of the 2002 and 2004 plans are different. For Hawkins, a more narrow area was defined for the areas where recipients of special, restricted vouchers

³ The revision was mandated by HUD as a condition for approval of OHA's Annual PHA Plan.

could use their vouchers. For the 2002 and 2004 plans, it make sense to identify a wider area as impacted, because these boundaries are advisory. The families retain full ability to use their vouchers anywhere in OHA's jurisdiction, or beyond using portability.

ANALYSIS OF THE POVERTY DATA AND REDEFINITION OF THE IMPACTED TRACTS

Appendix 1 provides a summary of key data for each 2000 Census tract in the Nebraska portion of the Omaha MSA. This includes the total population and the percentage of the population that is Black, Hispanic, minority and poor. It also identifies the number of OHA's public housing units and vouchers, as of the end of the last completed fiscal year, located in the tract and what percent of all rental units these represent. Also included are data on the housing in each tract, including the total number of rental units, the distribution of those units by the type of housing (e.g., single family, apartments), the distribution of those units by the number of bedrooms in the unit, and the median rent and a comparison of the median rent to the median for the total MSA.

From those data, Table 2 provides a summary of all tracts with a poverty rate greater than 11.3 percent, the overall poverty rate for the City of Omaha. In all, 50 tracts have poverty above 11.3 percent. All but one of these tracts is located in Douglas County with the other in Sarpy County. Table 2 also identifies those tracts considered to be impacted by either the *Hawkins* definition or the definition used in the March 2002 Plan. The effects of using poverty data and the City-wide rate as the threshold is to more than double the number of tracts from the 2002 Plan that would be considered impacted.

Figure 1 provides a map showing the location of low- and high poverty tracts. The areas added are located primarily to the east, west and south of previously impacted areas of North Omaha and a significant portion of South Omaha, where only one tract (29) was previously considered to be impacted. In addition, two tracts west of 72nd Street have poverty rates above 11.3 percent. (Tract 66.03 has a poverty rate of 12.6 percent and tract 68.06 has a poverty rate of 17.1 percent.) Finally, tract 101.06 located along the east side of Hwy 75 in Bellevue has a poverty rate of 13.2 percent.

Table 2 identifies the portion of OHA's current public housing and HCV programs that are located in these tracts. In all there are 1,922 public housing units and 2,883 vouchers located in these tracts. Of the vouchers under lease in these tracts, 2,136 (74.1 percent) are in tracts designated as impacted in the March 2002 Plan and the remaining 747 (25.9 percent) are in tracts not previously considered impacted.⁴

⁴ An analysis was conducted as to how OHA's program would be measured on the first two options for receiving the SEMAP deconcentration bonus points. The first test is whether 50% or more of the program families with children live in low-poverty areas. This is frequently very difficult for Central City PHAs to meet and Omaha's percentage at the end of the last fiscal year was 22.7%. The second measure is whether among movers during the last year the percentage who moved to low-poverty tracts exceeded by two percentage points or more the percentage of all families with children living in low-poverty tracts at the end of that fiscal year. Only 20.2% of mover families with children moved to low-poverty tracts, so OHA would not qualify for the bonus factor on either of these measures.

Table 2
2000 Census Tracts with Poverty Rates above the City of Omaha Poverty Rate
Omaha NE-IA MSA Nebraska

Tract	Population	Percent Black	Percent Hispanic	Percent Minority	Percent Poor	Number of OHA Vouchers	Number of OHA Public Housing Units	Number of Rental Units	Median Rent (\$)	Median As Percent of MSA Median	Considered Impacted by Hawkins (H) or Deconcentration Plan (D)
MSA	716,998	9.9	5.5	15.5	8.4			93,588	548	100.0	
City	390,007	15.1	7.4	22.7	11.3			63,428	537	98	
Douglas County											
3	2618	70.5	3.3	73.0	24.3	169	7	370	461	84.1	H D
4	2386	5.2	13.8	2.09	22.8	11	46	228	475	86.7	
5	1652	28.0	6.0	37.2	33.9	20	0	158	615	112.2	
6	1551	65.6	3.2	69.2	24.4	62	0	280	495	90.3	H D
7	1409	91.6	4.4	96.3	35.3	44	120	292	397	72.4	H D
8	2011	86.7	2.7	88.3	36.3	60	0	360	497	90.7	H D
11	2894	84.4	1.9	87.8	50.3	142	155	729	451	82.3	H D
12	2643	81.6	2.9	85.1	34.7	96	7	571	440	80.3	H D
16	2684	16.9	2.3	20.0	48.4	1	0	426	356	65.0	
18	3011	26.2	6.1	32.3	21.5	22	0	1134	583	106.4	
19	1558	16.8	24.1	39.4	24.5	19	0	832	350	63.9	
20	3145	2.4	43.8	47.7	19.1	19	2	484	438	79.9	
21	2277	7.4	27.3	35.9	23.9	16	130	575	453	82.7	
24	3353	6.4	34.4	39.6	16.9	25	5	623	478	87.2	
26	2313	4.4	57.7	62.8	16.5	3	7	199	507	92.5	
27	2440	6.6	51.3	57.2	18.6	5	3	343	428	78.1	
28	3069	6.6	41.7	47.5	16.6	16	6	352	497	90.7	
29	5038	28.4	36.9	64.1	32.7	13	274	707	212	38.7	H D
30	5998	6.2	20.3	25.5	11.3	28	16	464	448	81.8	
31	3139	7.3	17.6	22.2	17.0	18	5	314	392	71.5	
32	2403	5.2	51.8	55.0	20.4	14	195	701	353	64.4	
33	2210	4.9	37.4	43.4	14.9	12	5	255	480	87.6	
38	4489	8.2	22.8	31.2	17.4	9	203	1057	391	71.4	
39	2942	13.8	42.3	55.0	23.2	25	3	917	401	73.2	
40	2994	13.5	27.0	40.8	36.1	26	182	1394	334	60.9	
42	1556	10.5	8.5	20.3	12.3	18	1	633	436	79.6	

Table 2
2000 Census Tracts with Poverty Rates above the City of Omaha Poverty Rate
Omaha NE-IA MSA Nebraska

Tract	Population	Percent Black	Percent Hispanic	Percent Minority	Percent Poor	Number of OHA Vouchers	Number of OHA Public Housing Units	Number of Rental Units	Median Rent (\$)	Median As Percent of MSA Median	Considered Impacted by Hawkins (H) or Deconcentration Plan (D)
MSA	716,998	9.9	5.5	15.5	8.4			93,588	548	100.0	
City	390,007	15.1	7.4	22.7	11.3			63,428	537	98	
43	2928	6.9	10.3	16.9	16.1	11	1	1282	453	82.7	
48	4423	9.4	2.8	13.7	12.0	21	85	1494	440	80.3	
49	4627	19.7	11.9	31.6	16.0	76	0	1593	415	75.7	
50	4130	17.1	16.0	32.4	24.6	50	4	1369	432	78.8	
51	2853	38.3	12.2	49.1	25.7	40	4	734	443	80.8	H D
52	1822	91.9	2.1	94.6	40.4	51	62	408	427	77.9	H D
53	2158	67.7	5.5	74.4	37.2	126	11	442	496	90.5	H D
54	3382	49.3	4.6	60.1	24.9	125	28	575	533	97.3	H D
57	4445	15.2	3.1	19.5	13.5	39	150	669	475	86.7	
58	4863	37.0	4.0	41.3	16.1	94	4	615	506	92.3	H D
59.01	2654	76.4	2.3	78.8	28.5	191	2	450	515	94.0	H D
59.02	2228	88.0	3.8	91.7	32.6	129	1	368	540	98.5	H D
60	4342	67.9	3.0	71.7	36.5	242	10	692	556	101.5	H D
61.01	2553	69.4	3.9	71.8	24.8	134	1	395	519	94.7	H D
61.02	4197	57.0	4.3	61.4	22.2	223	1	489	562	102.6	H D
62.02	5166	30.7	4.0	35.9	15.7	106	17	517	596	108.8	D
63.01	2855	59.1	0.8	62.2	24.8	14	126	539	229	41.8	H D
63.03	2928	35.6	4.1	37.6	13.8	75	7	373	556	101.5	D
65.06	3299	30.1	2.2	32.1	14.0	69	18	288	488	89.1	
66.03	2473	15.1	0.7	16.6	12.6	60	10	792	470	85.8	
68.06	2907	11.1	1.8	12.9	17.1	57	0	703	565	103.1	
70.01	3153	7.4	6.3	15.8	14.7	50	1	1163	549	100.2	
70.03	2331	2.7	8.7	13.4	11.4	7	7	250	629	114.8	
Sarpy County											
101.08	3468	17.5	8.9	25.8	13.2	0	0	403	469	85.6	
TOTAL	80185					1990	550	16603			

Figure 1

Since the purpose of the Plan is to identify areas where families are encouraged, but not required, to live, and, since it reflects HUD's measure of concentration, it seems appropriate to use the 11.3 percent poverty rate to define the impacted areas for this Plan. It should be noted that using this measure also includes all but three of the tracts in Douglas County with an African American population greater than the Citywide average of 15.1 percent. Those tracts and their percent African American populations are: Tract 63.02 (62.3%), Tract 65.05 (26.4%) and Tract 73.10 (19.8%).

PROPOSED OHA ACTIONS TO PROMOTE DECONCENTRATION

In addition to establishing the definition of impacted tracts to be those with poverty rates above 11.3 percent and which are listed in Table 2, OHA proposes continuation or expansion of some current activities and addition of some new activities.

Based upon the experiences of OHA and other PHAs that have implemented aggressive deconcentration plans, the key elements to success appear to be:

- Preparing families to make moves to low-poverty areas. This includes tenant education and encouragement. It also includes formal mobility counseling programs that include assessments of family obstacles to a successful move, counseling and case management, and search assistance.
- Making it more physically possible to search for housing in these areas and to be able to live there. This includes assistance with housing search and with identification of alternative resources if exiting personal or public transportation is not adequate.
- Helping families financially with the move itself through grants or loans to assist with owner required security deposits or moving expenses.
- Providing additional incentives to landlords to accept voucher families. These tend to be expensive, but they include signing bonuses, payment of the first month's rent while the PHA completes its processing. These expensive approaches are typically used when a major lease-up is underway, but they also can be used to promote deconcentration from participant moves and turnover.
- Helping with affordability by having payment standards that reflect the rents being charged in the low-poverty areas.

Mobility Counseling

OHA discontinued its contract with FHAS effective the end of September 2002. By that time the program had returned to full lease-up and the costs of continuing the program were determined to be too great given limited program resources. Since there is anticipated to be only a small increase in overall program size in the near future, primarily due to conversion of other HUD subsidies to vouchers, and, given a current

turnover rate of 37 families per month in the program, investing in a full mobility counseling program does not seem appropriate or affordable.

OHA will, however, review its current procedures related to the briefing and processing of participant moves to identify additional ways staff can inform and encourage families who are moving to actively consider units in areas of low poverty. This may include new maps showing the areas where poverty is above the city average and it may include formal briefings for participant families planning to move. OHA currently encourages families to consider moving west of 72nd Street and has focused its outreach to owners with units west of 72nd Street. OHA will continue to do this.

Financial Assistance to Movers

OHA staff indicate that a major reason families are reluctant to move out of North and Southeast Omaha is the lack of adequate transportation. Many don't have automobiles and the public transportation is either nonexistent, limited to rush hour or the normal work day, or is available to downtown but not to suburban shopping or other services.

Some PHAs have received assistance from foundations to assist families with transportation and moving. OHA staff has identified that there are 199 foundations operating in Omaha expenses. They are beginning a review of those foundations to identify those whose objectives and programs include promoting deconcentration, improving housing or generally providing assistance to families in poverty. The objective will be to seek funds to assist families in finding housing in low-poverty areas, convincing landlords in those areas to lease to program residents, and to assist the families with the costs of moving and living in those areas. Generally, the approach would be to limit these services and financial assistance to those who want to search and who actually lease in low-poverty areas. This may include the following:

- Funding for security deposits and other moving expenses.
- Funds for purchasing refurbished automobiles (e.g., those donated to local organizations for tax deductions) for program families who need them to access housing opportunities or to be able to obtain or continue their employment from a new less central location.⁵
- Providing one-time incentives to landlords who are willing to accept a program participant as a tenant.⁶ Based upon the local market, which is not overly tight, it

⁵ For example, in Baltimore, MD a local foundation with a goal of deconcentrating poverty in the City of Baltimore, provides funding to the PHA to fund security deposits and has made a substantial contribution to a local non-profit organization to obtain and repair donated cars for clients in a special mobility program operated, in part, as a result of a desegregation consent decree.

⁶ For example, PHAs have successfully provided incentives from a \$25 coupon to a local restaurant for each landlord leasing for the first time to a HCV program participant, to \$50 bonuses for each new tenant they lease to in a low-poverty area, to paying for a full initial month's lease to hold the unit for a new tenant while the PHA completes its processing. This last approach was applied in a very tight market where

is anticipated that a small bonus could be very effective in recruiting additional landlords with affordable units in low-poverty areas.

Payment Standards

Clearly, the rents are generally higher in low-poverty neighborhoods. The FMRs that the PHA payment standards are based on are themselves based upon the 45th percentile rent for all standard units in the SMA. As of the 2000 census, the median rent for the MSA was \$548 and for the City of Omaha the median was \$537. This is very close, but these medians do not provide a picture of the range of rents throughout the housing market.

A key element of OHA's success to date in leasing outside of North and Southeast Omaha has been the approval by HUD of exception rents. However, those exception rents have not been updated since the FMRs of October 1, 2001 and there have been two increases in the FMR since then. The current exception rents that remain in effect are now about 113.5 percent of the current FMRs. OHA continues to apply a payment standard in all other areas of its jurisdiction that is 110 percent of the FMRs published effective October 1, 2002 and is considering increasing that to 110 percent of the FMR published effective October 1, 2003.

Because of the importance of affordability if families are to be encouraged to seek housing in higher cost areas with low-poverty rates, an analysis was made of the relationship of rents in low-poverty tracts to the overall median rent, upon which the FMR is based. Appendix 2 provides a list of all tracts in the Nebraska portion of the MSA organized by County and by the relationship of the tract's median rent to the overall MSA median at the time of the 2000 Census. Table 3 provides a summary of that information. It identifies the distribution of tracts by County based upon the relationship of the tract median rent to the MSA median.

For Douglas County, of the 89 low-poverty tracts, 28 have median rents greater than 120 percent of the MSA median. All but four of these tracts are west of 72nd Street. Of the total, nine are between 120 and 130 percent above, and the remaining 19 are above 130 percent of the area median. This includes 12 tracts with medians at or above 150 percent of the MSA median rent. These 28 tracts contained 7,718 rental units at the time of the Census, and OHA had a total of 154 HCV and public housing units in these tracts at the end of the last fiscal year (about 2 percent of the rental units). Even the limited units that have been available may now be less available because the payment standard is not keeping up with rent increases.

There are 12 low-poverty tracts in Douglas County with rents between 110 percent and 120 percent of median. Of these all but two are west of 72nd Street. These 12 tracts contain 8,182 rental units and OHA had 208 units in its HCV or public housing program (about 2.5% of the total rental units).

program processing requirements were causing landlords to give units to non-program tenants who had no such requirements or delays.

Table 3

	2000 census Tracts		OHA Vouchers		OHA Public Housing Units		Total Rental Units	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Douglas County								
Median is >120% of Area Median	28	31.4	84	12.9	70	26.5	7,718	21.9
Median 110 - 120% of Area Median	12	13.5	183	28.1	25	9.5	8,182	23.2
Median 100 - 110% of Area Median	20	22.5	285	43.8	79	29.9	11,859	33.6
Median < Area Median	27	30.3	99	15.2	90	34.1	7,490	21.2
No Rental Units in Tract	2	2.2	-	-	-	-	-	-
Total	89	99.9	651	100.0	264	100.0	35,249	99.9
Sarpy County								
Median is >120% of Area Median	10	30.3	21	60.0	0	-	2,224	17.2
Median 110 - 120% of Area Median	9	27.3	12	34.3	0	-	5,520	42.7
Median 100 - 110% of Area Median	8	24.2	2	5.7	0	-	2,921	22.6
Median < Area Median	6	15.2	0	0.0	0	-	2,250	17.4
Total	33	100.0	35	100.0	0	-	12,915	99.9
Cass County								
Median is >120% of Area Median	0	-	0	-	0	-	0	-
Median 110 - 120% of Area Median	0	-	0	-	0	-	0	-
Median 100 - 110% of Area Median	1	16.7	0	-	0	-	179	9.6
Median < Area Median	5	83.3	0	-	0	-	1681	90.4
Total	6	100.0	0	-	0	-	1860	100.0
Washington County								
Median is >120% of Area Median	0	-	0	-	0	-	0	-
Median 110 - 120% of Area Median	0	-	0	-	0	-	0	-
Median 100 - 110% of Area Median	3	60.0	0	-	0	-	625	39.7
Median < Area Median	2	40.0	0	-	0	-	948	60.3
Total	5	100.0	0	-	0	-	1573	100.0
Douglas and Sarpy Combined								
Median is >120% of Area Median	38	31.1	105	15.3	70	26.5	9,942	20.6
Median 110 - 120% of Area Median	21	17.2	195	28.4	25	9.8	13,702	28.4
Median 100 - 110% of Area Median	28	23.0	287	41.8	79	29.9	14,780	30.7
Median < Area Median	33	27.1	99	14.4	90	34.1	9,740	20.2
No Rental Units in Tract	2	1.6	-	-	-	-	-	-
Total	122	100.0	686	99.9	264	100.0	48,164	99.9

A total of 20 tracts, 4 of which are east of 72nd Street, have median rents between 100 and 110 percent of the MSA median. These tracts contain 11,859 rental units, of which 364 are HCV and public housing units (about 3.1 percent of the total rental units).

The remaining 27 low-poverty tracts with any rental units have median rents below the MSA median. Of these, 19 (70 percent) have median rents between 90 and 100 percent of the MSA median. These 27 tracts contain 7,490 rental units and OHA has 189 HCV or public housing units in these tracts (2.5 percent of all rental units).

Sarpy County has 19 low-poverty tracts with median rents greater than 120% of area median; 9 tracts with median rents between 110 and 120% of median, 8 tracts with median rent between 100 and 110% of median and 6 tracts with median rents below the MSA median. Of 12,915 total rental units, 7,744 (60%) are in tracts with median rents greater than 110 percent of MSA median. Neither Cass nor Washington Counties have any tracts with median rents greater than 110% of MSA median.

Overall, 59 low-poverty tracts in Douglas and Sarpy County have median rents above 110% of the MSA median and where, logically, most of the units have rents beyond the coverage of the OHA's authority in setting its payment standards. The success to date in achieving deconcentration has been greatly dependent on the exception rents approved by HUD. However, the effect of those exception rents has declined, as they have not been updated for the latest of two increases in the FMR. As a result, OHA will request guidance from HUD regarding any additional data that is needed for HUD to consider an increase in many of the existing exception rents and consideration of special exception rents for portions of the rental market with median rents above 120 percent of the MSA median.

It is anticipated that HUD will soon propose for comment new FMRs to become effective October 1, 2004. These are anticipated to be the first FMRs based upon 2000 Census data, and it appears that PHAs with any exception rents in effect will be required to submit new requests and documentation to have any exception rents in place on October 1, 2004. OHA's success in just maintaining its current progress, and certainly to achieve any further deconcentration, will be greatly dependent on having adequate exception payment standards in place at all times.

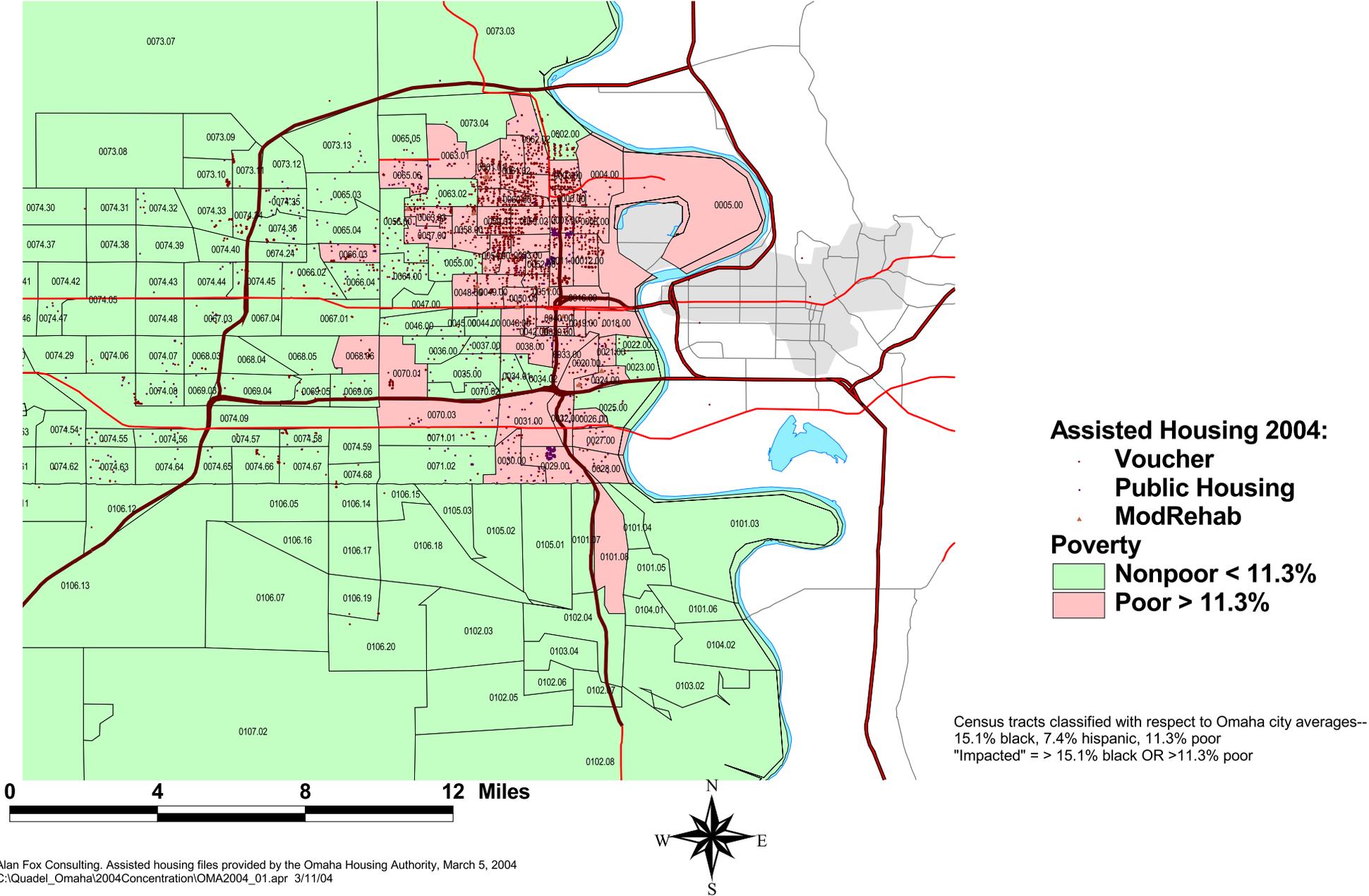
Learning More About Participant Experiences

OHA HCV program staff indicate that they have noted a trend in recent months of families, who made a move to deconcentrated areas, moving back into North and Southeast Omaha. This may help explain why such a high percentage of families moving in 2003 moved to high poverty areas. Reasons that staff identified, based upon their contacts, include rent increases that affected affordability. (Participants must pay all housing costs that are above the payment standard in effect and recent rent increases were not covered by commensurate increases in the payment standard.) They also identified issues common for similar families in other urban areas. These include transportation

difficulties, distance from their support group and relatives upon whom they rely for childcare, and, in some cases, a lack of feeling welcome in their current units.

To better understand the effects of rents and other factors, OHA staff plan to begin contacting all program families who move to identify whether they are moving to or from low-poverty tracts and why they decided to move. This will assist staff to identify what services may be needed for these families and the relative importance of the adequacy of the payment standard.

Location of Assisted Housing in Omaha, Nebraska: March 2004 With 2000 Census Tract Data on Poverty and Minority Concentrations



Alan Fox Consulting. Assisted housing files provided by the Omaha Housing Authority, March 5, 2004
C:\Quadel_Omaha\2004Concentration\OMA2004_01.apr 3/11/04

Distribution of OHA Voucher Families by Jurisdiction by Poverty Rate of Census Tract
As of December 2003

Percent Poverty	Douglas Co.		Sarpy County		Cass County		Washington Co.		Total		Total in High-Poverty Tracts	Percent
	Number of Tracts	Number of Vouchers										
40.0 +	3	194							2	194		
35.0 - 39.9	5	498							5	498		
30.0 - 34.9	4	258							4	258		
25.0 - 29.9	2	231							2	231		
20.0 - 24.9	13	884							13	884		
15.0 - 19.9	12	439							12	439		
11.3 - 14.9	9	351	1						10	351	2855	76.5
10.0 - 11.3	5	82	1	12					6	94		
5.0 - 9.9	32	477	9	19	2		1		44	496		
0 - 4.9	61	283	23	4	4		4		100	287	877	23.5
Total	146	3697	34	35	6	0	5	0	199	3732	3732	100.0

Note: OHA's jurisdiction applies to Douglas County and a portion of Sarpy County. Other PHAs operate in those Counties and their vouchers are not included.

**2000 Census Data on Low-Poverty Tracts By County
Omaha, NE-IA MSA**

Tract	Population	Percent Black	Percent Hispanic	Percent Minority	Percent Poor	No. Vouchers & Public Housing	No. Rental Units	Median	Median Compared to MSA
Omaha, NE-IA MSA									
	716,998	9.9	5.5	15.5	8.4				
City of Omaha									
	390,007	15.1	7.4	22.7	11.3				
Douglas County									
2.00	4026	24.3	1.3	27.2	9.3	70	308	\$657	119.9
22.00	1401	5.1	13.7	18.4	10.8	7	253	441	80.5
23.00	2305	5.4	18.1	22.7	10.8	3	317	416	75.9
25.00	2580	4.0	19.4	22.1	8.3	5	253	499	91.1
34.01	3425	5.5	9.8	15.6	8.3	24	603	531	96.9
34.02	2533	4.9	6.9	11.9	8.0	20	187	516	94.2
35.00	4326	2.7	5.2	8.3	5.2	13	647	537	98.0
36.00	4432	1.7	3.0	4.4	9.4	8	401	677	123.5
37.00	2542	0.6	1.8	3.2	6.7	5	111	525	95.8
44.00	1565	4.6	3.5	8.1	10.8	2	248	664	121.2
45.00	3069	2.0	3.6	5.0	6.8	4	375	478	87.2
46.00	2419	1.3	3.6	5.8	7.4	5	333	507	92.5
47.00	2788	3.8	0.9	4.5	4.8	0	26	950	173.4
55.00	5211	4.1	2.4	7.1	3.6	35	511	586	106.9
56.00	4166	6.6	1.5	8.4	6.2	28	448	552	100.7
64.00	5052	6.2	3.6	9.5	8.5	32	635	561	102.4
65.03	2644	8.1	1.9	10.6	3.7	5	74	689	125.7
65.04	3703	4.3	1.0	6.5	4.9	15	471	664	121.2
65.05	2068	26.4	0.9	27.4	3.9	6	219	1011	184.5
66.02	5349	4.8	1.8	6.6	7.8	25	2014	647	118.1
66.04	3977	4.8	5.1	9.6	6.1	33	510	543	99.1
67.01	3904	1.9	1.6	3.6	5.2	3	591	556	101.5
67.03	3137	1.8	3.8	5.7	5.4	7	426	565	103.1
67.04	1713	1.2	0.0	1.2	2.7	0	414	979	178.6
68.03	2094	4.2	0.0	4.2	4.5	11	245	628	114.6
68.04	1524	0.0	0.0	0.0	0.5	0	10	950	173.4
68.05	3326	0.8	0.4	1.1	0.6	3	278	1017	185.6
69.03	2500	0.9	0.7	1.6	2.2	1	255	499	91.1
69.04	3954	2.1	3.1	4.6	3.9	7	333	496	90.5
69.05	1881	0.0	1.4	1.4	3.0	8	193	688	124.5
69.06	3182	2.0	0.5	2.6	4.2	7	422	922	168.2
70.02	3424	2.9	1.7	5.0	4.2	7	390	578	105.5
71.01	3110	1.4	6.8	9.3	8.7	13	256	545	99.5
71.02	3554	4.9	8.8	13.3	9.0	16	267	518	94.5
73.03	2916	1.9	2.1	5.2	3.0	1	77	360	65.7
73.04	1592	10.3	0.9	10.7	1.4	1	26	657	119.9
73.07	3337	3.2	0.7	3.9	2.6	1	157	463	84.5
73.08	1812	8.0	5.6	13.6	3.2	0	46	1056	192.7
73.09	2175	3.1	1.4	4.0	0.3	0	20	595	108.6
73.11	2841	13.0	3.8	15.2	3.6	38	511	613	111.9
73.12	1817	14.8	0.9	16.1	4.1	1	437	563	102.7

**2000 Census Data on Low-Poverty Tracts By County
Omaha, NE-IA MSA**

Tract	Population	Percent Black	Percent Hispanic	Percent Minority	Percent Poor	No. Vouchers & Public Housing	No. Rental Units	Median Compared to MSA
Omaha, NE-IA MSA	716,998	9.9	5.5	15.5	8.4			
City of Omaha	390,007	15.1	7.4	22.7	11.3			
73.13	3187	13.7	2.3	15.3	1.5	7	63	375 68.4
74.05	2042	12.4	9.5	19.5	4.8	0	77	488 89.1
74.06	5355	3.0	0.4	3.2	2.3	4	826	557 101.6
74.07	3195	4.1	4.5	10.0	3.1	10	462	598 109.1
74.08	4311	4.2	4.0	8.3	8.1	31	672	559 102.0
74.09	2461	4.1	1.4	6.4	1.5	15	179	667 121.7
74.24	2963	6.4	4.5	10.1	5.1	7	736	527 96.2
74.29	3329	1.7	1.5	3.4	1.2	0	38	1375 250.9
74.30	3326	3.0	2.9	6.4	0.3	1	541	834 152.2
74.31	3519	2.3	2.2	4.4	1.8	0	274	807 147.3
74.32	2923	7.1	0.0	7.1	6.2	6	165	789 144.0
74.33	4459	7.9	1.3	9.0	3.4	26	683	700 127.7
74.34	3472	13.2	4.5	16.2	11.2	45	1011	605 110.4
74.35	3581	5.4	0.7	6.1	3.2	22	176	876 159.9
74.36	4467	8.2	2.6	11.1	4.3	65	1017	597 108.9
74.37	5291	2.6	2.8	5.5	0.9	23	71	579 105.7
74.38	1975	1.1	1.4	2.5	1.3	0	65	725 132.3
74.39	4957	4.1	4.0	8.2	0.2	1	436	720 131.4
74.40	1694	8.1	2.9	11.0	8.8	5	607	609 111.1
74.41	3074	2.3	1.5	3.8	2.8	0	14	644 117.5
74.42	5354	2.3	0.3	3.7	1.3	0	36	1,367 249.5
74.43	3551	4.4	0.0	4.4	3.7	1	500	697 127.2
74.44	4291	7.5	3.8	11.1	6.9	3	2563	629 114.8
74.45	2530	10.4	3.0	14.1	7.7	61	438	601 109.7
74.46	4531	2.2	1.7	4.6	1.3	0	157	678 123.7
74.47	3026	3.0	1.9	4.8	2.8	5	290	750 136.9
74.48	2872	2.8	1.7	4.0	0.7	0	76	275 50.2
74.49	2047	1.8	0.4	2.5	0.5	0	79	1784 325.5
74.50	3820	2.2	2.2	4.4	1.8	1	100	984 179.5
74.51	4807	2.0	1.6	3.5	3.4	1	260	737 134.5
74.52	3817	0.0	0.8	1.2	0.9	0	8	0 0
74.53	3755	1.5	1.3	2.8	3.2	0	34	1625 296.5
74.54	4193	1.7	4.0	5.1	1.9	4	235	836 152.6
74.55	1655	2.6	2.5	4.8	5.6	7	253	510 93.1
74.56	2393	0.8	1.9	3.0	3.9	7	252	610 111.3
74.57	2759	3.4	4.2	7.4	5.3	2	862	602 109.9
74.58	3192	7.4	7.5	15.5	3.7	21	710	587 107.1
74.59	2980	1.4	2.6	4.4	3.3	0	410	520 94.9
74.60	2305	0.4	0.0	0.4	0.1	0	0	0 0.0
74.61	3179	2.4	3.1	4.7	0.5	0	33	950 173.4
74.62	5042	2.7	2.9	5.7	1.6	1	378	832 151.8
74.63	4888	3.6	3.3	6.8	5.0	16	490	769 140.3

**2000 Census Data on Low-Poverty Tracts By County
Omaha, NE-IA MSA**

Tract	Population	Percent Black	Percent Hispanic	Percent Minority	Percent Poor	No. Vouchers & Public Housing	No. Rental Units	Median Compared to MSA	Median
Omaha, NE-IA MSA	716,998	9.9	5.5	15.5	8.4				
City of Omaha	390,007	15.1	7.4	22.7	11.3				
74.64	2794	0.4	0.0	0.8	1.1	2	160	556	101.5
74.65	3856	2.4	9.1	11.2	1.1	3	581	650	118.6
74.66	6220	3.9	5.9	9.5	3.9	24	1730	580	105.8
74.67	5107	4.2	4.4	8.5	5.8	7	1295	588	107.3
74.68	2532	0.4	3.3	3.7	0.9	10	295	527	96.2
75.04	3178	1.9	1.8	4.4	8.4	0	357	499	91.1
75.05	2553	0.9	0.3	0.9	1.0	0	55	525	95.8
75.06	1964	0.0	4.0	4.2	6.3	0	105	501	91.4
75.07	2419	0.6	1.7	2.3	4.1	0	158	569	103.8
75.08	1981	0.3	2.7	2.9	5.2	0	129	506	92.3
75.09	3402	0.1	0.6	0.7	2.2	0	50	617	112.6
75.10	2253	1.5	3.7	4.7	0.0	0	21	1188	216.8

For douglas County Tracts with Poverty Rates below the City Average, there are 34 with median rents that are greater than 120% of the Area Median Rent. 12 have medians between 110 and 120% of median and 20 between 100 and 110% of area median. There are 27 tracts with median rents below the Areawide median.

The tracts with median rents greater than 120% of the areawide median have a total of _____ rental units.

**2000 Census Data on Low-Poverty Tracts By County
Organized by the Ratio of the Tract Median Rent to the MSA Median Rent
Omaha, NE-IA MSA**

Tract	Population	Percent Black	Percent Hispanic	Percent Minority	Percent Poor	Number of OHA Vouchers	Number of OHA Public Housing Units	No. Rental Units	Median Rent (\$)	Median Compared to MSA	
MSA	716,998	9.9	5.5	15.5	8.4			93,588	548	100.0	
City	390,007	15.1	7.4	22.7	11.3			63,428	537	98	
Douglas County											
Tracts with Median Rents Greater than 120% of MSA Median											
68.05	3326	0.8	0.4	1.1	0.6	2		1	278	1017	185.6
65.05	2068	26.4	0.9	27.4	3.9	3		3	219	1011	184.5
74.50	3820	2.2	2.2	4.4	1.8	0		1	100	984	179.5
67.04	1713	1.2	0.0	1.2	2.7	0		0	414	979	178.6
47.00	2788	3.8	0.9	4.5	4.8	0		0	26	950	173.4
68.04	1524	0.0	0.0	0.0	0.5	0		0	10	950	173.4
74.61	3179	2.4	3.1	4.7	0.5	0		0	33	950	173.4
69.06	3182	2.0	0.5	2.6	4.2	4		3	422	922	168.2
74.35	3581	5.4	0.7	6.1	3.2	6		16	176	876	159.9
74.54	4193	1.7	4.0	5.1	1.9	1		3	235	836	152.6
74.30	3326	3.0	2.9	6.4	0.3	1		0	541	834	152.2
74.62	5042	2.7	2.9	5.7	1.6	1		0	378	832	151.8
74.31	3519	2.3	2.2	4.4	1.8	0		0	274	807	147.3
74.32	2923	7.1	0.0	7.1	6.2	2		4	165	789	144.0
74.63	4888	3.6	3.3	6.8	5.0	7		9	490	769	140.3
74.47	3026	3.0	1.9	4.8	2.8	2		3	290	750	136.9
74.51	4807	2.0	1.6	3.5	3.4	0		1	260	737	134.5
74.38	1975	1.1	1.4	2.5	1.3	0		0	65	725	132.3
74.39	4957	4.1	4.0	8.2	0.2	0		1	436	720	131.4
74.33	4459	7.9	1.3	9.0	3.4	25		1	683	700	127.7
74.43	3551	4.4	0.0	4.4	3.7	0		1	500	697	127.2
65.03	2644	8.1	1.9	10.6	3.7	1		4	74	689	125.7
69.05	1881	0.0	1.4	1.4	3.0	4		4	193	688	124.5
74.46	4531	2.2	1.7	4.6	1.3	0		0	157	678	123.7
36.00	4432	1.7	3.0	4.4	9.4	4		4	401	677	123.5

**2000 Census Data on Low-Poverty Tracts By County
Organized by the Ratio of the Tract Median Rent to the MSA Median Rent
Omaha, NE-IA MSA**

Tract	Population	Percent Black	Percent Hispanic	Percent Minority	Percent Poor	Number of OHA Vouchers	Number of OHA Public Housing Units	No. Rental Units	Median Rent (\$)	Median Compared to MSA
MSA	716,998	9.9	5.5	15.5	8.4			93,588	548	100.0
City	390,007	15.1	7.4	22.7	11.3			63,428	537	98
Douglas County continued										
74.09	2461	4.1	1.4	6.4	1.5	9	6	179	667	121.7
44.00	1565	4.6	3.5	8.1	10.8	1	1	248	664	121.2
65.04	3703	4.3	1.0	6.5	4.9	11	4	471	664	121.2
Subtotal	93064					84	70	7718		
Tracts with Median Rents Between 110 - 120% of MSA Median										
2.00	4026	24.3	1.3	27.2	9.3	65	5	308	\$657	119.9
73.04	1592	10.3	0.9	10.7	1.4	1	0	26	657	119.9
74.65	3856	2.4	9.1	11.2	1.1	1	2	581	650	118.6
66.02	5349	4.8	1.8	6.6	7.8	20	5	2014	647	118.1
74.41	3074	2.3	1.5	3.8	2.8	0	0	14	644	117.5
74.44	4291	7.5	3.8	11.1	6.9	0	3	2563	629	114.8
68.03	2094	4.2	0.0	4.2	4.5	6	5	245	628	114.6
75.09	3402	0.1	0.6	0.7	2.2	0	0	50	617	112.6
73.11	2841	13.0	3.8	15.2	3.6	38	0	511	613	111.9
74.56	2393	0.8	1.9	3.0	3.9	2	5	252	610	111.3
74.40	1694	8.1	2.9	11.0	8.8	5	0	607	609	111.1
74.34	3472	13.2	4.5	16.2	11.2	45	0	1011	605	110.4
Subtotal	38084					183	25	8182		
Tracts with Median Rents Between 100 - 110% of MSA Median										
74.57	2759	3.4	4.2	7.4	5.3	1	1	862	602	109.9
74.45	2530	10.4	3.0	14.1	7.7	58	3	438	601	109.7
74.07	3195	4.1	4.5	10.0	3.1	3	7	462	598	109.1
74.36	4467	8.2	2.6	11.1	4.3	53	12	1017	597	108.9
73.09	2175	3.1	1.4	4.0	0.3	0	0	20	595	108.6
74.67	5107	4.2	4.4	8.5	5.8	6	1	1295	588	107.3
74.58	3192	7.4	7.5	15.5	3.7	18	3	710	587	107.1

Appendix 2

2000 Census Data on Low-Poverty Tracts By County
Organized by the Ratio of the Tract Median Rent to the MSA Median Rent
Omaha, NE-IA MSA

Tract	Population	Percent Black	Percent Hispanic	Percent Minority	Percent Poor	Number of OHA Vouchers	Number of OHA Public Housing Units	No. Rental Units	Median Rent (\$)	Median Compared to MSA
MSA	716,998	9.9	5.5	15.5	8.4			93,588	548	100.0
City	390,007	15.1	7.4	22.7	11.3			63,428	537	98
55.00	5211	4.1	2.4	7.1	3.6	29	7	511	586	106.9
Douglas County continued										
74.66	6220	3.9	5.9	9.5	3.9	24	0	1730	580	105.8
74.37	5291	2.6	2.8	5.5	0.9	23	0	71	579	105.7
70.02	3424	2.9	1.7	5.0	4.2	0	7	390	578	105.5
75.07	2419	0.6	1.7	2.3	4.1	0	0	158	569	103.8
67.03	3137	1.8	3.8	5.7	5.4	3	4	426	565	103.1
73.12	1817	14.8	0.9	16.1	4.1	0	1	437	563	102.7
64.00	5052	6.2	3.6	9.5	8.5	20	12	635	561	102.4
74.08	4311	4.2	4.0	8.3	8.1	23	8	672	559	102.0
74.06	5355	3.0	0.4	3.2	2.3	4	0	826	557	101.6
67.01	3904	1.9	1.6	3.6	5.2	3	0	591	556	101.5
74.64	2794	0.4	0.0	0.8	1.1	0	2	160	556	101.5
56.00	4166	6.6	1.5	8.4	6.2	17	11	448	552	100.7
Subtotal	76526					285	79	11859		
Tracts with Median Rents Lower than MSA Median										
71.01	3110	1.4	6.8	9.3	8.7	6	7	256	545	99.5
66.04	3977	4.8	5.1	9.6	6.1	22	11	510	543	99.1
35.00	4326	2.7	5.2	8.3	5.2	5	8	647	537	98.0
34.01	3425	5.5	9.8	15.6	8.3	18	6	603	531	96.9
74.24	2963	6.4	4.5	10.1	5.1	3	4	736	527	96.2
74.68	2532	0.4	3.3	3.7	0.9	10	0	295	527	96.2
37.00	2542	0.6	1.8	3.2	6.7	1	4	111	525	95.8
75.05	2553	0.9	0.3	0.9	1.0	0	0	55	525	95.8
74.59	2980	1.4	2.6	4.4	3.3	0	0	410	520	94.9
71.02	3554	4.9	8.8	13.3	9.0	3	13	267	518	94.5
34.02	2533	4.9	6.9	11.9	8.0	3	17	187	516	94.2

Appendix 2

2000 Census Data on Low-Poverty Tracts By County
Organized by the Ratio of the Tract Median Rent to the MSA Median Rent
Omaha, NE-IA MSA

Tract	Population	Percent Black	Percent Hispanic	Percent Minority	Percent Poor	Number of OHA Vouchers	Number of OHA Public Housing Units	No. Rental Units	Median Rent (\$)	Median Compared to MSA
MSA	716,998	9.9	5.5	15.5	8.4			93,588	548	100.0
City	390,007	15.1	7.4	22.7	11.3			63,428	537	98
74.55	1655	2.6	2.5	4.8	5.6	4	3	253	510	93.1
46.00	2419	1.3	3.6	5.8	7.4	3	2	333	507	92.5
Douglas County continued										
75.08	1981	0.3	2.7	2.9	5.2	0	0	129	506	92.3
75.06	1964	0.0	4.0	4.2	6.3	0	0	105	501	91.4
25.00	2580	4.0	19.4	22.1	8.3	2	3	253	499	91.1
69.03	2500	0.9	0.7	1.6	2.2	0	1	255	499	91.1
75.04	3178	1.9	1.8	4.4	8.4	0	0	357	499	91.1
69.04	3954	2.1	3.1	4.6	3.9	6	1	333	496	90.5
74.05	2042	12.4	9.5	19.5	4.8	0	0	77	488	89.1
45.00	3069	2.0	3.6	5.0	6.8	2	2	375	478	87.2
73.07	3337	3.2	0.7	3.9	2.6	1	0	157	463	84.5
22.00	1401	5.1	13.7	18.4	10.8	7	0	253	441	80.5
23.00	2305	5.4	18.1	22.7	10.8	1	2	317	416	75.9
73.13	3187	13.7	2.3	15.3	1.5	2	5	63	375	68.4
73.03	2916	1.9	2.1	5.2	3.0	0	1	77	360	65.7
74.48	2872	2.8	1.7	4.0	0.7	0	0	76	275	50.2
Subtotal	75855					99	90	7490		
Tracts with No Rental Housing										
74.52	3817	0.0	0.8	1.2	0.9	0	0	0	0	0.0
74.60	2305	0.4	0.0	0.4	0.1	0	0	0	0	0.0
	6122					0	0	0		
TOTAL	486238					1218	458	62780		
Sarpy County										
Tracts with Median Rents Greater than 120% of MSA Median										
106.18	2937	4.8	2.2	7.5	0.9	0	0	10	1500	273.9

Appendix 2

2000 Census Data on Low-Poverty Tracts By County
Organized by the Ratio of the Tract Median Rent to the MSA Median Rent
Omaha, NE-IA MSA

Tract	Population	Percent Black	Percent Hispanic	Percent Minority	Percent Poor	Number of OHA Vouchers	Number of OHA Public Housing Units	No. Rental Units	Median Rent (\$)	Median Compared to MSA
MSA	716,998	9.9	5.5	15.5	8.4			93,588	548	100.0
City	390,007	15.1	7.4	22.7	11.3			63,428	537	98
102.05	2679	5.3	2.7	8.0	0.0	0	0	85	1100	200.7
106.12	6482	4.4	2.6	6.4	1.9	1	0	160	814	148.5
105.01	4653	10.4	7.7	17.6	5.0	0	0	326	750	136.9
Sarpy County continued										
106.13	2327	2.6	0.7	3.4	1.9	0	0	50	747	136.3
106.07	4545	3.1	2.5	6.1	1.0	0	0	187	740	135.0
106.15	2032	4.3	2.8	7.1	1.8	1	0	112	726	132.5
106.20	2526	4.1	6.1	11.1	6.4	19	0	406	719	131.2
102.07	1498	6.4	2.1	8.5	3.9	0	0	312	699	127.6
101.03	4573	5.8	2.6	8.4	2.2	0	0	576	698	127.4
Subtotal	34252					21	0	2224		
Tracts with Median Rents Between 110 - 120% of MSA Median										
101.07	3012	11.7	7.2	18.1	4.4	0	0	289	654	119.3
101.05	3111	7.7	6.2	15.7	4.7	0	0	472	652	119.0
103.04	7468	13.5	7.8	20.7	5.4	0	0	1961	646	117.9
106.05	4598	3.2	3.6	6.7	2.0	0	0	1200	645	117.7
107.01	1761	0.2	1.3	1.5	3.8	0	0	112	639	116.6
102.04	3194	12.6	5.9	18.9	6.2	0	0	541	638	116.4
106.14	5115	4.6	4.7	9.0	10.6	12	0	507	611	111.5
106.16	2178	4.2	4.4	7.7	1.8	0	0	156	609	111.1
102.03	2510	9.3	1.1	10.4	2.5	0	0	282	603	110.0
Subtotal	32947					12	0	5520		
Tracts with Median Rents Between 100 - 110% of MSA Median										
105.03	3685	3.9	4.9	8.8	3.0	0	0	200	594	108.4
104.02	4401	6.8	4.2	11.9	9.4	0	0	626	589	107.5
106.19	3881	3.8	3.2	7.0	3.6	1	0	539	584	106.6
105.02	4554	3.4	8.8	11.7	4.5	0	0	364	581	106.0

Appendix 2

2000 Census Data on Low-Poverty Tracts By County
Organized by the Ratio of the Tract Median Rent to the MSA Median Rent
Omaha, NE-IA MSA

Tract	Population	Percent Black	Percent Hispanic	Percent Minority	Percent Poor	Number of OHA Vouchers	Number of OHA Public Housing Units	No. Rental Units	Median Rent (\$)	Median Compared to MSA
MSA	716,998	9.9	5.5	15.5	8.4			93,588	548	100.0
City	390,007	15.1	7.4	22.7	11.3			63,428	537	98
104.01	2976	12.4	3.1	15.5	6.5	0	0	429	576	105.1
106.10	4044	0.8	0.3	1.6	3.9	0	0	250	566	103.3
102.08	1871	8.7	1.5	10.1	3.1	0	0	171	556	101.5
Sarpy County continued										
106.11	5569	1.8	2.8	4.7	3.4	1	0	392	551	100.5
Subtotal	30981					2	0	2971		
Tracts with Median Rents Lower than MSA Median										
106.17	5991	3.1	2.2	4.6	1.5	0	0	275	524	95.6
101.04	2086	6.6	8.3	14.7	7.3	0	0	290	522	95.3
103.02	1460	14.6	8.3	21.6	7.3	0	0	281	519	94.7
102.06	3894	15.1	3.9	18.5	1.4	0	0	255	496	90.5
101.06	4308	9.3	4.8	13.7	5.9	0	0	983	486	88.7
107.02	3208	0.8	1.7	2.5	2.1	0	0	166	448	81.8
Subtotal	20947					0	0	2250		
TOTAL	119127					35	0	12965		
Cass County										
Tracts with Median Rents Between 100 - 110% of MSA Median										
9960.00	4051	0.9	2.3	3.1	4.2	0	0	179	571	104.2
Subtotal	4051					0	0	179		
Tracts with Median Rents Lower than MSA Median										
9961.00	4514	0.6	3.9	5.4	7.4	0	0	474	543	99.1
9957.00	4008	0.7	1.3	1.9	4.2	0	0	231	518	94.5
9959.00	4960	0.6	0.6	1.3	4.9	0	0	345	489	89.2
9956.00	3963	0.8	1.9	3.5	5.8	0	0	476	450	82.1
9958.00	2838	1.6	1.2	2.4	3.9	0	0	155	428	78.1

**2000 Census Data on Low-Poverty Tracts By County
Organized by the Ratio of the Tract Median Rent to the MSA Median Rent
Omaha, NE-IA MSA**

Tract	Population	Percent Black	Percent Hispanic	Percent Minority	Percent Poor	Number of OHA Vouchers	Number of OHA Public Housing Units	No. Rental Units	Median Rent (\$)	Median Compared to MSA
MSA	716,998	9.9	5.5	15.5	8.4			93,588	548	100.0
City	390,007	15.1	7.4	22.7	11.3			63,428	537	98
Subtotal	20283					0	0	1681		
TOTAL	24334					0	0	1860		

Washington County

Tracts with Median Rents Between 100 - 110% of MSA Median

502.01	3074	0.6	1.2	2.1	2.0	0	0	108	563	102.7
503.00	4466	0.9	0.7	1.8	4.5	0	0	333	551	100.5
502.02	3078	1.0	0.1	1.1	6.8	0	0	184	549	100.2
Subtotal	10618					0	0	625		

Tracts with Median Rents Lower than MSA Median

501.02	4778	1.1	0.7	1.8	11.0	0	0	743	538	98.2
501.01	3384	0.6	4.2	5.1	3.2	0	0	205	515	94.0
Subtotal	8162					0	0	948		
TOTAL	18780					0	0	1573		

ALL	972961					1253	458	111974		
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Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					

Counties (excluding Pottawattamie County, Iowa)

NE, Cass County	24,334	0.8	1.9	3.0	5.2	OK				
NE, Douglas County	463,585	13.2	6.7	20.0	9.8	Impacted				
NE, Sarpy County	122,595	6.6	4.3	10.8	4.2	OK				
NE, Washington County	18,780	0.9	1.3	2.3	6.0	OK				

Tracts, by County

Cass, Tract 9956.00	3,963	0.8	1.9	3.5	5.8	OK			0.0	0.0	0.0
Cass, Tract 9957.00	4,008	0.7	1.3	1.9	4.2	OK			0.0	0.0	0.0
Cass, Tract 9958.00	2,838	1.6	1.2	2.4	3.9	OK			0.0	0.0	0.0
Cass, Tract 9959.00	4,960	0.6	0.6	1.3	4.9	OK			0.0	0.0	0.0
Cass, Tract 9960.00	4,051	0.9	2.3	3.1	4.2	OK			0.0	0.0	0.0
Cass, Tract 9961.00	4,514	0.6	3.9	5.4	7.4	OK			0.0	0.0	0.0
Douglas, Tract 0002.00	4,026	24.3	1.3	27.2	9.3	Impacted	65	5	21.1	1.6	22.7
Douglas, Tract 0003.00	2,618	70.5	3.3	73.0	24.3	Impacted	169	7	45.7	1.9	47.6
Douglas, Tract 0004.00	2,386	5.2	13.8	20.9	22.8	Impacted	11	46	4.8	20.2	25.0
Douglas, Tract 0005.00	1,652	28.0	6.0	37.2	33.9	Impacted	20		12.7	0.0	12.7
Douglas, Tract 0006.00	1,551	65.6	3.2	69.2	24.4	Impacted	62		22.1	0.0	22.1
Douglas, Tract 0007.00	1,409	91.6	4.4	96.3	35.3	Impacted	44	120	15.1	41.1	56.2
Douglas, Tract 0008.00	2,011	86.7	2.7	88.3	36.3	Impacted	60		16.7	0.0	16.7
Douglas, Tract 0011.00	2,894	84.4	1.9	87.8	50.3	Impacted	142	155	19.5	21.3	40.7
Douglas, Tract 0012.00	2,643	81.6	2.9	85.1	34.7	Impacted	96	7	16.8	1.2	18.0
Douglas, Tract 0016.00	2,684	16.9	2.3	20.0	48.4	Impacted	1		0.2	0.0	0.2
Douglas, Tract 0018.00	3,011	26.2	6.1	32.3	21.5	Impacted	22		1.9	0.0	1.9
Douglas, Tract 0019.00	1,558	16.8	24.1	39.4	24.5	Impacted	19		2.3	0.0	4.7
Douglas, Tract 0020.00	3,145	2.4	43.8	47.7	19.1	Impacted	19	2	3.9	0.4	4.3

Alan Fox Consulting, March 2004. 2000 Census data from CensusCD 2000 (GeoLytics, Inc)

"Impacted"---Percent black > City (15.1%) or percent poor > City (11.3%).

*/ Includes some Mod Rehab units.

File C:\VFC\Consult\Quadel_Omaha\2004Concentration\OmahaCen2K.xls

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Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99

Counties (excluding Pottawattamie County, Iowa)

NE, Cass County	1,860	960	185	455	260	100	329	745	496	144	46	\$502	91.6
NE, Douglas County	66,995	15,243	5,982	45,350	420	4,646	26,351	23,433	10,023	1,937	605	\$541	98.7
NE, Sarpy County	13,368	3,180	2,598	7,469	121	412	3,469	4,621	3,793	983	90	\$607	110.8
NE, Washington County	1,573	743	108	636	86	50	322	592	439	118	52	\$539	98.4

Tracts, by County

Cass, Tract 9956.00	476	156	40	179	101	24	162	180	100	6	4	\$450	82.1
Cass, Tract 9957.00	231	154	30	28	19	5	27	83	87	23	6	\$518	94.5
Cass, Tract 9958.00	155	127	9	0	19	0	4	57	61	31	2	\$428	78.1
Cass, Tract 9959.00	345	241	36	38	30	3	35	140	102	46	19	\$489	89.2
Cass, Tract 9960.00	179	99	12	5	63	0	32	52	55	25	15	\$571	104.2
Cass, Tract 9961.00	474	183	58	205	28	68	69	233	91	13	0	\$543	99.1
Douglas, Tract 0002.00	308	250	16	42	0	0	40	101	142	16	9	\$657	119.9
Douglas, Tract 0003.00	370	298	55	17	0	0	65	123	120	40	22	\$461	84.1
Douglas, Tract 0004.00	228	157	13	5	53	0	56	129	27	16	0	\$475	86.7
Douglas, Tract 0005.00	158	73	9	76	0	6	54	31	41	26	0	\$615	112.2
Douglas, Tract 0006.00	280	193	17	70	0	0	103	53	95	24	5	\$495	90.3
Douglas, Tract 0007.00	292	163	31	98	0	0	104	94	71	23	0	\$397	72.4
Douglas, Tract 0008.00	360	252	53	55	0	0	61	124	139	25	11	\$497	90.7
Douglas, Tract 0011.00	729	201	174	354	0	14	135	297	204	61	18	\$451	82.3
Douglas, Tract 0012.00	571	145	135	291	0	32	104	296	108	19	12	\$440	80.3
Douglas, Tract 0016.00	426	0	0	426	0	231	180	15	0	0	0	\$356	65.0
Douglas, Tract 0018.00	1,134	7	44	1,083	0	208	481	428	9	0	8	\$583	106.4
Douglas, Tract 0019.00	832	47	34	751	0	260	433	92	26	21	0	\$350	63.9
Douglas, Tract 0020.00	484	234	94	156	0	25	208	175	71	5	0	\$438	79.9

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0021.00	2,277	7.4	27.3	35.9	23.9	Impacted	16	130	2.8	22.6	25.4
Douglas, Tract 0022.00	1,401	5.1	13.7	18.4	10.8	OK	7		2.8	0.0	2.8
Douglas, Tract 0023.00	2,305	5.4	18.1	22.7	10.8	OK	1	2	0.3	0.6	0.9
Douglas, Tract 0024.00	3,353	6.4	34.4	39.6	16.9	Impacted	25	5	4.0	0.8	7.5
Douglas, Tract 0025.00	2,580	4.0	19.4	22.1	8.3	OK	2	3	0.8	1.2	2.0
Douglas, Tract 0026.00	2,313	4.4	57.7	62.8	16.5	Impacted	3	7	1.5	3.5	5.0
Douglas, Tract 0027.00	2,440	6.6	51.3	57.2	18.6	Impacted	5	3	1.5	0.9	2.3
Douglas, Tract 0028.00	3,069	6.6	41.7	47.5	16.6	Impacted	16	6	4.5	1.7	6.3
Douglas, Tract 0029.00	5,038	28.4	36.9	64.1	32.7	Impacted	13	274	1.8	38.8	40.6
Douglas, Tract 0030.00	5,998	6.2	20.3	25.5	11.3	Impacted	28	16	6.0	3.4	9.5
Douglas, Tract 0031.00	3,139	7.3	17.6	22.2	17.0	Impacted	18	5	5.7	1.6	7.3
Douglas, Tract 0032.00	2,403	5.2	51.8	55.0	20.4	Impacted	14	195	2.0	27.8	29.8
Douglas, Tract 0033.00	2,210	4.9	37.4	43.4	14.9	Impacted	12	5	4.7	2.0	6.7
Douglas, Tract 0034.01	3,425	5.5	9.8	15.6	8.3	OK	18	6	3.0	1.0	4.0
Douglas, Tract 0034.02	2,533	4.9	6.9	11.9	8.0	OK	3	17	1.6	9.1	10.7
Douglas, Tract 0035.00	4,326	2.7	5.2	8.3	5.2	OK	5	8	0.8	1.2	2.0
Douglas, Tract 0036.00	4,432	1.7	3.0	4.4	9.4	OK	4	4	1.0	1.0	2.0
Douglas, Tract 0037.00	2,542	0.6	1.8	3.2	6.7	OK	1	4	0.9	3.6	4.5
Douglas, Tract 0038.00	4,489	8.2	22.8	31.2	17.4	Impacted	9	203	0.9	19.2	20.1
Douglas, Tract 0039.00	2,942	13.8	42.3	55.0	23.2	Impacted	25	3	2.7	0.3	4.3
Douglas, Tract 0040.00	2,994	13.5	27.0	40.8	36.1	Impacted	26	182	1.9	13.1	15.9
Douglas, Tract 0042.00	1,556	10.5	8.5	20.3	12.3	Impacted	18	1	2.8	0.2	3.0
Douglas, Tract 0043.00	2,928	6.9	10.3	16.9	16.1	Impacted	11	1	0.9	0.1	0.9
Douglas, Tract 0044.00	1,565	4.6	3.5	8.1	10.8	OK	1	1	0.4	0.4	0.8
Douglas, Tract 0045.00	3,069	2.0	3.6	5.0	6.8	OK	2	2	0.5	0.5	1.1
Douglas, Tract 0046.00	2,419	1.3	3.6	5.8	7.4	OK	3	2	0.9	0.6	1.5
Douglas, Tract 0047.00	2,788	3.8	0.9	4.5	4.8	OK			0.0	0.0	0.0
Douglas, Tract 0048.00	4,423	9.4	2.8	13.7	12.0	Impacted	21	85	1.4	5.7	7.8
Douglas, Tract 0049.00	4,627	19.7	11.9	31.6	16.0	Impacted	76		4.8	0.0	4.8
Douglas, Tract 0050.00	4,130	17.1	16.0	32.4	24.6	Impacted	50	4	3.7	0.3	4.5
Douglas, Tract 0051.00	2,853	38.3	12.2	49.1	25.7	Impacted	40	4	5.4	0.5	13.6

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0021.00	575	242	93	240	0	49	249	183	79	7	8	\$453	82.7
Douglas, Tract 0022.00	253	81	52	120	0	17	68	123	39	6	0	\$441	80.5
Douglas, Tract 0023.00	317	81	61	175	0	6	97	130	67	17	0	\$416	75.9
Douglas, Tract 0024.00	623	278	152	193	0	25	248	235	88	27	0	\$478	87.2
Douglas, Tract 0025.00	253	155	25	73	0	16	96	89	38	14	0	\$499	91.1
Douglas, Tract 0026.00	199	83	62	54	0	18	28	95	51	7	0	\$507	92.5
Douglas, Tract 0027.00	343	161	74	108	0	39	121	95	69	19	0	\$428	78.1
Douglas, Tract 0028.00	352	210	47	95	0	21	124	136	71	0	0	\$497	90.7
Douglas, Tract 0029.00	707	176	100	423	8	0	190	217	224	34	42	\$212	38.7
Douglas, Tract 0030.00	464	228	106	130	0	0	194	152	68	39	11	\$448	81.8
Douglas, Tract 0031.00	314	156	42	116	0	30	58	130	90	6	0	\$392	71.5
Douglas, Tract 0032.00	701	114	29	558	0	108	433	99	41	20	0	\$353	64.4
Douglas, Tract 0033.00	255	71	79	105	0	0	81	96	54	18	6	\$480	87.6
Douglas, Tract 0034.01	603	120	106	372	5	75	140	308	63	17	0	\$531	96.9
Douglas, Tract 0034.02	187	98	43	46	0	7	40	68	60	12	0	\$516	94.2
Douglas, Tract 0035.00	647	151	90	406	0	17	269	305	31	25	0	\$537	98.0
Douglas, Tract 0036.00	401	280	52	69	0	6	80	184	118	13	0	\$677	123.5
Douglas, Tract 0037.00	111	88	6	17	0	0	32	36	37	6	0	\$525	95.8
Douglas, Tract 0038.00	1,057	128	51	878	0	120	612	205	68	26	26	\$391	71.4
Douglas, Tract 0039.00	917	115	126	676	0	153	462	195	87	16	4	\$401	73.2
Douglas, Tract 0040.00	1,394	46	61	1,287	0	205	881	258	46	4	0	\$334	60.9
Douglas, Tract 0042.00	633	65	122	446	0	43	339	194	50	7	0	\$436	79.6
Douglas, Tract 0043.00	1,282	54	120	1,108	0	117	719	387	33	22	4	\$453	82.7
Douglas, Tract 0044.00	248	99	100	49	0	8	68	106	49	10	7	\$664	121.2
Douglas, Tract 0045.00	375	91	66	218	0	27	153	111	67	10	7	\$478	87.2
Douglas, Tract 0046.00	333	73	50	210	0	38	163	45	76	11	0	\$507	92.5
Douglas, Tract 0047.00	26	14	0	12	0	0	6	12	8	0	0	\$950	173.4
Douglas, Tract 0048.00	1,494	141	153	1,200	0	55	772	539	107	14	7	\$440	80.3
Douglas, Tract 0049.00	1,593	237	210	1,136	10	80	882	463	111	57	0	\$415	75.7
Douglas, Tract 0050.00	1,369	194	252	923	0	116	705	276	172	40	60	\$432	78.8
Douglas, Tract 0051.00	734	165	63	506	0	102	259	263	57	32	21	\$443	80.8

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0052.00	1,822	91.9	2.1	94.6	40.4	Impacted	51	62	12.5	15.2	27.7
Douglas, Tract 0053.00	2,158	67.7	5.5	74.4	37.2	Impacted	126	11	28.5	2.5	31.0
Douglas, Tract 0054.00	3,382	49.3	4.6	60.1	24.9	Impacted	125	2	21.7	0.3	22.3
Douglas, Tract 0055.00	5,211	4.1	2.4	7.1	3.6	OK	29	7	5.7	1.4	7.0
Douglas, Tract 0056.00	4,166	6.6	1.5	8.4	6.2	OK	17	11	3.8	2.5	6.3
Douglas, Tract 0057.00	4,445	15.2	3.1	19.5	13.5	Impacted	39	150	5.8	22.4	28.3
Douglas, Tract 0058.00	4,863	37.0	4.0	41.3	16.1	Impacted	94	4	15.3	0.7	18.9
Douglas, Tract 0059.01	2,654	76.4	2.3	78.8	28.5	Impacted	191	2	42.4	0.4	42.9
Douglas, Tract 0059.02	2,228	88.0	3.8	91.7	32.6	Impacted	129	1	35.1	0.3	35.3
Douglas, Tract 0060.00	4,342	67.9	3.0	71.7	36.5	Impacted	242	10	35.0	1.4	36.4
Douglas, Tract 0061.01	2,553	69.4	3.9	71.8	24.8	Impacted	134	1	33.9	0.3	36.5
Douglas, Tract 0061.02	4,197	57.0	4.3	61.4	22.2	Impacted	223	1	45.6	0.2	45.8
Douglas, Tract 0062.02	5,166	30.7	4.0	35.9	15.7	Impacted	106	17	20.5	3.3	23.8
Douglas, Tract 0063.01	2,855	59.1	0.8	62.2	24.8	Impacted	14	126	2.6	23.4	26.0
Douglas, Tract 0063.02	3,968	62.3	1.6	64.6	8.3	Impacted	79	3	17.0	0.6	17.6
Douglas, Tract 0063.03	2,928	35.6	4.1	37.6	13.8	Impacted	75	7	20.1	1.9	26.5
Douglas, Tract 0064.00	5,052	6.2	3.6	9.5	8.5	OK	20	12	3.1	1.9	5.0
Douglas, Tract 0065.03	2,644	8.1	1.9	10.6	3.7	OK	1	4	1.4	5.4	6.8
Douglas, Tract 0065.04	3,703	4.3	1.0	6.5	4.9	OK	11	4	2.3	0.8	3.2
Douglas, Tract 0065.05	2,068	26.4	0.9	27.4	3.9	Impacted	3	3	1.4	1.4	2.7
Douglas, Tract 0065.06	3,299	30.1	2.2	32.1	14.0	Impacted	69	18	24.0	6.3	30.2
Douglas, Tract 0066.02	5,349	4.8	1.8	6.6	7.8	OK	20	5	1.0	0.2	1.2
Douglas, Tract 0066.03	2,473	15.1	0.7	16.6	12.6	Impacted	60	10	7.6	1.3	8.8
Douglas, Tract 0066.04	3,977	4.8	5.1	9.6	6.1	OK	22	11	4.3	2.2	6.5
Douglas, Tract 0067.01	3,904	1.9	1.6	3.6	5.2	OK	3		0.5	0.0	0.5
Douglas, Tract 0067.03	3,137	1.8	3.8	5.7	5.4	OK	3	4	0.7	0.9	1.6
Douglas, Tract 0067.04	1,713	1.2	0.0	1.2	2.7	OK			0.0	0.0	0.0
Douglas, Tract 0068.03	2,094	4.2	0.0	4.2	4.5	OK	6	5	2.4	2.0	4.5
Douglas, Tract 0068.04	1,524	0.0	0.0	0.0	0.5	OK			0.0	0.0	0.0
Douglas, Tract 0068.05	3,326	0.8	0.4	1.1	0.6	OK	2	1	0.7	0.4	1.1
Douglas, Tract 0068.06	2,907	11.1	1.8	12.9	17.1	Impacted	57		8.1	0.0	8.1

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0052.00	408	231	29	148	0	14	63	183	118	25	5	\$427	77.9
Douglas, Tract 0053.00	442	336	46	49	11	13	98	191	103	31	6	\$496	90.5
Douglas, Tract 0054.00	575	405	43	127	0	50	95	193	175	47	15	\$533	97.3
Douglas, Tract 0055.00	511	275	134	102	0	20	86	244	136	25	0	\$586	106.9
Douglas, Tract 0056.00	448	193	96	159	0	12	125	224	67	20	0	\$552	100.7
Douglas, Tract 0057.00	669	293	101	275	0	27	209	251	144	38	0	\$475	86.7
Douglas, Tract 0058.00	615	207	57	351	0	31	198	250	79	43	14	\$506	92.3
Douglas, Tract 0059.01	450	363	13	68	6	23	70	216	109	27	5	\$515	94.0
Douglas, Tract 0059.02	368	298	52	18	0	6	103	143	93	23	0	\$540	98.5
Douglas, Tract 0060.00	692	603	50	39	0	17	95	297	223	43	17	\$556	101.5
Douglas, Tract 0061.01	395	264	16	108	7	9	39	175	152	20	0	\$519	94.7
Douglas, Tract 0061.02	489	443	40	6	0	6	16	168	223	53	23	\$562	102.6
Douglas, Tract 0062.02	517	324	39	154	0	9	134	138	159	73	4	\$596	108.8
Douglas, Tract 0063.01	539	31	17	491	0	53	185	136	141	24	0	\$229	41.8
Douglas, Tract 0063.02	465	174	47	244	0	16	127	159	112	29	22	\$521	95.1
Douglas, Tract 0063.03	373	157	36	180	0	13	45	142	160	13	0	\$556	101.5
Douglas, Tract 0064.00	635	387	87	161	0	138	64	214	201	18	0	\$561	102.4
Douglas, Tract 0065.03	74	45	20	9	0	0	0	28	36	0	10	\$689	125.7
Douglas, Tract 0065.04	471	46	10	415	0	42	339	61	10	10	9	\$664	121.2
Douglas, Tract 0065.05	219	47	9	155	8	14	111	55	29	10	0	\$1,011	184.5
Douglas, Tract 0065.06	288	59	51	178	0	48	67	45	106	8	14	\$488	89.1
Douglas, Tract 0066.02	2,014	80	47	1,887	0	232	1,024	662	66	30	0	\$647	118.1
Douglas, Tract 0066.03	792	69	9	705	9	43	362	308	62	17	0	\$470	85.8
Douglas, Tract 0066.04	510	188	23	290	9	17	133	188	150	22	0	\$543	99.1
Douglas, Tract 0067.01	591	57	18	516	0	23	301	220	25	14	8	\$556	101.5
Douglas, Tract 0067.03	426	64	0	362	0	17	142	157	101	0	9	\$565	103.1
Douglas, Tract 0067.04	414	0	0	414	0	9	163	213	29	0	0	\$979	178.6
Douglas, Tract 0068.03	245	35	42	168	0	0	73	119	30	7	16	\$628	114.6
Douglas, Tract 0068.04	10	10	0	0	0	0	0	5	5	0	0	\$950	173.4
Douglas, Tract 0068.05	278	38	10	230	0	0	68	132	57	21	0	\$1,017	185.6
Douglas, Tract 0068.06	703	26	0	677	0	0	234	371	98	0	0	\$565	103.1

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0069.03	2,500	0.9	0.7	1.6	2.2	OK		1	0.0	0.4	0.4
Douglas, Tract 0069.04	3,954	2.1	3.1	4.6	3.9	OK	6	1	1.8	0.3	2.1
Douglas, Tract 0069.05	1,881	0.0	1.4	1.4	3.0	OK	4	4	2.1	2.1	4.1
Douglas, Tract 0069.06	3,182	2.0	0.5	2.6	4.2	OK	4	3	0.9	0.7	1.7
Douglas, Tract 0070.01	3,153	7.4	6.3	15.8	14.7	Impacted	50	1	4.3	0.1	4.4
Douglas, Tract 0070.02	3,424	2.9	1.7	5.0	4.2	OK		7	0.0	1.8	1.8
Douglas, Tract 0070.03	2,331	2.7	8.7	13.4	11.4	Impacted	7	7	2.8	2.8	5.6
Douglas, Tract 0071.01	3,110	1.4	6.8	9.3	8.7	OK	6	7	2.3	2.7	5.1
Douglas, Tract 0071.02	3,554	4.9	8.8	13.3	9.0	OK	3	13	1.1	4.9	6.0
Douglas, Tract 0073.03	2,916	1.9	2.1	5.2	3.0	OK		1	0.0	1.3	1.3
Douglas, Tract 0073.04	1,592	10.3	0.9	10.7	1.4	OK	1		3.8	0.0	3.8
Douglas, Tract 0073.07	3,337	3.2	0.7	3.9	2.6	OK	1		0.6	0.0	0.6
Douglas, Tract 0073.08	1,812	8.0	5.6	13.6	3.2	OK			0.0	0.0	0.0
Douglas, Tract 0073.09	2,175	3.1	1.4	4.0	0.3	OK			0.0	0.0	0.0
Douglas, Tract 0073.10	2,916	19.8	2.4	22.1	8.5	Impacted	92	1	21.9	0.2	22.1
Douglas, Tract 0073.11	2,841	13.0	3.8	15.2	3.6	OK	38		7.4	0.0	7.4
Douglas, Tract 0073.12	1,817	14.8	0.9	16.1	4.1	OK		1	0.0	0.2	0.2
Douglas, Tract 0073.13	3,187	13.7	2.3	15.3	1.5	OK	2	5	3.2	7.9	11.1
Douglas, Tract 0074.05	2,042	12.4	9.5	19.5	4.8	OK			0.0	0.0	0.0
Douglas, Tract 0074.06	5,355	3.0	0.4	3.2	2.3	OK	4		0.5	0.0	0.5
Douglas, Tract 0074.07	3,195	4.1	4.5	10.0	3.1	OK	3	7	0.6	1.5	2.2
Douglas, Tract 0074.08	4,311	4.2	4.0	8.3	8.1	OK	23	8	3.4	1.2	4.6
Douglas, Tract 0074.09	2,461	4.1	1.4	6.4	1.5	OK	9	6	5.0	3.4	8.4
Douglas, Tract 0074.24	2,963	6.4	4.5	10.1	5.1	OK	3	4	0.4	0.5	1.0
Douglas, Tract 0074.29	3,329	1.7	1.5	3.4	1.2	OK			0.0	0.0	0.0
Douglas, Tract 0074.30	3,326	3.0	2.9	6.4	0.3	OK	1		0.2	0.0	0.2
Douglas, Tract 0074.31	3,519	2.3	2.2	4.4	1.8	OK			0.0	0.0	0.0
Douglas, Tract 0074.32	2,923	7.1	0.0	7.1	6.2	OK	2	4	1.2	2.4	3.6
Douglas, Tract 0074.33	4,459	7.9	1.3	9.0	3.4	OK	25	1	3.7	0.1	3.8
Douglas, Tract 0074.34	3,472	13.2	4.5	16.2	11.2	OK	45		4.5	0.0	4.5
Douglas, Tract 0074.35	3,581	5.4	0.7	6.1	3.2	OK	6	16	3.4	9.1	12.5

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0069.03	255	8	42	205	0	57	100	48	42	8	0	\$499	91.1
Douglas, Tract 0069.04	333	21	17	295	0	32	137	124	40	0	0	\$496	90.5
Douglas, Tract 0069.05	193	57	0	136	0	0	31	94	59	9	0	\$688	125.5
Douglas, Tract 0069.06	422	81	21	320	0	62	166	141	47	6	0	\$922	168.2
Douglas, Tract 0070.01	1,163	32	82	1,019	30	88	598	418	59	0	0	\$549	100.2
Douglas, Tract 0070.02	390	55	53	282	0	5	160	188	37	0	0	\$578	105.5
Douglas, Tract 0070.03	250	183	52	6	9	0	23	44	168	15	0	\$629	114.8
Douglas, Tract 0071.01	256	106	50	100	0	8	108	89	51	0	0	\$545	99.5
Douglas, Tract 0071.02	267	124	42	101	0	17	14	142	76	0	18	\$518	94.5
Douglas, Tract 0073.03	77	75	0	0	2	0	11	20	41	0	5	\$360	65.7
Douglas, Tract 0073.04	26	20	0	0	6	0	0	13	13	0	0	\$657	119.9
Douglas, Tract 0073.07	157	85	4	60	8	0	42	55	48	10	2	\$463	84.5
Douglas, Tract 0073.08	46	46	0	0	0	0	0	0	31	15	0	\$1,056	192.7
Douglas, Tract 0073.09	20	0	0	0	20	0	0	20	0	0	0	\$595	108.6
Douglas, Tract 0073.10	421	39	25	357	0	0	138	225	58	0	0	\$578	105.5
Douglas, Tract 0073.11	511	0	16	495	0	11	90	327	69	14	0	\$613	111.9
Douglas, Tract 0073.12	437	17	9	402	9	23	188	202	24	0	0	\$563	102.7
Douglas, Tract 0073.13	63	55	8	0	0	0	0	8	35	13	7	\$375	68.4
Douglas, Tract 0074.05	77	38	10	29	0	0	10	24	5	0	38	\$488	89.1
Douglas, Tract 0074.06	826	26	10	790	0	86	459	255	26	0	0	\$557	101.6
Douglas, Tract 0074.07	462	33	21	408	0	14	217	193	38	0	0	\$598	109.1
Douglas, Tract 0074.08	672	152	18	502	0	51	228	203	156	27	7	\$559	102.0
Douglas, Tract 0074.09	179	82	28	69	0	0	11	101	56	11	0	\$667	121.7
Douglas, Tract 0074.24	736	38	45	653	0	109	341	197	89	0	0	\$527	96.2
Douglas, Tract 0074.29	38	38	0	0	0	0	0	0	0	38	0	\$1,375	250.9
Douglas, Tract 0074.30	541	0	0	541	0	8	285	168	80	0	0	\$834	152.2
Douglas, Tract 0074.31	274	7	0	267	0	0	109	165	0	0	0	\$807	147.3
Douglas, Tract 0074.32	165	76	7	66	16	0	38	50	69	8	0	\$789	144.0
Douglas, Tract 0074.33	683	47	174	462	0	22	286	292	58	8	17	\$700	127.7
Douglas, Tract 0074.34	1,011	16	147	848	0	37	411	448	115	0	0	\$605	110.4
Douglas, Tract 0074.35	176	36	67	73	0	0	22	41	104	9	0	\$876	159.9

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0074.36	4,467	8.2	2.6	11.1	4.3	OK	53	12	5.2	1.2	6.4
Douglas, Tract 0074.37	5,291	2.6	2.8	5.5	0.9	OK	23		32.4	0.0	32.4
Douglas, Tract 0074.38	1,975	1.1	1.4	2.5	1.3	OK			0.0	0.0	0.0
Douglas, Tract 0074.39	4,957	4.1	4.0	8.2	0.2	OK		1	0.0	0.2	0.2
Douglas, Tract 0074.40	1,694	8.1	2.9	11.0	8.8	OK	5		0.8	0.0	0.8
Douglas, Tract 0074.41	3,074	2.3	1.5	3.8	2.8	OK			0.0	0.0	0.0
Douglas, Tract 0074.42	5,354	2.3	0.3	3.7	1.3	OK			0.0	0.0	0.0
Douglas, Tract 0074.43	3,551	4.4	0.0	4.4	3.7	OK		1	0.0	0.2	0.2
Douglas, Tract 0074.44	4,291	7.5	3.8	11.1	6.9	OK		3	0.0	0.1	0.1
Douglas, Tract 0074.45	2,530	10.4	3.0	14.1	7.7	OK	58	3	13.2	0.7	13.9
Douglas, Tract 0074.46	4,531	2.2	1.7	4.6	1.3	OK			0.0	0.0	0.0
Douglas, Tract 0074.47	3,026	3.0	1.9	4.8	2.8	OK	2	3	0.7	1.0	1.7
Douglas, Tract 0074.48	2,872	2.8	1.7	4.0	0.7	OK			0.0	0.0	0.0
Douglas, Tract 0074.49	2,047	1.8	0.4	2.5	0.5	OK			0.0	0.0	0.0
Douglas, Tract 0074.50	3,820	2.2	2.2	4.4	1.8	OK		1	0.0	1.0	1.0
Douglas, Tract 0074.51	4,807	2.0	1.6	3.5	3.4	OK		1	0.0	0.4	0.4
Douglas, Tract 0074.52	3,817	0.0	0.8	1.2	0.9	OK			0.0	0.0	0.0
Douglas, Tract 0074.53	3,755	1.5	1.3	2.8	3.2	OK			0.0	0.0	0.0
Douglas, Tract 0074.54	4,193	1.7	4.0	5.1	1.9	OK	1	3	0.4	1.3	1.7
Douglas, Tract 0074.55	1,655	2.6	2.5	4.8	5.6	OK	4	3	1.6	1.2	2.8
Douglas, Tract 0074.56	2,393	0.8	1.9	3.0	3.9	OK	2	5	0.8	2.0	2.8
Douglas, Tract 0074.57	2,759	3.4	4.2	7.4	5.3	OK	1	1	0.1	0.1	0.2
Douglas, Tract 0074.58	3,192	7.4	7.5	15.5	3.7	OK	18	3	2.5	0.4	3.0
Douglas, Tract 0074.59	2,980	1.4	2.6	4.4	3.3	OK			0.0	0.0	0.0
Douglas, Tract 0074.60	2,305	0.4	0.0	0.4	0.1	OK			#DIV/0!	#DIV/0!	#DIV/0!
Douglas, Tract 0074.61	3,179	2.4	3.1	4.7	0.5	OK			0.0	0.0	0.0
Douglas, Tract 0074.62	5,042	2.7	2.9	5.7	1.6	OK	1		0.3	0.0	0.3
Douglas, Tract 0074.63	4,888	3.6	3.3	6.8	5.0	OK	7	9	1.4	1.8	3.3
Douglas, Tract 0074.64	2,794	0.4	0.0	0.8	1.1	OK		2	0.0	1.3	1.3
Douglas, Tract 0074.65	3,856	2.4	9.1	11.2	1.1	OK	1	2	0.2	0.3	0.5
Douglas, Tract 0074.66	6,220	3.9	5.9	9.5	3.9	OK	24		1.4	0.0	1.4

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0074.36	1,017	71	55	891	0	61	353	462	129	0	12	\$597	108.9
Douglas, Tract 0074.37	71	8	0	53	10	0	30	30	11	0	0	\$579	105.7
Douglas, Tract 0074.38	65	22	0	43	0	32	0	11	22	0	0	\$725	132.3
Douglas, Tract 0074.39	436	42	0	394	0	22	222	160	32	0	0	\$720	131.4
Douglas, Tract 0074.40	607	23	0	584	0	34	279	260	34	0	0	\$609	111.1
Douglas, Tract 0074.41	14	14	0	0	0	0	0	0	0	14	0	\$644	117.5
Douglas, Tract 0074.42	36	36	0	0	0	0	0	0	23	13	0	\$1,367	249.5
Douglas, Tract 0074.43	500	9	13	478	0	47	210	243	0	0	0	\$697	127.2
Douglas, Tract 0074.44	2,563	11	10	2,542	0	119	1,530	781	114	19	0	\$629	114.8
Douglas, Tract 0074.45	438	43	8	387	0	53	168	106	111	0	0	\$601	109.7
Douglas, Tract 0074.46	157	0	0	157	0	0	62	79	16	0	0	\$678	123.7
Douglas, Tract 0074.47	290	67	17	206	0	0	73	99	101	17	0	\$750	136.9
Douglas, Tract 0074.48	76	8	0	68	0	0	59	9	0	0	8	\$275	50.2
Douglas, Tract 0074.49	79	0	0	79	0	0	36	43	0	0	0	\$1,784	325.5
Douglas, Tract 0074.50	100	58	33	9	0	0	0	40	60	0	0	\$984	179.6
Douglas, Tract 0074.51	260	30	0	198	32	12	91	61	96	0	0	\$737	134.5
Douglas, Tract 0074.52	8	8	0	0	0	0	0	0	0	0	8	\$0	0.0
Douglas, Tract 0074.53	34	34	0	0	0	0	0	0	25	9	0	\$1,625	296.5
Douglas, Tract 0074.54	235	60	8	167	0	9	120	38	68	0	0	\$836	152.6
Douglas, Tract 0074.55	253	87	8	109	49	9	64	99	73	8	0	\$510	93.1
Douglas, Tract 0074.56	252	62	44	146	0	0	44	146	62	0	0	\$610	111.3
Douglas, Tract 0074.57	862	40	27	795	0	80	459	272	36	15	0	\$602	109.9
Douglas, Tract 0074.58	710	17	10	683	0	73	311	298	20	8	0	\$587	107.1
Douglas, Tract 0074.59	410	81	82	238	9	28	119	191	52	20	0	\$520	94.9
Douglas, Tract 0074.60	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.61	33	33	0	0	0	0	0	0	25	8	0	\$950	173.4
Douglas, Tract 0074.62	378	89	55	234	0	7	73	146	143	0	9	\$832	151.8
Douglas, Tract 0074.63	490	158	28	304	0	13	206	87	170	14	0	\$769	140.3
Douglas, Tract 0074.64	160	14	0	146	0	8	78	51	17	6	0	\$556	101.5
Douglas, Tract 0074.65	581	31	38	512	0	0	248	288	37	8	0	\$650	118.6
Douglas, Tract 0074.66	1,730	42	8	1,680	0	104	951	586	78	11	0	\$580	105.8

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0074.67	5,107	4.2	4.4	8.5	5.8	OK	6	1	0.5	0.1	0.5
Douglas, Tract 0074.68	2,532	0.4	3.3	3.7	0.9	OK	10		3.4	0.0	3.4
Douglas, Tract 0075.04	3,178	1.9	1.8	4.4	8.4	OK			0.0	0.0	0.0
Douglas, Tract 0075.05	2,553	0.9	0.3	0.9	1.0	OK			0.0	0.0	0.0
Douglas, Tract 0075.06	1,964	0.0	4.0	4.2	6.3	OK			0.0	0.0	0.0
Douglas, Tract 0075.07	2,419	0.6	1.7	2.3	4.1	OK			0.0	0.0	0.0
Douglas, Tract 0075.08	1,981	0.3	2.7	2.9	5.2	OK			0.0	0.0	0.0
Douglas, Tract 0075.09	3,402	0.1	0.6	0.7	2.2	OK			0.0	0.0	0.0
Douglas, Tract 0075.10	2,253	1.5	3.7	4.7	0.0	OK			0.0	0.0	0.0
Sarpy, Tract 0101.03	4,573	5.8	2.6	8.4	2.2	OK			0.0	0.0	0.0
Sarpy, Tract 0101.04	2,086	6.6	8.3	14.7	7.3	OK			0.0	0.0	0.0
Sarpy, Tract 0101.05	3,111	7.7	6.2	15.7	4.7	OK			0.0	0.0	0.0
Sarpy, Tract 0101.06	4,308	9.3	4.8	13.7	5.9	OK			0.0	0.0	0.0
Sarpy, Tract 0101.07	3,012	11.7	7.2	18.1	4.4	OK			0.0	0.0	0.0
Sarpy, Tract 0101.08	3,468	17.5	8.9	25.8	13.2	Impacted			0.0	0.0	0.0
Sarpy, Tract 0102.03	2,510	9.3	1.1	10.4	2.5	OK			0.0	0.0	0.0
Sarpy, Tract 0102.04	3,194	12.6	5.9	18.9	6.2	OK			0.0	0.0	0.0
Sarpy, Tract 0102.05	2,679	5.3	2.7	8.0	0.0	OK			0.0	0.0	0.0
Sarpy, Tract 0102.06	3,894	15.1	3.9	18.5	1.4	OK			0.0	0.0	0.0
Sarpy, Tract 0102.07	1,498	6.4	2.1	8.5	3.9	OK			0.0	0.0	0.0
Sarpy, Tract 0102.08	1,871	8.7	1.5	10.1	3.1	OK			0.0	0.0	0.0
Sarpy, Tract 0103.02	1,460	14.6	8.3	21.6	7.3	OK			0.0	0.0	0.0
Sarpy, Tract 0103.04	7,468	13.5	7.8	20.7	5.4	OK			0.0	0.0	0.0
Sarpy, Tract 0104.01	2,976	12.4	3.1	15.5	6.5	OK			0.0	0.0	0.0
Sarpy, Tract 0104.02	4,401	6.8	4.2	11.9	9.4	OK			0.0	0.0	0.0
Sarpy, Tract 0105.01	4,653	10.4	7.7	17.6	5.0	OK			0.0	0.0	0.0
Sarpy, Tract 0105.02	4,554	3.4	8.8	11.7	4.5	OK			0.0	0.0	0.0
Sarpy, Tract 0105.03	3,685	3.9	4.9	8.8	3.0	OK			0.0	0.0	0.0
Sarpy, Tract 0106.05	4,598	3.2	3.6	6.7	2.0	OK			0.0	0.0	0.0
Sarpy, Tract 0106.07	4,545	3.1	2.5	6.1	1.0	OK			0.0	0.0	0.0

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0074.67	1,295	86	95	1,114	0	79	643	444	121	8	0	\$588	107.3
Douglas, Tract 0074.68	295	9	18	268	0	23	178	76	9	9	0	\$527	96.2
Douglas, Tract 0075.04	357	174	46	127	10	4	92	151	94	15	1	\$499	91.1
Douglas, Tract 0075.05	55	48	0	7	0	3	8	13	21	8	2	\$525	95.8
Douglas, Tract 0075.06	105	29	7	15	54	0	9	96	0	0	0	\$501	91.4
Douglas, Tract 0075.07	158	18	0	122	18	0	24	116	18	0	0	\$569	103.8
Douglas, Tract 0075.08	129	80	5	37	7	8	26	59	27	9	0	\$506	92.3
Douglas, Tract 0075.09	50	33	0	12	5	12	0	7	13	12	6	\$617	112.6
Douglas, Tract 0075.10	21	12	9	0	0	0	0	9	0	12	0	\$1,188	216.8
Sarpy, Tract 0101.03	576	127	18	426	5	5	160	260	122	23	6	\$698	127.4
Sarpy, Tract 0101.04	290	44	9	227	10	39	72	112	61	0	6	\$522	95.3
Sarpy, Tract 0101.05	472	43	58	367	4	19	121	234	89	0	9	\$652	119.0
Sarpy, Tract 0101.06	983	169	79	735	0	51	449	297	146	22	18	\$486	88.7
Sarpy, Tract 0101.07	289	124	0	165	0	33	39	125	76	16	0	\$654	119.3
Sarpy, Tract 0101.08	403	100	36	267	0	0	73	145	123	53	9	\$469	85.6
Sarpy, Tract 0102.03	282	27	15	240	0	8	163	77	21	13	0	\$603	110.0
Sarpy, Tract 0102.04	541	69	23	449	0	54	172	145	161	9	0	\$638	116.4
Sarpy, Tract 0102.05	85	85	0	0	0	0	0	0	63	22	0	\$1,100	200.7
Sarpy, Tract 0102.06	255	95	27	133	0	0	107	71	53	24	0	\$496	90.5
Sarpy, Tract 0102.07	312	42	9	261	0	26	139	103	44	0	0	\$699	127.6
Sarpy, Tract 0102.08	171	77	4	79	11	0	45	62	43	15	6	\$556	101.5
Sarpy, Tract 0103.02	281	0	92	183	6	6	25	180	46	19	5	\$519	94.7
Sarpy, Tract 0103.04	1,961	114	1,764	83	0	5	65	218	1,272	401	0	\$646	117.9
Sarpy, Tract 0104.01	429	95	0	305	29	0	105	236	49	39	0	\$576	105.1
Sarpy, Tract 0104.02	626	347	86	180	13	14	110	351	104	47	0	\$589	107.5
Sarpy, Tract 0105.01	326	202	40	84	0	11	51	74	160	30	0	\$750	136.9
Sarpy, Tract 0105.02	364	167	30	167	0	15	119	142	71	17	0	\$581	106.0
Sarpy, Tract 0105.03	200	76	35	89	0	0	43	77	68	12	0	\$594	108.4
Sarpy, Tract 0106.05	1,200	85	7	1,108	0	48	511	457	171	13	0	\$645	117.7
Sarpy, Tract 0106.07	187	127	5	55	0	0	23	45	77	34	8	\$740	135.0

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Sarpy, Tract 0106.10	4,044	0.8	0.3	1.6	3.9	OK			0.0	0.0	0.0
Sarpy, Tract 0106.11	5,569	1.8	2.8	4.7	3.4	OK	1		0.3	0.0	0.3
Sarpy, Tract 0106.12	6,482	4.4	2.6	6.4	1.9	OK	1		0.6	0.0	0.6
Sarpy, Tract 0106.13	2,327	2.6	0.7	3.4	1.9	OK			0.0	0.0	0.0
Sarpy, Tract 0106.14	5,115	4.6	4.7	9.0	10.6	OK	12		2.4	0.0	2.4
Sarpy, Tract 0106.15	2,032	4.3	2.8	7.1	1.8	OK	1		0.9	0.0	0.9
Sarpy, Tract 0106.16	2,178	4.2	4.4	7.7	1.8	OK			0.0	0.0	0.0
Sarpy, Tract 0106.17	5,991	3.1	2.2	4.6	1.5	OK			0.0	0.0	0.0
Sarpy, Tract 0106.18	2,937	4.8	2.2	7.5	0.9	OK			0.0	0.0	0.0
Sarpy, Tract 0106.19	3,881	3.8	3.2	7.0	3.6	OK	1		0.2	0.0	0.2
Sarpy, Tract 0106.20	2,526	4.1	6.1	11.1	6.4	OK	19		4.7	0.0	4.7
Sarpy, Tract 0107.01	1,761	0.2	1.3	1.5	3.8	OK			0.0	0.0	0.0
Sarpy, Tract 0107.02	3,208	0.8	1.7	2.5	2.1	OK			0.0	0.0	0.0
Washington, Tract 0501.01	3,384	0.6	4.2	5.1	3.2	OK			0.0	0.0	0.0
Washington, Tract 0501.02	4,778	1.1	0.7	1.8	11.0	OK			0.0	0.0	0.0
Washington, Tract 0502.01	3,074	0.6	1.2	2.1	2.0	OK			0.0	0.0	0.0
Washington, Tract 0502.02	3,078	1.0	0.1	1.1	6.8	OK			0.0	0.0	0.0
Washington, Tract 0503.00	4,466	0.9	0.7	1.8	4.5	OK			0.0	0.0	0.0

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Sarpy, Tract 0106.10	250	93	24	124	9	0	34	134	61	14	7	\$566	103.3
Sarpy, Tract 0106.11	392	71	0	321	0	17	236	68	59	12	0	\$551	100.5
Sarpy, Tract 0106.12	160	113	7	40	0	0	15	31	93	21	0	\$814	148.5
Sarpy, Tract 0106.13	50	0	29	21	0	0	7	0	14	29	0	\$747	136.3
Sarpy, Tract 0106.14	507	201	97	209	0	0	9	186	292	14	6	\$611	111.5
Sarpy, Tract 0106.15	112	112	0	0	0	0	0	104	0	8	0	\$726	132.5
Sarpy, Tract 0106.16	156	0	8	140	8	8	67	73	8	0	0	\$609	111.1
Sarpy, Tract 0106.17	275	97	25	153	0	11	74	90	69	31	0	\$524	95.6
Sarpy, Tract 0106.18	10	10	0	0	0	0	0	0	5	5	0	\$1,500	273.7
Sarpy, Tract 0106.19	539	77	47	415	0	15	244	194	86	0	0	\$584	106.6
Sarpy, Tract 0106.20	406	6	14	386	0	27	150	202	21	6	0	\$719	131.2
Sarpy, Tract 0107.01	112	108	0	0	4	0	12	45	39	12	4	\$639	116.6
Sarpy, Tract 0107.02	166	77	10	57	22	0	29	83	26	22	6	\$448	81.8
Washington, Tract 0501.01	205	119	29	57	0	7	31	86	61	20	0	\$515	94.0
Washington, Tract 0501.02	743	207	59	450	27	37	223	290	156	29	8	\$538	98.2
Washington, Tract 0502.01	108	102	0	0	6	0	2	17	72	15	2	\$563	102.7
Washington, Tract 0502.02	184	98	5	74	7	0	39	80	55	7	3	\$549	100.2
Washington, Tract 0503.00	333	217	15	55	46	6	27	119	95	47	39	\$551	100.5

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					

Block Groups, by County

Cass, Tract 9956.00 BG 1	1,192	0.2	0.3	0.6	2.7	OK					
Cass, Tract 9956.00 BG 2	1,417	0.8	1.9	4.1	7.1	OK					
Cass, Tract 9956.00 BG 3	741	2.7	5.9	8.6	8.3	OK					
Cass, Tract 9956.00 BG 4	613	0.0	0.0	1.4	6.1	OK					
Cass, Tract 9957.00 BG 1	1,360	1.1	1.8	2.6	3.6	OK					
Cass, Tract 9957.00 BG 2	1,531	0.2	0.9	1.1	3.4	OK					
Cass, Tract 9957.00 BG 3	1,117	1.0	1.3	2.2	6.0	OK					
Cass, Tract 9958.00 BG 1	724	0.0	1.5	1.5	4.4	OK					
Cass, Tract 9958.00 BG 2	874	2.2	1.2	3.1	4.3	OK					
Cass, Tract 9958.00 BG 3	1,240	2.0	1.1	2.4	3.3	OK					
Cass, Tract 9959.00 BG 1	1,295	0.5	0.2	0.6	6.4	OK					
Cass, Tract 9959.00 BG 2	750	0.8	1.1	2.1	5.5	OK					
Cass, Tract 9959.00 BG 3	1,036	1.0	0.5	1.4	5.4	OK					
Cass, Tract 9959.00 BG 4	1,879	0.4	0.9	1.4	3.4	OK					
Cass, Tract 9960.00 BG 1	2,238	0.3	2.9	2.9	3.3	OK					
Cass, Tract 9960.00 BG 2	665	0.7	1.0	1.8	3.5	OK					
Cass, Tract 9960.00 BG 3	1,148	2.0	2.0	4.2	6.3	OK					
Cass, Tract 9961.00 BG 1	1,395	0.0	2.3	2.3	8.7	OK					
Cass, Tract 9961.00 BG 2	791	2.9	6.8	7.4	5.6	OK					
Cass, Tract 9961.00 BG 3	844	0.5	1.0	8.4	13.3	Impacted					
Cass, Tract 9961.00 BG 4	1,484	0.0	5.4	5.4	3.8	OK					
Douglas, Tract 0002.00 BG 3	638	3.0	0.0	7.1	4.3	OK					
Douglas, Tract 0002.00 BG 4	745	15.3	0.0	17.4	1.5	Impacted					
Douglas, Tract 0002.00 BG 5	1,345	35.1	2.4	37.8	18.1	Impacted					
Douglas, Tract 0002.00 BG 6	1,298	28.6	1.4	31.4	6.1	Impacted					
Douglas, Tract 0003.00 BG 1	778	62.8	4.6	67.3	18.9	Impacted					
Douglas, Tract 0003.00 BG 2	991	77.5	3.9	80.5	22.4	Impacted					
Douglas, Tract 0003.00 BG 3	849	70.6	1.2	70.6	31.7	Impacted					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99

Block Groups, by County

Cass, Tract 9956.00 BG 1	122	36	15	8	63	0	31	60	25	6	0	\$432	78.8
Cass, Tract 9956.00 BG 2	111	43	7	49	12	0	20	69	18	0	4	\$493	90.0
Cass, Tract 9956.00 BG 3	65	21	10	8	26	8	13	16	28	0	0	\$558	101.8
Cass, Tract 9956.00 BG 4	178	56	8	114	0	16	98	35	29	0	0	\$371	67.7
Cass, Tract 9957.00 BG 1	25	21	0	0	4	3	0	3	14	2	3	\$475	86.7
Cass, Tract 9957.00 BG 2	138	78	28	28	4	2	25	59	42	7	3	\$521	95.1
Cass, Tract 9957.00 BG 3	68	55	2	0	11	0	2	21	31	14	0	\$525	95.8
Cass, Tract 9958.00 BG 1	50	44	6	0	0	0	2	15	9	22	2	\$500	91.2
Cass, Tract 9958.00 BG 2	43	31	3	0	9	0	2	29	12	0	0	\$508	92.7
Cass, Tract 9958.00 BG 3	62	52	0	0	10	0	0	13	40	9	0	\$394	71.9
Cass, Tract 9959.00 BG 1	127	70	18	22	17	0	26	54	24	13	10	\$483	88.1
Cass, Tract 9959.00 BG 2	77	67	2	3	5	0	0	30	30	12	5	\$467	85.2
Cass, Tract 9959.00 BG 3	60	45	5	8	2	0	6	24	20	8	2	\$507	92.5
Cass, Tract 9959.00 BG 4	81	59	11	5	6	3	3	32	28	13	2	\$500	91.2
Cass, Tract 9960.00 BG 1	63	26	0	0	37	0	23	8	19	7	6	\$544	99.3
Cass, Tract 9960.00 BG 2	61	38	2	2	19	0	0	29	17	6	9	\$635	115.9
Cass, Tract 9960.00 BG 3	55	35	10	3	7	0	9	15	19	12	0	\$442	80.7
Cass, Tract 9961.00 BG 1	92	39	11	14	28	5	10	55	22	0	0	\$496	90.5
Cass, Tract 9961.00 BG 2	100	82	6	12	0	0	12	48	40	0	0	\$575	104.9
Cass, Tract 9961.00 BG 3	130	29	30	71	0	5	25	76	18	6	0	\$485	88.5
Cass, Tract 9961.00 BG 4	152	33	11	108	0	58	22	54	11	7	0	\$593	108.2
Douglas, Tract 0002.00 BG 3	105	73	0	32	0	0	35	40	30	0	0	\$628	114.6
Douglas, Tract 0002.00 BG 4	60	47	8	5	0	0	0	28	32	0	0	\$482	88.0
Douglas, Tract 0002.00 BG 5	103	90	8	5	0	0	5	28	50	11	9	\$717	130.8
Douglas, Tract 0002.00 BG 6	40	40	0	0	0	0	0	5	30	5	0	\$767	140.0
Douglas, Tract 0003.00 BG 1	70	70	0	0	0	0	0	8	41	10	11	\$567	103.5
Douglas, Tract 0003.00 BG 2	171	116	55	0	0	0	34	72	54	0	11	\$456	83.2
Douglas, Tract 0003.00 BG 3	129	112	0	17	0	0	31	43	25	30	0	\$437	79.7

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0004.00 BG 1	1,544	8.4	21.9	33.0	27.0	Impacted					
Douglas, Tract 0004.00 BG 2	842	0.0	0.0	0.8	16.0	Impacted					
Douglas, Tract 0005.00 BG 1	803	20.3	3.6	29.5	31.2	Impacted					
Douglas, Tract 0005.00 BG 2	849	35.8	8.5	45.0	68.7	Impacted					
Douglas, Tract 0006.00 BG 1	822	74.2	6.3	81.3	27.8	Impacted					
Douglas, Tract 0006.00 BG 2	729	56.7	0.0	56.7	21.0	Impacted					
Douglas, Tract 0007.00 BG 1	1,409	91.6	4.4	96.3	35.3	Impacted					
Douglas, Tract 0008.00 BG 1	789	78.7	2.3	79.3	24.0	Impacted					
Douglas, Tract 0008.00 BG 3	1,222	91.8	2.9	94.0	44.2	Impacted					
Douglas, Tract 0011.00 BG 1	1,234	95.9	2.7	97.7	53.0	Impacted					
Douglas, Tract 0011.00 BG 2	652	89.2	0.0	89.2	51.3	Impacted					
Douglas, Tract 0011.00 BG 3	1,008	65.3	2.2	73.4	45.7	Impacted					
Douglas, Tract 0012.00 BG 1	964	92.8	0.0	94.2	17.0	Impacted					
Douglas, Tract 0012.00 BG 2	487	90.2	7.2	96.3	36.3	Impacted					
Douglas, Tract 0012.00 BG 3	1,192	69.9	3.5	74.0	47.3	Impacted					
Douglas, Tract 0016.00 BG 1	1,076	26.1	3.9	29.5	47.6	Impacted					
Douglas, Tract 0016.00 BG 3	1,608	11.2	1.3	14.1	51.7	Impacted					
Douglas, Tract 0018.00 BG 1	1,377	37.5	7.5	45.3	22.3	Impacted					
Douglas, Tract 0018.00 BG 2	1,634	16.2	4.8	20.7	21.2	Impacted					
Douglas, Tract 0019.00 BG 1	992	22.1	21.7	43.9	29.2	Impacted					
Douglas, Tract 0019.00 BG 2	566	8.5	28.0	32.4	16.7	Impacted					
Douglas, Tract 0020.00 BG 1	811	1.6	27.7	32.3	31.2	Impacted					
Douglas, Tract 0020.00 BG 2	1,121	0.3	39.1	40.2	14.0	Impacted					
Douglas, Tract 0020.00 BG 3	1,213	5.2	59.2	65.8	16.9	Impacted					
Douglas, Tract 0021.00 BG 1	989	8.3	23.7	33.1	26.5	Impacted					
Douglas, Tract 0021.00 BG 2	1,288	6.7	30.1	38.0	21.9	Impacted					
Douglas, Tract 0022.00 BG 1	659	5.2	15.9	19.6	10.9	OK					
Douglas, Tract 0022.00 BG 2	742	5.0	11.7	17.2	10.8	OK					
Douglas, Tract 0023.00 BG 1	978	5.9	14.3	16.7	12.6	Impacted					
Douglas, Tract 0023.00 BG 2	585	3.6	34.2	36.4	6.9	OK					
Douglas, Tract 0023.00 BG 3	742	6.5	8.6	18.5	11.1	OK					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0004.00 BG 1	105	47	0	5	53	0	16	64	15	10	0	\$358	65.3
Douglas, Tract 0004.00 BG 2	123	110	13	0	0	0	40	65	12	6	0	\$509	92.9
Douglas, Tract 0005.00 BG 1	152	73	9	70	0	6	48	31	41	26	0	\$623	113.7
Douglas, Tract 0005.00 BG 2	6	0	0	6	0	0	6	0	0	0	0	\$425	77.6
Douglas, Tract 0006.00 BG 1	169	87	12	70	0	0	93	21	49	6	0	\$456	83.2
Douglas, Tract 0006.00 BG 2	111	106	5	0	0	0	10	32	46	18	5	\$566	103.3
Douglas, Tract 0007.00 BG 1	292	163	31	98	0	0	104	94	71	23	0	\$397	72.4
Douglas, Tract 0008.00 BG 1	165	120	29	16	0	0	30	53	82	0	0	\$561	102.4
Douglas, Tract 0008.00 BG 3	195	132	24	39	0	0	31	71	57	25	11	\$435	79.4
Douglas, Tract 0011.00 BG 1	266	67	111	88	0	8	64	77	91	18	8	\$289	52.7
Douglas, Tract 0011.00 BG 2	150	36	49	65	0	0	32	32	60	16	10	\$150	27.4
Douglas, Tract 0011.00 BG 3	313	98	14	201	0	6	39	188	53	27	0	\$547	99.8
Douglas, Tract 0012.00 BG 1	191	62	59	70	0	8	19	98	35	19	12	\$492	89.8
Douglas, Tract 0012.00 BG 2	90	33	21	36	0	0	33	28	29	0	0	\$428	78.1
Douglas, Tract 0012.00 BG 3	290	50	55	185	0	24	52	170	44	0	0	\$436	79.6
Douglas, Tract 0016.00 BG 1	426	0	0	426	0	231	180	15	0	0	0	\$356	65.0
Douglas, Tract 0016.00 BG 3	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0018.00 BG 1	292	7	31	254	0	55	101	127	9	0	0	\$460	83.9
Douglas, Tract 0018.00 BG 2	842	0	13	829	0	153	380	301	0	0	8	\$616	112.4
Douglas, Tract 0019.00 BG 1	662	8	17	637	0	221	364	69	8	0	0	\$358	65.3
Douglas, Tract 0019.00 BG 2	170	39	17	114	0	39	69	23	18	21	0	\$294	53.6
Douglas, Tract 0020.00 BG 1	149	108	16	25	0	7	79	37	26	0	0	\$506	92.3
Douglas, Tract 0020.00 BG 2	164	62	50	52	0	0	66	68	30	0	0	\$432	78.8
Douglas, Tract 0020.00 BG 3	171	64	28	79	0	18	63	70	15	5	0	\$426	77.7
Douglas, Tract 0021.00 BG 1	335	116	30	189	0	49	184	73	29	0	0	\$304	55.5
Douglas, Tract 0021.00 BG 2	240	126	63	51	0	0	65	110	50	7	8	\$529	96.5
Douglas, Tract 0022.00 BG 1	122	44	38	40	0	12	23	62	25	0	0	\$461	84.1
Douglas, Tract 0022.00 BG 2	131	37	14	80	0	5	45	61	14	6	0	\$413	75.4
Douglas, Tract 0023.00 BG 1	159	20	33	106	0	6	28	67	41	17	0	\$366	66.8
Douglas, Tract 0023.00 BG 2	58	31	7	20	0	0	20	24	14	0	0	\$564	102.9
Douglas, Tract 0023.00 BG 3	100	30	21	49	0	0	49	39	12	0	0	\$433	79.0

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0024.00 BG 1	668	0.0	20.8	21.9	5.5	OK					
Douglas, Tract 0024.00 BG 2	919	8.1	24.8	32.9	13.5	Impacted					
Douglas, Tract 0024.00 BG 3	725	6.1	46.6	49.1	21.1	Impacted					
Douglas, Tract 0024.00 BG 4	1,041	9.1	42.4	49.7	24.0	Impacted					
Douglas, Tract 0025.00 BG 1	872	0.0	10.1	10.1	5.2	OK					
Douglas, Tract 0025.00 BG 2	787	10.2	10.2	16.6	9.0	OK					
Douglas, Tract 0025.00 BG 3	921	2.5	34.5	36.5	10.4	OK					
Douglas, Tract 0026.00 BG 1	1,409	5.2	66.6	68.7	19.5	Impacted					
Douglas, Tract 0026.00 BG 2	904	3.1	42.6	52.8	11.4	Impacted					
Douglas, Tract 0027.00 BG 1	850	1.5	60.0	60.6	20.1	Impacted					
Douglas, Tract 0027.00 BG 2	691	15.6	47.3	61.5	13.7	Impacted					
Douglas, Tract 0027.00 BG 3	899	3.8	46.0	49.8	21.2	Impacted					
Douglas, Tract 0028.00 BG 1	1,073	5.4	54.1	60.1	20.4	Impacted					
Douglas, Tract 0028.00 BG 2	980	7.4	38.2	42.6	13.9	Impacted					
Douglas, Tract 0028.00 BG 3	1,016	7.2	31.4	38.6	15.4	Impacted					
Douglas, Tract 0029.00 BG 1	1,623	5.6	39.9	43.2	12.0	Impacted					
Douglas, Tract 0029.00 BG 2	932	28.9	42.6	64.7	46.3	Impacted					
Douglas, Tract 0029.00 BG 3	1,130	15.8	47.9	65.6	2.1	Impacted					
Douglas, Tract 0029.00 BG 4	1,353	66.4	19.4	87.5	74.8	Impacted					
Douglas, Tract 0030.00 BG 1	914	4.1	16.3	18.3	8.9	OK					
Douglas, Tract 0030.00 BG 2	756	14.9	12.6	26.6	12.7	Impacted					
Douglas, Tract 0030.00 BG 3	840	1.1	2.1	3.2	6.4	OK					
Douglas, Tract 0030.00 BG 4	1,117	2.3	14.0	15.5	8.2	OK					
Douglas, Tract 0030.00 BG 5	697	11.0	37.9	49.0	22.6	Impacted					
Douglas, Tract 0030.00 BG 6	925	8.7	41.5	47.6	9.3	OK					
Douglas, Tract 0030.00 BG 8	749	3.7	18.6	22.3	14.5	Impacted					
Douglas, Tract 0031.00 BG 1	769	6.9	19.6	26.2	27.3	Impacted					
Douglas, Tract 0031.00 BG 2	807	5.8	15.3	20.1	13.7	Impacted					
Douglas, Tract 0031.00 BG 3	710	2.9	6.5	7.5	0.7	OK					
Douglas, Tract 0031.00 BG 4	853	12.6	26.7	31.9	23.3	Impacted					
Douglas, Tract 0032.00 BG 1	1,069	3.0	38.1	40.7	14.1	Impacted					

Alan Fox Consulting, March 2004. 2000 Census data from CensusCD 2000 (GeoLytics, Inc)

"Impacted"---Percent black > City (15.1%) or percent poor > City (11.3%).

*/ Includes some Mod Rehab units.

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0024.00 BG 1	127	62	30	35	0	0	84	18	12	13	0	\$476	86.9
Douglas, Tract 0024.00 BG 2	150	61	37	52	0	7	31	74	24	14	0	\$486	88.7
Douglas, Tract 0024.00 BG 3	117	51	38	28	0	0	54	57	6	0	0	\$473	86.3
Douglas, Tract 0024.00 BG 4	229	104	47	78	0	18	79	86	46	0	0	\$473	86.3
Douglas, Tract 0025.00 BG 1	88	88	0	0	0	0	33	29	19	7	0	\$536	97.8
Douglas, Tract 0025.00 BG 2	76	29	18	29	0	0	35	35	6	0	0	\$473	86.3
Douglas, Tract 0025.00 BG 3	89	38	7	44	0	16	28	25	13	7	0	\$604	110.2
Douglas, Tract 0026.00 BG 1	152	54	62	36	0	18	28	67	32	7	0	\$500	91.2
Douglas, Tract 0026.00 BG 2	47	29	0	18	0	0	0	28	19	0	0	\$651	118.8
Douglas, Tract 0027.00 BG 1	192	60	59	73	0	34	73	56	29	0	0	\$376	68.6
Douglas, Tract 0027.00 BG 2	74	44	3	27	0	5	31	8	25	5	0	\$477	87.0
Douglas, Tract 0027.00 BG 3	77	57	12	8	0	0	17	31	15	14	0	\$589	107.5
Douglas, Tract 0028.00 BG 1	98	65	22	11	0	13	44	35	6	0	0	\$513	93.6
Douglas, Tract 0028.00 BG 2	182	88	10	84	0	8	58	95	21	0	0	\$449	81.9
Douglas, Tract 0028.00 BG 3	72	57	15	0	0	0	22	6	44	0	0	\$519	94.7
Douglas, Tract 0029.00 BG 1	114	58	30	26	0	0	36	41	20	8	9	\$539	98.4
Douglas, Tract 0029.00 BG 2	154	30	13	111	0	0	6	62	86	0	0	\$325	59.3
Douglas, Tract 0029.00 BG 3	72	58	0	6	8	0	25	40	7	0	0	\$476	86.9
Douglas, Tract 0029.00 BG 4	367	30	57	280	0	0	123	74	111	26	33	\$99	18.1
Douglas, Tract 0030.00 BG 1	52	26	18	8	0	0	34	9	0	9	0	\$461	84.1
Douglas, Tract 0030.00 BG 2	101	58	18	25	0	0	62	9	20	10	0	\$597	108.9
Douglas, Tract 0030.00 BG 3	31	31	0	0	0	0	0	31	0	0	0	\$708	129.2
Douglas, Tract 0030.00 BG 4	80	16	55	9	0	0	8	38	27	7	0	\$703	128.3
Douglas, Tract 0030.00 BG 5	17	17	0	0	0	0	0	17	0	0	0	\$653	119.2
Douglas, Tract 0030.00 BG 6	53	24	15	14	0	0	16	37	0	0	0	\$368	67.2
Douglas, Tract 0030.00 BG 8	130	56	0	74	0	0	74	11	21	13	11	\$350	63.9
Douglas, Tract 0031.00 BG 1	122	29	10	83	0	7	11	55	49	0	0	\$321	58.6
Douglas, Tract 0031.00 BG 2	61	33	7	21	0	8	13	14	20	6	0	\$629	114.8
Douglas, Tract 0031.00 BG 3	39	25	8	6	0	0	22	17	0	0	0	\$603	110.0
Douglas, Tract 0031.00 BG 4	92	69	17	6	0	15	12	44	21	0	0	\$530	96.7
Douglas, Tract 0032.00 BG 1	294	45	11	238	0	45	172	44	19	14	0	\$276	50.4

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0032.00 BG 2	1,334	6.9	62.9	66.6	25.4	Impacted					
Douglas, Tract 0033.00 BG 1	1,199	3.4	33.9	39.2	16.4	Impacted					
Douglas, Tract 0033.00 BG 2	1,011	6.7	41.7	48.7	13.0	Impacted					
Douglas, Tract 0034.01 BG 1	1,011	1.3	11.3	14.0	9.3	OK					
Douglas, Tract 0034.01 BG 2	690	10.5	6.9	17.4	3.4	OK					
Douglas, Tract 0034.01 BG 3	960	10.6	13.7	24.3	16.2	Impacted					
Douglas, Tract 0034.01 BG 4	764	0.0	5.6	5.6	1.8	OK					
Douglas, Tract 0034.02 BG 1	899	0.5	0.0	0.5	3.9	OK					
Douglas, Tract 0034.02 BG 2	828	5.7	10.1	17.5	7.8	OK					
Douglas, Tract 0034.02 BG 3	806	9.3	12.0	19.7	13.4	Impacted					
Douglas, Tract 0035.00 BG 1	801	0.9	7.3	8.2	5.3	OK					
Douglas, Tract 0035.00 BG 2	612	2.2	9.2	11.4	1.0	OK					
Douglas, Tract 0035.00 BG 3	1,673	2.3	0.4	3.7	3.8	OK					
Douglas, Tract 0035.00 BG 4	1,240	4.7	7.9	12.6	8.9	OK					
Douglas, Tract 0036.00 BG 1	1,033	0.5	3.4	3.9	19.5	Impacted					
Douglas, Tract 0036.00 BG 2	997	0.8	0.0	0.8	4.9	OK					
Douglas, Tract 0036.00 BG 3	765	4.1	2.4	5.2	8.0	OK					
Douglas, Tract 0036.00 BG 4	834	0.0	5.6	5.6	8.3	OK					
Douglas, Tract 0036.00 BG 5	803	3.9	4.5	7.8	3.4	OK					
Douglas, Tract 0037.00 BG 1	923	0.7	2.5	2.5	4.6	OK					
Douglas, Tract 0037.00 BG 2	986	0.9	0.6	4.0	3.5	OK					
Douglas, Tract 0037.00 BG 3	633	0.0	2.8	2.8	15.0	Impacted					
Douglas, Tract 0038.00 BG 1	1,047	15.0	10.3	25.6	11.3	Impacted					
Douglas, Tract 0038.00 BG 2	1,536	5.7	45.4	51.5	20.9	Impacted					
Douglas, Tract 0038.00 BG 3	1,212	7.1	12.0	19.3	21.7	Impacted					
Douglas, Tract 0038.00 BG 4	694	5.9	6.3	11.3	7.0	OK					
Douglas, Tract 0039.00 BG 1	1,924	15.5	44.8	58.1	19.3	Impacted					
Douglas, Tract 0039.00 BG 2	1,018	10.3	37.1	48.5	31.3	Impacted					
Douglas, Tract 0040.00 BG 1	1,118	17.6	11.7	32.6	49.2	Impacted					
Douglas, Tract 0040.00 BG 2	598	15.6	2.4	17.2	17.6	Impacted					
Douglas, Tract 0040.00 BG 3	1,278	9.2	50.1	57.8	35.9	Impacted					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0032.00 BG 2	407	69	18	320	0	63	261	55	22	6	0	\$393	71.7
Douglas, Tract 0033.00 BG 1	155	27	50	78	0	0	50	66	23	10	6	\$520	94.9
Douglas, Tract 0033.00 BG 2	100	44	29	27	0	0	31	30	31	8	0	\$457	83.4
Douglas, Tract 0034.01 BG 1	221	17	12	192	0	43	97	74	7	0	0	\$437	79.7
Douglas, Tract 0034.01 BG 2	74	20	7	47	0	7	0	43	20	4	0	\$598	109.1
Douglas, Tract 0034.01 BG 3	243	37	80	121	5	19	30	158	23	13	0	\$578	105.5
Douglas, Tract 0034.01 BG 4	65	46	7	12	0	6	13	33	13	0	0	\$596	108.8
Douglas, Tract 0034.02 BG 1	55	26	15	14	0	0	21	8	20	6	0	\$666	121.5
Douglas, Tract 0034.02 BG 2	39	20	13	6	0	0	13	6	14	6	0	\$512	93.4
Douglas, Tract 0034.02 BG 3	93	52	15	26	0	7	6	54	26	0	0	\$512	93.4
Douglas, Tract 0035.00 BG 1	230	33	8	189	0	17	123	77	0	13	0	\$467	85.2
Douglas, Tract 0035.00 BG 2	30	14	16	0	0	0	0	30	0	0	0	\$488	89.1
Douglas, Tract 0035.00 BG 3	115	49	50	16	0	0	25	59	31	0	0	\$580	105.8
Douglas, Tract 0035.00 BG 4	272	55	16	201	0	0	121	139	0	12	0	\$588	107.3
Douglas, Tract 0036.00 BG 1	135	92	15	28	0	0	36	69	30	0	0	\$651	118.8
Douglas, Tract 0036.00 BG 2	27	20	7	0	0	0	0	15	12	0	0	\$691	126.1
Douglas, Tract 0036.00 BG 3	99	48	16	35	0	0	30	44	25	0	0	\$669	122.1
Douglas, Tract 0036.00 BG 4	83	76	7	0	0	0	14	24	37	8	0	\$726	132.5
Douglas, Tract 0036.00 BG 5	57	44	7	6	0	6	0	32	14	5	0	\$642	117.2
Douglas, Tract 0037.00 BG 1	19	13	6	0	0	0	6	13	0	0	0	\$1,518	277.0
Douglas, Tract 0037.00 BG 2	27	27	0	0	0	0	0	12	15	0	0	\$632	115.3
Douglas, Tract 0037.00 BG 3	65	48	0	17	0	0	26	11	22	6	0	\$506	92.3
Douglas, Tract 0038.00 BG 1	120	31	17	72	0	0	55	34	20	5	6	\$449	81.9
Douglas, Tract 0038.00 BG 2	564	53	15	496	0	98	298	131	15	8	14	\$391	71.4
Douglas, Tract 0038.00 BG 3	331	39	14	278	0	15	248	21	28	13	6	\$341	62.2
Douglas, Tract 0038.00 BG 4	42	5	5	32	0	7	11	19	5	0	0	\$417	76.1
Douglas, Tract 0039.00 BG 1	673	62	51	560	0	129	347	145	32	16	4	\$395	72.1
Douglas, Tract 0039.00 BG 2	244	53	75	116	0	24	115	50	55	0	0	\$430	78.5
Douglas, Tract 0040.00 BG 1	500	29	14	457	0	67	366	57	10	0	0	\$206	37.6
Douglas, Tract 0040.00 BG 2	355	0	6	349	0	80	195	80	0	0	0	\$349	63.7
Douglas, Tract 0040.00 BG 3	539	17	41	481	0	58	320	121	36	4	0	\$387	70.6

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0042.00 BG 1	752	17.0	6.9	23.1	15.3	Impacted					
Douglas, Tract 0042.00 BG 2	804	4.4	10.0	17.7	9.4	OK					
Douglas, Tract 0043.00 BG 1	1,128	8.3	2.7	10.2	15.5	Impacted					
Douglas, Tract 0043.00 BG 2	1,018	3.1	4.6	8.6	28.5	Impacted					
Douglas, Tract 0043.00 BG 3	782	9.3	26.0	34.6	1.9	OK					
Douglas, Tract 0044.00 BG 1	755	9.5	2.0	11.5	15.0	Impacted					
Douglas, Tract 0044.00 BG 2	810	0.0	5.0	5.0	7.3	OK					
Douglas, Tract 0045.00 BG 1	870	2.1	2.5	3.8	10.6	OK					
Douglas, Tract 0045.00 BG 2	746	1.8	6.6	7.4	1.0	OK					
Douglas, Tract 0045.00 BG 3	878	0.5	3.4	3.9	4.8	OK					
Douglas, Tract 0045.00 BG 4	575	4.3	1.4	5.0	11.1	OK					
Douglas, Tract 0046.00 BG 1	702	1.0	1.8	4.8	1.6	OK					
Douglas, Tract 0046.00 BG 2	629	0.0	2.0	3.1	0.0	OK					
Douglas, Tract 0046.00 BG 3	1,088	2.4	5.6	8.0	15.6	Impacted					
Douglas, Tract 0047.00 BG 1	1,271	1.8	0.0	1.8	3.3	OK					
Douglas, Tract 0047.00 BG 2	1,517	5.4	1.6	6.7	6.7	OK					
Douglas, Tract 0048.00 BG 1	757	10.0	10.0	15.4	5.5	OK					
Douglas, Tract 0048.00 BG 2	1,118	20.9	3.0	25.7	6.7	Impacted					
Douglas, Tract 0048.00 BG 3	1,299	6.4	0.0	12.2	20.1	Impacted					
Douglas, Tract 0048.00 BG 4	1,249	2.1	1.1	4.0	12.0	Impacted					
Douglas, Tract 0049.00 BG 1	721	13.3	4.4	21.1	12.6	Impacted					
Douglas, Tract 0049.00 BG 2	617	25.6	13.3	38.9	24.4	Impacted					
Douglas, Tract 0049.00 BG 3	726	39.7	18.2	54.9	21.0	Impacted					
Douglas, Tract 0049.00 BG 4	1,028	22.5	19.3	41.3	23.1	Impacted					
Douglas, Tract 0049.00 BG 5	763	5.7	5.0	10.7	7.3	OK					
Douglas, Tract 0049.00 BG 6	772	11.4	8.1	19.6	6.3	OK					
Douglas, Tract 0050.00 BG 1	978	25.9	14.2	39.4	33.2	Impacted					
Douglas, Tract 0050.00 BG 2	903	31.0	20.8	51.3	30.7	Impacted					
Douglas, Tract 0050.00 BG 3	743	7.4	26.6	33.4	26.6	Impacted					
Douglas, Tract 0050.00 BG 4	756	6.4	2.5	8.9	15.2	Impacted					
Douglas, Tract 0050.00 BG 5	750	9.2	15.3	22.8	13.4	Impacted					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0042.00 BG 1	378	37	75	266	0	28	183	131	29	7	0	\$422	77.0
Douglas, Tract 0042.00 BG 2	255	28	47	180	0	15	156	63	21	0	0	\$461	84.1
Douglas, Tract 0043.00 BG 1	615	13	48	554	0	81	396	119	15	0	4	\$418	76.3
Douglas, Tract 0043.00 BG 2	520	17	16	487	0	21	262	209	6	22	0	\$488	89.1
Douglas, Tract 0043.00 BG 3	147	24	56	67	0	15	61	59	12	0	0	\$446	81.4
Douglas, Tract 0044.00 BG 1	204	75	80	49	0	8	62	72	45	10	7	\$695	126.8
Douglas, Tract 0044.00 BG 2	44	24	20	0	0	0	6	34	4	0	0	\$528	96.4
Douglas, Tract 0045.00 BG 1	187	18	15	154	0	27	77	55	21	0	7	\$472	86.1
Douglas, Tract 0045.00 BG 2	51	16	29	6	0	0	6	12	23	10	0	\$603	110.0
Douglas, Tract 0045.00 BG 3	99	41	12	46	0	0	58	34	7	0	0	\$388	70.8
Douglas, Tract 0045.00 BG 4	38	16	10	12	0	0	12	10	16	0	0	\$485	88.5
Douglas, Tract 0046.00 BG 1	15	0	15	0	0	0	9	0	0	6	0	\$692	126.3
Douglas, Tract 0046.00 BG 2	38	18	20	0	0	0	8	6	24	0	0	\$646	117.9
Douglas, Tract 0046.00 BG 3	280	55	15	210	0	38	146	39	52	5	0	\$490	89.4
Douglas, Tract 0047.00 BG 1	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0047.00 BG 2	26	14	0	12	0	0	6	12	8	0	0	\$950	173.4
Douglas, Tract 0048.00 BG 1	39	32	7	0	0	0	8	15	16	0	0	\$894	163.1
Douglas, Tract 0048.00 BG 2	401	19	21	361	0	9	189	186	10	7	0	\$436	79.6
Douglas, Tract 0048.00 BG 3	507	55	36	416	0	20	282	153	45	0	7	\$426	77.7
Douglas, Tract 0048.00 BG 4	547	35	89	423	0	26	293	185	36	7	0	\$444	81.0
Douglas, Tract 0049.00 BG 1	170	37	16	107	10	8	57	84	0	21	0	\$357	65.1
Douglas, Tract 0049.00 BG 2	212	46	56	110	0	8	93	59	44	8	0	\$387	70.6
Douglas, Tract 0049.00 BG 3	317	32	19	266	0	18	196	91	0	12	0	\$394	71.9
Douglas, Tract 0049.00 BG 4	387	44	31	312	0	36	204	109	38	0	0	\$408	74.5
Douglas, Tract 0049.00 BG 5	150	44	32	74	0	10	57	46	29	8	0	\$481	87.8
Douglas, Tract 0049.00 BG 6	357	34	56	267	0	0	275	74	0	8	0	\$440	80.3
Douglas, Tract 0050.00 BG 1	241	100	47	94	0	3	81	57	58	17	25	\$512	93.4
Douglas, Tract 0050.00 BG 2	292	49	49	194	0	42	143	58	21	12	16	\$406	74.1
Douglas, Tract 0050.00 BG 3	267	7	74	186	0	27	159	31	43	0	7	\$426	77.7
Douglas, Tract 0050.00 BG 4	253	38	36	179	0	21	132	59	18	11	12	\$398	72.6
Douglas, Tract 0050.00 BG 5	316	0	46	270	0	23	190	71	32	0	0	\$434	79.2

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0051.00 BG 1	1,245	51.7	8.2	54.7	12.4	Impacted					
Douglas, Tract 0051.00 BG 2	702	45.9	5.7	54.8	52.3	Impacted					
Douglas, Tract 0051.00 BG 3	906	15.1	22.4	37.3	22.8	Impacted					
Douglas, Tract 0052.00 BG 1	1,076	95.9	3.7	99.6	46.6	Impacted					
Douglas, Tract 0052.00 BG 2	746	86.5	0.0	87.8	31.9	Impacted					
Douglas, Tract 0053.00 BG 1	725	78.5	12.6	87.6	23.6	Impacted					
Douglas, Tract 0053.00 BG 2	703	59.7	1.4	67.5	56.4	Impacted					
Douglas, Tract 0053.00 BG 3	730	64.9	2.4	68.2	31.5	Impacted					
Douglas, Tract 0054.00 BG 1	901	77.0	0.0	78.4	17.7	Impacted					
Douglas, Tract 0054.00 BG 2	817	56.7	5.1	67.2	31.3	Impacted					
Douglas, Tract 0054.00 BG 3	823	44.8	6.6	62.7	30.0	Impacted					
Douglas, Tract 0054.00 BG 4	841	18.0	6.9	31.3	21.1	Impacted					
Douglas, Tract 0055.00 BG 1	846	9.2	3.0	15.5	9.2	OK					
Douglas, Tract 0055.00 BG 2	875	0.0	2.5	3.7	6.2	OK					
Douglas, Tract 0055.00 BG 3	656	2.8	0.0	2.8	2.9	OK					
Douglas, Tract 0055.00 BG 4	719	8.8	4.4	13.2	1.1	OK					
Douglas, Tract 0055.00 BG 5	1,006	0.0	2.1	2.1	2.8	OK					
Douglas, Tract 0055.00 BG 6	1,109	5.3	2.1	7.5	0.8	OK					
Douglas, Tract 0056.00 BG 1	1,104	15.6	0.7	17.4	4.1	Impacted					
Douglas, Tract 0056.00 BG 2	701	3.1	0.0	3.1	5.6	OK					
Douglas, Tract 0056.00 BG 3	723	6.8	5.2	12.1	9.8	OK					
Douglas, Tract 0056.00 BG 4	794	2.2	1.2	3.3	9.6	OK					
Douglas, Tract 0056.00 BG 5	844	1.8	1.1	2.5	3.2	OK					
Douglas, Tract 0057.00 BG 1	1,013	7.5	1.4	8.9	4.2	OK					
Douglas, Tract 0057.00 BG 2	899	30.4	7.9	41.3	29.7	Impacted					
Douglas, Tract 0057.00 BG 3	831	8.9	0.0	9.8	12.9	Impacted					
Douglas, Tract 0057.00 BG 4	1,046	16.6	3.6	22.1	16.7	Impacted					
Douglas, Tract 0057.00 BG 5	656	11.3	1.7	13.0	1.6	OK					
Douglas, Tract 0058.00 BG 1	997	79.2	0.0	79.2	34.1	Impacted					
Douglas, Tract 0058.00 BG 2	640	40.2	4.0	44.2	17.1	Impacted					
Douglas, Tract 0058.00 BG 3	888	13.0	3.6	16.0	4.2	OK					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0051.00 BG 1	100	61	12	27	0	0	23	30	34	5	8	\$563	102.7
Douglas, Tract 0051.00 BG 2	207	69	14	124	0	47	45	75	18	9	13	\$429	78.3
Douglas, Tract 0051.00 BG 3	427	35	37	355	0	55	191	158	5	18	0	\$432	78.8
Douglas, Tract 0052.00 BG 1	284	129	7	148	0	14	57	136	67	10	0	\$345	63.0
Douglas, Tract 0052.00 BG 2	124	102	22	0	0	0	6	47	51	15	5	\$525	95.8
Douglas, Tract 0053.00 BG 1	176	127	0	49	0	7	69	44	30	20	6	\$540	98.5
Douglas, Tract 0053.00 BG 2	175	140	24	0	11	0	21	104	44	6	0	\$467	85.2
Douglas, Tract 0053.00 BG 3	91	69	22	0	0	6	8	43	29	5	0	\$486	88.7
Douglas, Tract 0054.00 BG 1	129	122	0	7	0	7	14	44	57	7	0	\$560	102.2
Douglas, Tract 0054.00 BG 2	112	97	6	9	0	7	26	33	30	16	0	\$498	90.9
Douglas, Tract 0054.00 BG 3	163	119	12	32	0	16	18	56	42	16	15	\$546	99.6
Douglas, Tract 0054.00 BG 4	171	67	25	79	0	20	37	60	46	8	0	\$497	90.7
Douglas, Tract 0055.00 BG 1	134	70	11	53	0	0	38	75	21	0	0	\$550	100.4
Douglas, Tract 0055.00 BG 2	36	26	0	10	0	10	9	0	9	8	0	\$544	99.3
Douglas, Tract 0055.00 BG 3	19	19	0	0	0	0	0	10	9	0	0	\$675	123.2
Douglas, Tract 0055.00 BG 4	135	49	76	10	0	0	10	47	69	9	0	\$647	118.1
Douglas, Tract 0055.00 BG 5	99	52	47	0	0	0	0	71	20	8	0	\$691	126.1
Douglas, Tract 0055.00 BG 6	88	59	0	29	0	10	29	41	8	0	0	\$523	95.4
Douglas, Tract 0056.00 BG 1	187	61	19	107	0	6	58	76	39	8	0	\$484	88.3
Douglas, Tract 0056.00 BG 2	44	34	5	5	0	0	11	27	0	6	0	\$597	108.9
Douglas, Tract 0056.00 BG 3	46	9	16	21	0	0	12	25	9	0	0	\$469	85.6
Douglas, Tract 0056.00 BG 4	107	32	49	26	0	6	30	58	13	0	0	\$605	110.4
Douglas, Tract 0056.00 BG 5	64	57	7	0	0	0	14	38	6	6	0	\$635	115.9
Douglas, Tract 0057.00 BG 1	87	52	12	23	0	0	22	44	21	0	0	\$588	107.3
Douglas, Tract 0057.00 BG 2	209	101	29	79	0	7	38	85	65	14	0	\$505	92.2
Douglas, Tract 0057.00 BG 3	187	61	6	120	0	15	100	52	11	9	0	\$206	37.6
Douglas, Tract 0057.00 BG 4	80	68	12	0	0	0	0	52	18	10	0	\$588	107.3
Douglas, Tract 0057.00 BG 5	106	11	42	53	0	5	49	18	29	5	0	\$404	73.7
Douglas, Tract 0058.00 BG 1	346	10	41	295	0	23	144	147	14	8	10	\$441	80.5
Douglas, Tract 0058.00 BG 2	48	48	0	0	0	0	10	6	28	0	4	\$829	151.3
Douglas, Tract 0058.00 BG 3	54	48	0	6	0	8	14	19	0	13	0	\$675	123.2

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0058.00 BG 4	752	21.1	8.4	29.6	13.2	Impacted					
Douglas, Tract 0058.00 BG 5	737	15.6	2.0	17.6	16.6	Impacted					
Douglas, Tract 0058.00 BG 6	849	44.5	7.2	54.3	9.7	Impacted					
Douglas, Tract 0059.01 BG 1	1,233	76.3	3.7	81.1	32.1	Impacted					
Douglas, Tract 0059.01 BG 2	698	60.7	2.2	61.2	16.7	Impacted					
Douglas, Tract 0059.01 BG 3	723	92.2	0.0	92.2	34.3	Impacted					
Douglas, Tract 0059.02 BG 1	1,112	84.9	0.6	88.2	21.4	Impacted					
Douglas, Tract 0059.02 BG 2	1,116	90.7	6.6	94.7	42.7	Impacted					
Douglas, Tract 0060.00 BG 1	640	59.8	0.0	65.8	55.9	Impacted					
Douglas, Tract 0060.00 BG 2	1,034	74.0	6.5	79.8	44.7	Impacted					
Douglas, Tract 0060.00 BG 3	936	80.7	1.1	80.7	27.9	Impacted					
Douglas, Tract 0060.00 BG 4	841	69.8	5.4	75.1	31.6	Impacted					
Douglas, Tract 0060.00 BG 5	891	53.4	1.3	55.9	27.2	Impacted					
Douglas, Tract 0061.01 BG 1	778	57.5	6.2	60.0	26.5	Impacted					
Douglas, Tract 0061.01 BG 2	753	75.5	2.7	78.6	22.0	Impacted					
Douglas, Tract 0061.01 BG 3	1,022	74.3	3.0	76.1	25.5	Impacted					
Douglas, Tract 0061.02 BG 1	794	39.8	4.9	44.6	13.0	Impacted					
Douglas, Tract 0061.02 BG 2	870	55.1	2.3	58.1	32.7	Impacted					
Douglas, Tract 0061.02 BG 3	903	66.5	0.6	67.5	23.6	Impacted					
Douglas, Tract 0061.02 BG 4	911	66.5	7.5	74.0	19.0	Impacted					
Douglas, Tract 0061.02 BG 5	719	54.3	6.9	60.1	22.1	Impacted					
Douglas, Tract 0062.02 BG 1	916	4.1	1.6	7.1	11.1	OK					
Douglas, Tract 0062.02 BG 2	949	13.8	3.3	23.1	21.9	Impacted					
Douglas, Tract 0062.02 BG 4	1,253	37.8	5.4	42.3	20.7	Impacted					
Douglas, Tract 0062.02 BG 5	1,215	40.8	4.6	45.4	13.7	Impacted					
Douglas, Tract 0062.02 BG 6	833	57.5	4.7	62.3	8.6	Impacted					
Douglas, Tract 0063.01 BG 1	1,041	27.4	2.4	31.9	8.0	Impacted					
Douglas, Tract 0063.01 BG 2	807	82.3	0.0	87.6	65.5	Impacted					
Douglas, Tract 0063.01 BG 3	1,007	70.8	0.0	70.8	7.7	Impacted					
Douglas, Tract 0063.02 BG 1	1,069	52.0	2.6	58.2	18.0	Impacted					
Douglas, Tract 0063.02 BG 2	804	78.5	0.0	78.5	1.1	Impacted					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apartments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0058.00 BG 4	102	48	4	50	0	0	24	57	13	8	0	\$496	90.5
Douglas, Tract 0058.00 BG 5	36	36	0	0	0	0	0	21	7	8	0	\$754	137.6
Douglas, Tract 0058.00 BG 6	29	17	12	0	0	0	6	0	17	6	0	\$581	106.0
Douglas, Tract 0059.01 BG 1	204	197	7	0	0	0	26	124	32	17	5	\$545	99.5
Douglas, Tract 0059.01 BG 2	152	77	6	63	6	19	39	51	33	10	0	\$455	83.0
Douglas, Tract 0059.01 BG 3	94	89	0	5	0	4	5	41	44	0	0	\$602	109.9
Douglas, Tract 0059.02 BG 1	179	131	39	9	0	0	47	72	55	5	0	\$491	89.6
Douglas, Tract 0059.02 BG 2	189	167	13	9	0	6	56	71	38	18	0	\$587	107.1
Douglas, Tract 0060.00 BG 1	120	83	23	14	0	0	32	49	21	18	0	\$441	80.5
Douglas, Tract 0060.00 BG 2	163	147	7	9	0	11	27	77	41	7	0	\$449	81.9
Douglas, Tract 0060.00 BG 3	168	161	7	0	0	0	12	47	92	7	10	\$571	104.2
Douglas, Tract 0060.00 BG 4	99	94	5	0	0	6	0	48	27	11	7	\$586	106.9
Douglas, Tract 0060.00 BG 5	142	118	8	16	0	0	24	76	42	0	0	\$580	105.8
Douglas, Tract 0061.01 BG 1	134	117	4	6	7	0	17	61	56	0	0	\$572	104.4
Douglas, Tract 0061.01 BG 2	87	70	6	11	0	0	9	26	39	13	0	\$538	98.2
Douglas, Tract 0061.01 BG 3	174	77	6	91	0	9	13	88	57	7	0	\$468	85.4
Douglas, Tract 0061.02 BG 1	54	39	15	0	0	0	0	15	28	6	5	\$624	113.9
Douglas, Tract 0061.02 BG 2	90	84	0	6	0	6	0	0	49	29	6	\$633	115.5
Douglas, Tract 0061.02 BG 3	110	110	0	0	0	0	7	54	31	18	0	\$520	94.9
Douglas, Tract 0061.02 BG 4	152	134	18	0	0	0	9	83	52	0	8	\$571	104.2
Douglas, Tract 0061.02 BG 5	83	76	7	0	0	0	0	16	63	0	4	\$454	82.8
Douglas, Tract 0062.02 BG 1	169	34	9	126	0	4	108	26	26	5	0	\$427	77.9
Douglas, Tract 0062.02 BG 2	76	49	12	15	0	0	15	20	23	18	0	\$721	131.6
Douglas, Tract 0062.02 BG 4	94	79	7	8	0	0	0	27	47	20	0	\$669	122.1
Douglas, Tract 0062.02 BG 5	109	98	6	5	0	0	6	39	43	17	4	\$671	122.4
Douglas, Tract 0062.02 BG 6	69	64	5	0	0	5	5	26	20	13	0	\$563	102.7
Douglas, Tract 0063.01 BG 1	25	7	9	9	0	9	0	7	9	0	0	\$725	132.3
Douglas, Tract 0063.01 BG 2	252	14	0	238	0	9	39	76	114	14	0	\$148	27.0
Douglas, Tract 0063.01 BG 3	262	10	8	244	0	35	146	53	18	10	0	\$254	46.4
Douglas, Tract 0063.02 BG 1	271	77	15	179	0	11	76	122	39	18	5	\$498	90.9
Douglas, Tract 0063.02 BG 2	28	28	0	0	0	0	0	0	14	6	8	\$784	143.1

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0063.02 BG 3	1,274	65.4	0.9	65.4	7.0	Impacted					
Douglas, Tract 0063.02 BG 4	821	54.9	2.8	57.7	2.9	Impacted					
Douglas, Tract 0063.03 BG 1	1,306	27.6	6.3	31.4	15.4	Impacted					
Douglas, Tract 0063.03 BG 2	1,622	42.0	2.3	42.6	12.6	Impacted					
Douglas, Tract 0064.00 BG 1	637	4.4	9.8	16.7	2.3	OK					
Douglas, Tract 0064.00 BG 2	595	3.6	0.0	3.6	2.7	OK					
Douglas, Tract 0064.00 BG 3	792	5.9	2.4	9.3	12.1	Impacted					
Douglas, Tract 0064.00 BG 4	617	8.8	7.3	16.1	16.2	Impacted					
Douglas, Tract 0064.00 BG 5	644	2.1	0.0	2.1	0.0	OK					
Douglas, Tract 0064.00 BG 6	992	12.7	5.2	14.5	15.7	Impacted					
Douglas, Tract 0064.00 BG 7	775	1.8	0.0	1.8	5.0	OK					
Douglas, Tract 0065.03 BG 1	720	8.8	0.0	8.8	4.2	OK					
Douglas, Tract 0065.03 BG 2	990	1.1	4.1	6.5	3.9	OK					
Douglas, Tract 0065.03 BG 3	934	14.8	1.4	16.2	3.1	OK					
Douglas, Tract 0065.04 BG 3	1,271	1.7	0.0	1.7	7.7	OK					
Douglas, Tract 0065.04 BG 4	1,246	7.9	1.9	9.0	2.7	OK					
Douglas, Tract 0065.04 BG 5	761	4.3	1.6	12.3	0.9	OK					
Douglas, Tract 0065.04 BG 6	425	1.2	0.0	2.2	12.8	Impacted					
Douglas, Tract 0065.05 BG 1	1,079	15.8	0.0	17.8	0.9	Impacted					
Douglas, Tract 0065.05 BG 2	989	37.4	1.8	37.4	5.9	Impacted					
Douglas, Tract 0065.06 BG 1	1,103	29.4	4.9	34.3	6.4	Impacted					
Douglas, Tract 0065.06 BG 2	1,066	29.5	1.6	30.7	13.1	Impacted					
Douglas, Tract 0065.06 BG 3	1,130	31.2	0.0	31.2	22.0	Impacted					
Douglas, Tract 0066.02 BG 1	894	4.9	2.8	7.7	2.4	OK					
Douglas, Tract 0066.02 BG 2	973	3.0	1.9	4.9	8.1	OK					
Douglas, Tract 0066.02 BG 3	802	0.0	0.0	0.0	3.6	OK					
Douglas, Tract 0066.02 BG 4	797	14.8	1.1	16.0	6.1	OK					
Douglas, Tract 0066.02 BG 5	949	4.3	0.0	4.3	10.9	OK					
Douglas, Tract 0066.02 BG 6	934	3.1	4.7	7.9	13.6	Impacted					
Douglas, Tract 0066.03 BG 1	613	11.2	1.5	12.3	18.2	Impacted					
Douglas, Tract 0066.03 BG 2	785	16.2	0.0	17.8	5.5	Impacted					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0063.02 BG 3	110	55	15	40	0	5	40	14	37	5	9	\$605	110.4
Douglas, Tract 0063.02 BG 4	56	14	17	25	0	0	11	23	22	0	0	\$564	102.9
Douglas, Tract 0063.03 BG 1	222	88	28	106	0	13	37	79	87	6	0	\$453	82.7
Douglas, Tract 0063.03 BG 2	151	69	8	74	0	0	8	63	73	7	0	\$666	121.5
Douglas, Tract 0064.00 BG 1	60	33	27	0	0	6	33	12	9	0	0	\$458	83.6
Douglas, Tract 0064.00 BG 2	47	27	7	13	0	0	0	25	22	0	0	\$655	119.5
Douglas, Tract 0064.00 BG 3	135	112	15	8	0	0	6	52	77	0	0	\$648	118.2
Douglas, Tract 0064.00 BG 4	138	24	0	114	0	121	0	0	17	0	0	\$257	46.9
Douglas, Tract 0064.00 BG 5	6	6	0	0	0	0	0	0	6	0	0	\$1,125	205.3
Douglas, Tract 0064.00 BG 6	191	133	32	26	0	11	6	100	56	18	0	\$612	111.7
Douglas, Tract 0064.00 BG 7	58	52	6	0	0	0	19	25	14	0	0	\$417	76.1
Douglas, Tract 0065.03 BG 1	37	37	0	0	0	0	0	9	28	0	0	\$675	123.2
Douglas, Tract 0065.03 BG 2	8	8	0	0	0	0	0	0	8	0	0	\$525	95.8
Douglas, Tract 0065.03 BG 3	29	0	20	9	0	0	0	19	0	0	10	\$850	155.1
Douglas, Tract 0065.04 BG 3	84	19	0	65	0	0	55	9	10	10	0	\$436	79.6
Douglas, Tract 0065.04 BG 4	137	10	10	117	0	0	93	44	0	0	0	\$477	87.0
Douglas, Tract 0065.04 BG 5	17	17	0	0	0	0	0	8	0	0	9	\$806	147.1
Douglas, Tract 0065.04 BG 6	233	0	0	233	0	42	191	0	0	0	0	\$1,040	189.8
Douglas, Tract 0065.05 BG 1	121	23	0	98	0	6	62	38	15	0	0	\$1,143	208.6
Douglas, Tract 0065.05 BG 2	98	24	9	57	8	8	49	17	14	10	0	\$448	81.8
Douglas, Tract 0065.06 BG 1	52	30	8	14	0	0	14	14	24	0	0	\$762	139.1
Douglas, Tract 0065.06 BG 2	111	8	21	82	0	0	33	18	52	8	0	\$463	84.5
Douglas, Tract 0065.06 BG 3	125	21	22	82	0	48	20	13	30	0	14	\$455	83.0
Douglas, Tract 0066.02 BG 1	66	18	0	48	0	31	9	8	8	10	0	\$539	98.4
Douglas, Tract 0066.02 BG 2	71	47	0	24	0	0	24	24	15	8	0	\$629	114.8
Douglas, Tract 0066.02 BG 3	96	15	0	81	0	9	41	40	6	0	0	\$494	90.1
Douglas, Tract 0066.02 BG 4	380	0	47	333	0	18	170	172	8	12	0	\$564	102.9
Douglas, Tract 0066.02 BG 5	756	0	0	756	0	132	402	222	0	0	0	\$735	134.1
Douglas, Tract 0066.02 BG 6	645	0	0	645	0	42	378	196	29	0	0	\$629	114.8
Douglas, Tract 0066.03 BG 1	96	17	0	79	0	9	34	26	27	0	0	\$406	74.1
Douglas, Tract 0066.03 BG 2	323	8	9	306	0	8	136	155	16	8	0	\$488	89.1

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0066.03 BG 3	1,075	16.6	0.9	18.1	14.7	Impacted					
Douglas, Tract 0066.04 BG 1	790	2.6	8.1	8.1	1.7	OK					
Douglas, Tract 0066.04 BG 2	947	7.0	4.1	11.1	9.2	OK					
Douglas, Tract 0066.04 BG 3	740	7.8	3.5	11.3	9.8	OK					
Douglas, Tract 0066.04 BG 4	712	3.2	0.0	4.4	6.6	OK					
Douglas, Tract 0066.04 BG 5	788	2.6	9.6	12.2	3.1	OK					
Douglas, Tract 0067.01 BG 1	1,568	3.9	1.7	5.6	9.4	OK					
Douglas, Tract 0067.01 BG 2	1,203	0.7	3.1	4.2	2.6	OK					
Douglas, Tract 0067.01 BG 3	1,133	0.4	0.0	0.4	2.5	OK					
Douglas, Tract 0067.03 BG 1	1,228	0.0	5.5	5.5	7.1	OK					
Douglas, Tract 0067.03 BG 2	995	0.0	2.9	4.3	5.6	OK					
Douglas, Tract 0067.03 BG 3	914	6.0	2.4	7.3	2.7	OK					
Douglas, Tract 0067.04 BG 1	545	0.0	0.0	0.0	3.5	OK					
Douglas, Tract 0067.04 BG 2	1,168	1.7	0.0	1.7	2.3	OK					
Douglas, Tract 0068.03 BG 1	857	0.4	0.0	0.4	1.5	OK					
Douglas, Tract 0068.03 BG 2	1,237	7.0	0.0	7.0	6.6	OK					
Douglas, Tract 0068.04 BG 1	1,524	0.0	0.0	0.0	0.5	OK					
Douglas, Tract 0068.05 BG 1	717	1.4	0.6	2.0	0.0	OK					
Douglas, Tract 0068.05 BG 2	1,039	0.0	0.8	0.8	0.7	OK					
Douglas, Tract 0068.05 BG 3	703	0.0	0.0	0.0	1.9	OK					
Douglas, Tract 0068.05 BG 4	867	1.7	0.0	1.7	0.0	OK					
Douglas, Tract 0068.06 BG 1	780	1.7	0.0	1.7	1.0	OK					
Douglas, Tract 0068.06 BG 2	999	7.3	5.8	13.1	25.5	Impacted					
Douglas, Tract 0068.06 BG 3	1,128	20.9	0.0	20.9	27.0	Impacted					
Douglas, Tract 0069.03 BG 4	1,214	0.0	1.3	1.3	0.7	OK					
Douglas, Tract 0069.03 BG 5	1,286	1.9	0.0	1.9	3.6	OK					
Douglas, Tract 0069.04 BG 1	1,372	1.2	0.0	1.2	0.6	OK					
Douglas, Tract 0069.04 BG 2	990	0.0	3.6	3.6	4.5	OK					
Douglas, Tract 0069.04 BG 3	752	2.7	4.1	6.9	2.6	OK					
Douglas, Tract 0069.04 BG 4	840	5.3	6.9	9.6	9.9	OK					
Douglas, Tract 0069.05 BG 1	938	0.0	2.9	2.9	4.2	OK					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0066.03 BG 3	373	44	0	320	9	26	192	127	19	9	0	\$473	86.3
Douglas, Tract 0066.04 BG 1	111	21	0	90	0	0	0	90	15	6	0	\$590	107.7
Douglas, Tract 0066.04 BG 2	241	32	0	200	9	17	133	59	32	0	0	\$485	88.5
Douglas, Tract 0066.04 BG 3	77	62	15	0	0	0	0	8	61	8	0	\$534	97.4
Douglas, Tract 0066.04 BG 4	41	33	8	0	0	0	0	8	25	8	0	\$639	116.6
Douglas, Tract 0066.04 BG 5	40	40	0	0	0	0	0	23	17	0	0	\$775	141.4
Douglas, Tract 0067.01 BG 1	470	15	6	449	0	23	275	167	5	0	0	\$544	99.3
Douglas, Tract 0067.01 BG 2	114	35	12	67	0	0	26	53	13	14	8	\$597	108.9
Douglas, Tract 0067.01 BG 3	7	7	0	0	0	0	0	0	7	0	0	\$0	0.0
Douglas, Tract 0067.03 BG 1	114	64	0	50	0	10	18	30	56	0	0	\$537	98.0
Douglas, Tract 0067.03 BG 2	303	0	0	303	0	7	124	127	45	0	0	\$574	104.7
Douglas, Tract 0067.03 BG 3	9	0	0	9	0	0	0	0	0	0	9	\$0	0.0
Douglas, Tract 0067.04 BG 1	414	0	0	414	0	9	163	213	29	0	0	\$979	178.6
Douglas, Tract 0067.04 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0068.03 BG 1	33	7	26	0	0	0	6	0	13	7	7	\$1,036	189.1
Douglas, Tract 0068.03 BG 2	212	28	16	168	0	0	67	119	17	0	9	\$619	113.0
Douglas, Tract 0068.04 BG 1	10	10	0	0	0	0	0	5	5	0	0	\$950	173.4
Douglas, Tract 0068.05 BG 1	241	11	0	230	0	0	68	123	29	21	0	\$1,070	195.3
Douglas, Tract 0068.05 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0068.05 BG 3	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0068.05 BG 4	37	27	10	0	0	0	0	9	28	0	0	\$834	152.2
Douglas, Tract 0068.06 BG 1	9	9	0	0	0	0	0	0	9	0	0	\$525	95.8
Douglas, Tract 0068.06 BG 2	461	17	0	444	0	0	142	266	53	0	0	\$557	101.6
Douglas, Tract 0068.06 BG 3	233	0	0	233	0	0	92	105	36	0	0	\$611	111.5
Douglas, Tract 0069.03 BG 4	18	0	0	18	0	0	9	9	0	0	0	\$625	114.1
Douglas, Tract 0069.03 BG 5	237	8	42	187	0	57	91	39	42	8	0	\$499	91.1
Douglas, Tract 0069.04 BG 1	21	13	8	0	0	0	0	0	21	0	0	\$919	167.7
Douglas, Tract 0069.04 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0069.04 BG 3	49	8	9	32	0	7	9	25	8	0	0	\$508	92.7
Douglas, Tract 0069.04 BG 4	263	0	0	263	0	25	128	99	11	0	0	\$490	89.4
Douglas, Tract 0069.05 BG 1	167	31	0	136	0	0	31	94	42	0	0	\$679	123.9

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0069.05 BG 2	943	0.0	0.0	0.0	1.9	OK					
Douglas, Tract 0069.06 BG 1	1,447	2.5	1.2	3.7	2.8	OK					
Douglas, Tract 0069.06 BG 2	775	0.0	0.0	0.0	0.0	OK					
Douglas, Tract 0069.06 BG 3	960	3.0	0.0	3.0	9.6	OK					
Douglas, Tract 0070.01 BG 1	1,301	11.3	6.2	17.5	16.9	Impacted					
Douglas, Tract 0070.01 BG 2	939	2.8	4.2	11.9	15.0	Impacted					
Douglas, Tract 0070.01 BG 3	913	6.7	8.9	17.5	11.7	Impacted					
Douglas, Tract 0070.02 BG 1	1,033	5.3	2.6	9.2	3.3	OK					
Douglas, Tract 0070.02 BG 2	872	0.0	0.0	0.0	3.5	OK					
Douglas, Tract 0070.02 BG 3	815	3.7	3.5	7.2	3.5	OK					
Douglas, Tract 0070.02 BG 4	704	2.1	0.0	2.1	7.9	OK					
Douglas, Tract 0070.03 BG 1	1,302	1.3	10.3	15.0	6.5	OK					
Douglas, Tract 0070.03 BG 2	1,029	4.7	6.5	11.3	18.1	Impacted					
Douglas, Tract 0071.01 BG 1	1,359	0.3	6.6	6.6	9.6	OK					
Douglas, Tract 0071.01 BG 2	1,751	2.2	7.0	11.4	7.9	OK					
Douglas, Tract 0071.02 BG 1	845	0.0	1.9	1.9	16.8	Impacted					
Douglas, Tract 0071.02 BG 2	972	0.0	21.1	21.1	10.3	OK					
Douglas, Tract 0071.02 BG 3	958	14.9	2.8	17.7	6.2	OK					
Douglas, Tract 0071.02 BG 4	779	2.9	9.0	9.7	1.4	OK					
Douglas, Tract 0073.03 BG 1	1,074	0.7	0.0	3.0	1.9	OK					
Douglas, Tract 0073.03 BG 2	708	5.2	8.9	15.9	5.6	OK					
Douglas, Tract 0073.03 BG 3	1,134	0.9	0.0	0.9	2.3	OK					
Douglas, Tract 0073.04 BG 1	588	0.0	0.0	0.0	3.6	OK					
Douglas, Tract 0073.04 BG 2	1,004	16.6	1.4	17.3	0.0	Impacted					
Douglas, Tract 0073.07 BG 1	795	1.6	0.0	1.6	4.3	OK					
Douglas, Tract 0073.07 BG 2	801	0.6	0.5	1.1	2.5	OK					
Douglas, Tract 0073.07 BG 3	968	2.2	2.0	4.2	3.3	OK					
Douglas, Tract 0073.07 BG 4	773	9.0	0.0	9.0	0.0	OK					
Douglas, Tract 0073.08 BG 1	956	5.0	8.9	13.9	1.6	OK					
Douglas, Tract 0073.08 BG 2	856	11.2	2.0	13.2	4.8	OK					
Douglas, Tract 0073.09 BG 2	2,175	3.1	1.4	4.0	0.3	OK					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0069.05 BG 2	26	26	0	0	0	0	0	0	17	9	0	\$850	155.1
Douglas, Tract 0069.06 BG 1	344	59	15	270	0	57	136	111	40	0	0	\$1,053	192.2
Douglas, Tract 0069.06 BG 2	10	10	0	0	0	0	0	10	0	0	0	\$625	114.1
Douglas, Tract 0069.06 BG 3	68	12	6	50	0	5	30	20	7	6	0	\$440	80.3
Douglas, Tract 0070.01 BG 1	588	6	42	540	0	15	311	221	41	0	0	\$547	99.8
Douglas, Tract 0070.01 BG 2	228	7	40	158	23	0	130	80	18	0	0	\$532	97.1
Douglas, Tract 0070.01 BG 3	347	19	0	321	7	73	157	117	0	0	0	\$574	104.7
Douglas, Tract 0070.02 BG 1	59	26	33	0	0	0	7	39	13	0	0	\$750	136.9
Douglas, Tract 0070.02 BG 2	37	11	14	12	0	0	12	6	19	0	0	\$629	114.8
Douglas, Tract 0070.02 BG 3	173	13	6	154	0	0	96	77	0	0	0	\$577	105.3
Douglas, Tract 0070.02 BG 4	121	5	0	116	0	5	45	66	5	0	0	\$541	98.7
Douglas, Tract 0070.03 BG 1	137	105	23	0	9	0	9	12	116	0	0	\$664	121.2
Douglas, Tract 0070.03 BG 2	113	78	29	6	0	0	14	32	52	15	0	\$573	104.6
Douglas, Tract 0071.01 BG 1	76	69	7	0	0	0	8	38	30	0	0	\$466	85.0
Douglas, Tract 0071.01 BG 2	180	37	43	100	0	8	100	51	21	0	0	\$564	102.9
Douglas, Tract 0071.02 BG 1	91	49	0	42	0	17	0	58	16	0	0	\$540	98.5
Douglas, Tract 0071.02 BG 2	58	27	20	11	0	0	0	34	24	0	0	\$489	89.2
Douglas, Tract 0071.02 BG 3	47	41	6	0	0	0	0	0	29	0	18	\$399	72.8
Douglas, Tract 0071.02 BG 4	71	7	16	48	0	0	14	50	7	0	0	\$503	91.8
Douglas, Tract 0073.03 BG 1	17	17	0	0	0	0	6	0	11	0	0	\$325	59.3
Douglas, Tract 0073.03 BG 2	34	34	0	0	0	0	0	17	12	0	5	\$196	35.8
Douglas, Tract 0073.03 BG 3	26	24	0	0	2	0	5	3	18	0	0	\$605	110.4
Douglas, Tract 0073.04 BG 1	26	20	0	0	6	0	0	13	13	0	0	\$657	119.9
Douglas, Tract 0073.04 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0073.07 BG 1	27	19	0	0	8	0	0	8	11	8	0	\$291	53.1
Douglas, Tract 0073.07 BG 2	56	33	4	19	0	0	10	22	22	0	2	\$506	92.3
Douglas, Tract 0073.07 BG 3	74	33	0	41	0	0	32	25	15	2	0	\$441	80.5
Douglas, Tract 0073.07 BG 4	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0073.08 BG 1	11	11	0	0	0	0	0	0	11	0	0	\$525	95.8
Douglas, Tract 0073.08 BG 2	35	35	0	0	0	0	0	0	20	15	0	\$1,125	205.3
Douglas, Tract 0073.09 BG 2	20	0	0	0	20	0	0	20	0	0	0	\$595	108.6

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0073.10 BG 1	1,098	33.7	1.3	35.0	22.8	Impacted					
Douglas, Tract 0073.10 BG 2	852	9.4	0.0	9.4	0.0	OK					
Douglas, Tract 0073.10 BG 3	966	14.1	5.5	19.6	0.7	OK					
Douglas, Tract 0073.11 BG 1	1,592	9.0	4.0	10.8	3.7	OK					
Douglas, Tract 0073.11 BG 2	1,249	18.5	3.5	21.3	3.5	Impacted					
Douglas, Tract 0073.12 BG 1	1,089	7.6	0.9	8.5	1.1	OK					
Douglas, Tract 0073.12 BG 2	728	25.7	1.0	27.6	8.6	Impacted					
Douglas, Tract 0073.13 BG 1	1,130	13.5	2.0	14.0	3.5	OK					
Douglas, Tract 0073.13 BG 2	997	9.4	4.4	13.7	0.0	OK					
Douglas, Tract 0073.13 BG 3	1,060	18.3	0.7	18.3	0.8	Impacted					
Douglas, Tract 0074.05 BG 1	813	9.3	8.2	12.6	0.0	OK					
Douglas, Tract 0074.05 BG 2	410	0.4	1.2	1.2	12.7	Impacted					
Douglas, Tract 0074.05 BG 9	819	23.0	16.2	38.1	6.1	Impacted					
Douglas, Tract 0074.06 BG 1	1,171	0.7	0.0	0.7	0.0	OK					
Douglas, Tract 0074.06 BG 2	1,427	2.4	0.0	2.4	6.1	OK					
Douglas, Tract 0074.06 BG 3	1,581	6.7	0.0	6.7	1.2	OK					
Douglas, Tract 0074.06 BG 4	1,176	0.9	1.8	1.8	0.8	OK					
Douglas, Tract 0074.07 BG 1	1,613	4.0	4.6	8.6	4.2	OK					
Douglas, Tract 0074.07 BG 2	772	0.0	8.2	8.2	3.4	OK					
Douglas, Tract 0074.07 BG 3	810	8.2	0.7	14.3	0.8	OK					
Douglas, Tract 0074.08 BG 1	1,115	1.3	0.6	1.9	4.3	OK					
Douglas, Tract 0074.08 BG 2	1,240	7.2	7.0	12.3	15.0	Impacted					
Douglas, Tract 0074.08 BG 3	899	5.0	1.7	6.7	8.6	OK					
Douglas, Tract 0074.08 BG 4	1,057	2.8	5.6	11.4	3.3	OK					
Douglas, Tract 0074.09 BG 1	851	3.2	0.0	3.2	0.9	OK					
Douglas, Tract 0074.09 BG 2	896	0.0	1.4	2.3	2.3	OK					
Douglas, Tract 0074.09 BG 3	714	10.3	3.1	15.2	1.1	OK					
Douglas, Tract 0074.24 BG 1	785	1.7	1.7	1.7	1.4	OK					
Douglas, Tract 0074.24 BG 2	984	1.5	7.9	9.5	0.5	OK					
Douglas, Tract 0074.24 BG 3	1,194	13.7	3.6	16.5	11.5	Impacted					
Douglas, Tract 0074.29 BG 1	1,048	3.7	3.6	7.3	0.0	OK					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0073.10 BG 1	237	8	0	229	0	0	115	104	18	0	0	\$459	83.8
Douglas, Tract 0073.10 BG 2	15	15	0	0	0	0	0	0	15	0	0	\$1,016	185.4
Douglas, Tract 0073.10 BG 3	169	16	25	128	0	0	23	121	25	0	0	\$623	113.7
Douglas, Tract 0073.11 BG 1	94	0	16	78	0	0	0	39	41	14	0	\$919	167.7
Douglas, Tract 0073.11 BG 2	417	0	0	417	0	11	90	288	28	0	0	\$604	110.2
Douglas, Tract 0073.12 BG 1	26	17	0	0	9	0	0	17	9	0	0	\$388	70.8
Douglas, Tract 0073.12 BG 2	411	0	9	402	0	23	188	185	15	0	0	\$565	103.1
Douglas, Tract 0073.13 BG 1	32	24	8	0	0	0	0	8	17	0	7	\$344	62.8
Douglas, Tract 0073.13 BG 2	8	8	0	0	0	0	0	0	8	0	0	\$0	0.0
Douglas, Tract 0073.13 BG 3	23	23	0	0	0	0	0	0	10	13	0	\$425	77.6
Douglas, Tract 0074.05 BG 1	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.05 BG 2	20	0	0	20	0	0	6	14	0	0	0	\$462	84.3
Douglas, Tract 0074.05 BG 9	57	38	10	9	0	0	4	10	5	0	38	\$535	97.6
Douglas, Tract 0074.06 BG 1	51	0	0	51	0	0	17	34	0	0	0	\$625	114.1
Douglas, Tract 0074.06 BG 2	625	11	0	614	0	52	383	179	11	0	0	\$560	102.2
Douglas, Tract 0074.06 BG 3	143	8	10	125	0	34	59	42	8	0	0	\$530	96.7
Douglas, Tract 0074.06 BG 4	7	7	0	0	0	0	0	0	7	0	0	\$525	95.8
Douglas, Tract 0074.07 BG 1	331	0	7	324	0	7	170	141	13	0	0	\$600	109.5
Douglas, Tract 0074.07 BG 2	104	20	0	84	0	7	47	38	12	0	0	\$479	87.4
Douglas, Tract 0074.07 BG 3	27	13	14	0	0	0	0	14	13	0	0	\$746	136.1
Douglas, Tract 0074.08 BG 1	75	51	0	24	0	0	0	24	46	5	0	\$771	140.7
Douglas, Tract 0074.08 BG 2	212	42	12	158	0	0	16	103	64	22	7	\$594	108.4
Douglas, Tract 0074.08 BG 3	331	5	6	320	0	51	206	69	5	0	0	\$509	92.9
Douglas, Tract 0074.08 BG 4	54	54	0	0	0	0	6	7	41	0	0	\$840	153.3
Douglas, Tract 0074.09 BG 1	33	22	11	0	0	0	0	17	10	6	0	\$863	157.5
Douglas, Tract 0074.09 BG 2	105	36	0	69	0	0	11	56	33	5	0	\$544	99.3
Douglas, Tract 0074.09 BG 3	41	24	17	0	0	0	0	28	13	0	0	\$1,058	193.1
Douglas, Tract 0074.24 BG 1	25	12	13	0	0	0	0	0	25	0	0	\$838	152.9
Douglas, Tract 0074.24 BG 2	38	5	0	33	0	0	33	0	5	0	0	\$563	102.7
Douglas, Tract 0074.24 BG 3	673	21	32	620	0	109	308	197	59	0	0	\$514	93.8
Douglas, Tract 0074.29 BG 1	6	6	0	0	0	0	0	0	0	6	0	\$1,625	296.5

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0074.29 BG 2	1,066	0.0	0.0	0.0	1.0	OK					
Douglas, Tract 0074.29 BG 3	1,215	1.4	1.1	3.1	2.5	OK					
Douglas, Tract 0074.30 BG 1	1,895	3.6	1.9	5.5	0.5	OK					
Douglas, Tract 0074.30 BG 2	1,431	2.2	4.3	7.5	0.0	OK					
Douglas, Tract 0074.31 BG 1	734	0.0	0.0	0.0	0.0	OK					
Douglas, Tract 0074.31 BG 2	813	3.7	9.2	12.9	0.0	OK					
Douglas, Tract 0074.31 BG 3	804	4.3	0.0	4.3	5.9	OK					
Douglas, Tract 0074.31 BG 4	1,168	1.3	0.0	1.3	1.4	OK					
Douglas, Tract 0074.32 BG 1	991	8.1	0.0	8.1	6.1	OK					
Douglas, Tract 0074.32 BG 2	975	9.7	0.0	9.7	4.5	OK					
Douglas, Tract 0074.32 BG 3	957	3.3	0.0	3.3	8.0	OK					
Douglas, Tract 0074.33 BG 1	746	12.6	0.0	12.6	0.0	OK					
Douglas, Tract 0074.33 BG 2	875	22.8	0.0	22.8	3.4	Impacted					
Douglas, Tract 0074.33 BG 3	810	3.3	3.3	5.4	6.1	OK					
Douglas, Tract 0074.33 BG 4	956	0.7	3.4	4.1	0.0	OK					
Douglas, Tract 0074.33 BG 5	1,072	1.6	0.0	1.6	7.0	OK					
Douglas, Tract 0074.34 BG 1	1,191	6.3	4.0	12.0	7.1	OK					
Douglas, Tract 0074.34 BG 2	1,150	22.9	3.0	22.9	9.0	Impacted					
Douglas, Tract 0074.34 BG 3	1,131	9.5	6.7	13.1	17.7	Impacted					
Douglas, Tract 0074.35 BG 1	1,226	2.4	1.5	3.9	3.4	OK					
Douglas, Tract 0074.35 BG 2	717	0.0	0.0	0.0	0.9	OK					
Douglas, Tract 0074.35 BG 3	978	15.9	0.6	16.4	1.9	Impacted					
Douglas, Tract 0074.35 BG 4	660	0.0	0.0	0.0	7.0	OK					
Douglas, Tract 0074.36 BG 1	1,370	13.6	4.5	19.8	7.8	OK					
Douglas, Tract 0074.36 BG 2	941	0.9	0.0	0.9	0.8	OK					
Douglas, Tract 0074.36 BG 3	1,201	10.0	3.1	12.6	5.7	OK					
Douglas, Tract 0074.36 BG 4	955	6.2	2.0	8.2	1.2	OK					
Douglas, Tract 0074.37 BG 1	1,496	0.9	0.4	1.3	0.0	OK					
Douglas, Tract 0074.37 BG 2	1,356	5.2	9.7	14.5	0.0	OK					
Douglas, Tract 0074.37 BG 3	1,340	1.3	0.7	2.0	0.5	OK					
Douglas, Tract 0074.37 BG 4	1,099	3.5	0.0	4.4	3.8	OK					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0074.29 BG 2	26	26	0	0	0	0	0	0	0	26	0	\$1,338	244.2
Douglas, Tract 0074.29 BG 3	6	6	0	0	0	0	0	0	0	6	0	\$0	0.0
Douglas, Tract 0074.30 BG 1	541	0	0	541	0	8	285	168	80	0	0	\$834	152.2
Douglas, Tract 0074.30 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.31 BG 1	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.31 BG 2	7	7	0	0	0	0	0	7	0	0	0	\$0	0.0
Douglas, Tract 0074.31 BG 3	267	0	0	267	0	0	109	158	0	0	0	\$807	147.3
Douglas, Tract 0074.31 BG 4	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.32 BG 1	30	23	7	0	0	0	7	7	16	0	0	\$634	115.7
Douglas, Tract 0074.32 BG 2	45	45	0	0	0	0	0	0	45	0	0	\$398	72.6
Douglas, Tract 0074.32 BG 3	90	8	0	66	16	0	31	43	8	8	0	\$825	150.5
Douglas, Tract 0074.33 BG 1	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.33 BG 2	173	24	21	128	0	0	84	52	20	0	17	\$589	107.5
Douglas, Tract 0074.33 BG 3	434	0	120	314	0	22	193	219	0	0	0	\$708	129.2
Douglas, Tract 0074.33 BG 4	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.33 BG 5	76	23	33	20	0	0	9	21	38	8	0	\$847	154.6
Douglas, Tract 0074.34 BG 1	9	0	9	0	0	0	0	9	0	0	0	\$850	155.1
Douglas, Tract 0074.34 BG 2	537	16	40	481	0	8	293	206	30	0	0	\$546	99.6
Douglas, Tract 0074.34 BG 3	465	0	98	367	0	29	118	233	85	0	0	\$639	116.6
Douglas, Tract 0074.35 BG 1	18	18	0	0	0	0	0	0	9	9	0	\$950	173.4
Douglas, Tract 0074.35 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.35 BG 3	149	9	67	73	0	0	22	41	86	0	0	\$881	160.8
Douglas, Tract 0074.35 BG 4	9	9	0	0	0	0	0	0	9	0	0	\$425	77.6
Douglas, Tract 0074.36 BG 1	700	19	8	673	0	48	256	346	38	0	12	\$598	109.1
Douglas, Tract 0074.36 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.36 BG 3	268	21	47	200	0	13	89	98	68	0	0	\$595	108.6
Douglas, Tract 0074.36 BG 4	49	31	0	18	0	0	8	18	23	0	0	\$810	147.8
Douglas, Tract 0074.37 BG 1	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.37 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.37 BG 3	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.37 BG 4	71	8	0	53	10	0	30	30	11	0	0	\$579	105.7

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0074.38 BG 1	1,210	1.7	1.0	2.8	0.0	OK					
Douglas, Tract 0074.38 BG 2	765	0.0	2.0	2.0	3.2	OK					
Douglas, Tract 0074.39 BG 1	935	1.7	5.2	6.9	0.0	OK					
Douglas, Tract 0074.39 BG 2	1,236	4.6	7.3	11.9	0.0	OK					
Douglas, Tract 0074.39 BG 3	1,185	2.9	2.8	5.8	0.0	OK					
Douglas, Tract 0074.39 BG 4	980	8.2	2.2	10.5	0.0	OK					
Douglas, Tract 0074.39 BG 5	621	2.3	0.0	3.5	1.3	OK					
Douglas, Tract 0074.40 BG 1	944	3.9	0.9	4.8	4.3	OK					
Douglas, Tract 0074.40 BG 2	750	12.8	5.3	18.1	14.1	Impacted					
Douglas, Tract 0074.41 BG 1	1,907	3.8	2.4	6.2	4.6	OK					
Douglas, Tract 0074.41 BG 2	1,167	0.0	0.0	0.0	0.0	OK					
Douglas, Tract 0074.42 BG 1	1,071	6.0	0.0	6.0	0.7	OK					
Douglas, Tract 0074.42 BG 2	1,241	0.0	1.4	1.4	3.0	OK					
Douglas, Tract 0074.42 BG 3	1,135	0.0	0.0	0.0	0.0	OK					
Douglas, Tract 0074.42 BG 4	1,075	5.4	0.0	8.9	0.0	OK					
Douglas, Tract 0074.42 BG 5	832	0.0	0.0	2.4	2.9	OK					
Douglas, Tract 0074.43 BG 1	1,113	1.3	0.0	1.3	3.5	OK					
Douglas, Tract 0074.43 BG 2	917	4.5	0.0	4.5	1.1	OK					
Douglas, Tract 0074.43 BG 3	995	7.3	0.0	7.3	3.5	OK					
Douglas, Tract 0074.43 BG 4	526	5.2	0.0	5.2	8.4	OK					
Douglas, Tract 0074.44 BG 1	2,029	6.1	4.8	10.9	5.6	OK					
Douglas, Tract 0074.44 BG 2	1,448	8.6	3.4	12.0	7.1	OK					
Douglas, Tract 0074.44 BG 3	814	9.1	1.9	10.0	9.8	OK					
Douglas, Tract 0074.45 BG 1	1,385	14.2	0.7	16.0	9.6	OK					
Douglas, Tract 0074.45 BG 2	1,145	5.7	6.0	11.7	5.4	OK					
Douglas, Tract 0074.46 BG 1	1,055	0.0	1.8	3.8	1.4	OK					
Douglas, Tract 0074.46 BG 2	742	1.8	0.7	2.5	0.0	OK					
Douglas, Tract 0074.46 BG 3	1,531	3.9	3.5	7.4	2.3	OK					
Douglas, Tract 0074.46 BG 4	1,203	2.3	0.0	3.2	0.9	OK					
Douglas, Tract 0074.47 BG 1	1,601	2.5	3.4	5.9	1.9	OK					
Douglas, Tract 0074.47 BG 2	1,425	3.6	0.0	3.6	3.9	OK					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apartments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0074.38 BG 1	65	22	0	43	0	32	0	11	22	0	0	\$725	132.3
Douglas, Tract 0074.38 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.39 BG 1	25	25	0	0	0	0	0	0	25	0	0	\$631	115.1
Douglas, Tract 0074.39 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.39 BG 3	17	17	0	0	0	0	0	10	7	0	0	\$443	80.8
Douglas, Tract 0074.39 BG 4	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.39 BG 5	394	0	0	394	0	22	222	150	0	0	0	\$737	134.5
Douglas, Tract 0074.40 BG 1	282	15	0	267	0	27	133	115	7	0	0	\$580	105.8
Douglas, Tract 0074.40 BG 2	325	8	0	317	0	7	146	145	27	0	0	\$616	112.4
Douglas, Tract 0074.41 BG 1	14	14	0	0	0	0	0	0	0	14	0	\$644	117.5
Douglas, Tract 0074.41 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.42 BG 1	5	5	0	0	0	0	0	0	0	5	0	\$0	0.0
Douglas, Tract 0074.42 BG 2	8	8	0	0	0	0	0	0	8	0	0	\$1,125	205.3
Douglas, Tract 0074.42 BG 3	7	7	0	0	0	0	0	0	7	0	0	\$1,625	296.5
Douglas, Tract 0074.42 BG 4	8	8	0	0	0	0	0	0	8	0	0	\$1,375	250.9
Douglas, Tract 0074.42 BG 5	8	8	0	0	0	0	0	0	0	8	0	\$1,375	250.9
Douglas, Tract 0074.43 BG 1	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.43 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.43 BG 3	268	9	0	259	0	35	99	134	0	0	0	\$1,285	234.5
Douglas, Tract 0074.43 BG 4	232	0	13	219	0	12	111	109	0	0	0	\$670	122.3
Douglas, Tract 0074.44 BG 1	1,314	0	0	1,314	0	61	793	460	0	0	0	\$693	126.5
Douglas, Tract 0074.44 BG 2	805	0	10	795	0	50	540	179	26	10	0	\$551	100.5
Douglas, Tract 0074.44 BG 3	444	11	0	433	0	8	197	142	88	9	0	\$677	123.5
Douglas, Tract 0074.45 BG 1	168	0	8	160	0	8	53	67	40	0	0	\$763	139.2
Douglas, Tract 0074.45 BG 2	270	43	0	227	0	45	115	39	71	0	0	\$561	102.4
Douglas, Tract 0074.46 BG 1	97	0	0	97	0	0	45	52	0	0	0	\$653	119.2
Douglas, Tract 0074.46 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.46 BG 3	8	0	0	8	0	0	0	0	8	0	0	\$0	0.0
Douglas, Tract 0074.46 BG 4	52	0	0	52	0	0	17	27	8	0	0	\$1,186	216.4
Douglas, Tract 0074.47 BG 1	257	51	0	206	0	0	73	85	90	9	0	\$720	131.4
Douglas, Tract 0074.47 BG 2	33	16	17	0	0	0	0	14	11	8	0	\$981	179.0

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0074.48 BG 1	890	2.6	1.2	3.8	0.0	OK					
Douglas, Tract 0074.48 BG 2	889	3.3	2.3	4.0	0.0	OK					
Douglas, Tract 0074.48 BG 3	1,093	2.7	1.6	4.3	1.9	OK					
Douglas, Tract 0074.49 BG 1	1,027	0.0	0.9	1.5	0.0	OK					
Douglas, Tract 0074.49 BG 2	1,020	3.7	0.0	3.7	1.1	OK					
Douglas, Tract 0074.50 BG 1	1,401	1.5	2.4	3.9	2.9	OK					
Douglas, Tract 0074.50 BG 2	1,057	3.1	0.0	3.1	0.0	OK					
Douglas, Tract 0074.50 BG 3	1,362	2.4	3.7	6.1	1.9	OK					
Douglas, Tract 0074.51 BG 1	999	0.0	0.0	0.0	7.5	OK					
Douglas, Tract 0074.51 BG 2	759	0.0	0.9	0.9	0.0	OK					
Douglas, Tract 0074.51 BG 3	588	1.4	0.0	2.8	1.6	OK					
Douglas, Tract 0074.51 BG 4	916	1.8	3.7	3.7	2.0	OK					
Douglas, Tract 0074.51 BG 5	1,545	4.8	2.6	7.4	3.7	OK					
Douglas, Tract 0074.52 BG 1	1,311	0.0	0.0	0.6	0.0	OK					
Douglas, Tract 0074.52 BG 2	782	0.0	3.6	3.6	0.0	OK					
Douglas, Tract 0074.52 BG 3	1,724	0.0	0.0	0.5	2.0	OK					
Douglas, Tract 0074.53 BG 1	1,012	2.8	0.0	2.8	5.1	OK					
Douglas, Tract 0074.53 BG 2	1,715	1.7	1.1	2.8	2.8	OK					
Douglas, Tract 0074.53 BG 3	1,028	0.0	2.8	2.8	2.0	OK					
Douglas, Tract 0074.54 BG 1	1,385	2.0	4.3	4.3	0.7	OK					
Douglas, Tract 0074.54 BG 2	1,422	1.1	4.0	5.1	5.0	OK					
Douglas, Tract 0074.54 BG 3	1,386	2.0	3.8	5.8	0.0	OK					
Douglas, Tract 0074.55 BG 1	1,045	0.8	0.0	0.8	1.6	OK					
Douglas, Tract 0074.55 BG 2	610	5.7	7.1	12.0	12.8	Impacted					
Douglas, Tract 0074.56 BG 1	591	0.0	0.0	1.1	1.3	OK					
Douglas, Tract 0074.56 BG 2	1,073	0.6	0.6	0.6	4.1	OK					
Douglas, Tract 0074.56 BG 3	729	1.8	5.3	8.1	5.8	OK					
Douglas, Tract 0074.57 BG 1	794	1.5	1.4	2.9	9.0	OK					
Douglas, Tract 0074.57 BG 2	940	0.0	7.3	7.3	0.0	OK					
Douglas, Tract 0074.57 BG 3	1,025	8.0	3.5	11.2	7.1	OK					
Douglas, Tract 0074.58 BG 1	1,328	5.4	5.4	11.4	2.6	OK					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0074.48 BG 1	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.48 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.48 BG 3	76	8	0	68	0	0	59	9	0	0	8	\$275	50.2
Douglas, Tract 0074.49 BG 1	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.49 BG 2	79	0	0	79	0	0	36	43	0	0	0	\$1,784	325.5
Douglas, Tract 0074.50 BG 1	32	32	0	0	0	0	0	17	15	0	0	\$844	154.0
Douglas, Tract 0074.50 BG 2	46	26	11	9	0	0	0	9	37	0	0	\$1,094	199.6
Douglas, Tract 0074.50 BG 3	22	0	22	0	0	0	0	14	8	0	0	\$963	175.7
Douglas, Tract 0074.51 BG 1	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.51 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.51 BG 3	198	0	0	198	0	0	91	61	46	0	0	\$746	136.1
Douglas, Tract 0074.51 BG 4	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.51 BG 5	62	30	0	0	32	12	0	0	50	0	0	\$666	121.5
Douglas, Tract 0074.52 BG 1	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.52 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.52 BG 3	8	8	0	0	0	0	0	0	0	0	8	\$0	0.0
Douglas, Tract 0074.53 BG 1	9	9	0	0	0	0	0	0	0	9	0	\$2,001	365.1
Douglas, Tract 0074.53 BG 2	16	16	0	0	0	0	0	0	16	0	0	\$1,625	296.5
Douglas, Tract 0074.53 BG 3	9	9	0	0	0	0	0	0	9	0	0	\$1,125	205.3
Douglas, Tract 0074.54 BG 1	27	27	0	0	0	0	0	0	27	0	0	\$875	159.7
Douglas, Tract 0074.54 BG 2	184	17	0	167	0	9	120	38	17	0	0	\$805	146.9
Douglas, Tract 0074.54 BG 3	24	16	8	0	0	0	0	0	24	0	0	\$1,125	205.3
Douglas, Tract 0074.55 BG 1	50	50	0	0	0	0	0	0	42	8	0	\$985	179.7
Douglas, Tract 0074.55 BG 2	203	37	8	109	49	9	64	99	31	0	0	\$438	79.9
Douglas, Tract 0074.56 BG 1	81	18	27	36	0	0	0	63	18	0	0	\$663	121.0
Douglas, Tract 0074.56 BG 2	35	18	17	0	0	0	0	17	18	0	0	\$634	115.7
Douglas, Tract 0074.56 BG 3	136	26	0	110	0	0	44	66	26	0	0	\$504	92.0
Douglas, Tract 0074.57 BG 1	98	22	0	76	0	27	19	37	0	15	0	\$449	81.9
Douglas, Tract 0074.57 BG 2	28	10	18	0	0	0	0	0	28	0	0	\$926	169.0
Douglas, Tract 0074.57 BG 3	736	8	9	719	0	53	440	235	8	0	0	\$603	110.0
Douglas, Tract 0074.58 BG 1	250	11	0	239	0	30	131	78	11	0	0	\$549	100.2

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
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		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0074.58 BG 2	903	14.2	2.3	15.5	1.0	OK					
Douglas, Tract 0074.58 BG 3	961	3.3	16.5	22.3	8.4	OK					
Douglas, Tract 0074.59 BG 1	1,485	0.4	1.6	2.0	3.5	OK					
Douglas, Tract 0074.59 BG 2	900	2.1	5.8	9.4	4.0	OK					
Douglas, Tract 0074.59 BG 3	595	2.8	0.0	2.8	1.5	OK					
Douglas, Tract 0074.60 BG 1	1,550	0.0	0.0	0.0	0.2	OK					
Douglas, Tract 0074.60 BG 2	755	1.1	0.0	1.1	0.0	OK					
Douglas, Tract 0074.61 BG 1	1,331	4.6	4.5	7.0	0.7	OK					
Douglas, Tract 0074.61 BG 2	1,848	0.9	2.2	3.0	0.4	OK					
Douglas, Tract 0074.62 BG 1	1,178	0.0	0.0	0.0	0.0	OK					
Douglas, Tract 0074.62 BG 2	703	1.4	2.6	4.0	6.5	OK					
Douglas, Tract 0074.62 BG 3	752	10.2	3.4	13.6	2.3	OK					
Douglas, Tract 0074.62 BG 4	1,114	1.1	3.6	4.8	0.0	OK					
Douglas, Tract 0074.62 BG 5	1,295	3.2	5.1	8.3	1.4	OK					
Douglas, Tract 0074.63 BG 1	1,231	4.1	3.1	6.9	6.1	OK					
Douglas, Tract 0074.63 BG 2	1,010	0.0	1.0	1.0	0.8	OK					
Douglas, Tract 0074.63 BG 3	1,425	0.8	4.0	4.8	3.8	OK					
Douglas, Tract 0074.63 BG 4	1,222	9.4	4.5	13.9	8.8	OK					
Douglas, Tract 0074.64 BG 1	666	0.9	0.0	1.6	2.1	OK					
Douglas, Tract 0074.64 BG 2	784	0.0	0.0	0.0	1.9	OK					
Douglas, Tract 0074.64 BG 3	703	0.0	0.0	0.0	0.0	OK					
Douglas, Tract 0074.64 BG 4	641	0.6	0.0	1.6	0.0	OK					
Douglas, Tract 0074.65 BG 1	783	1.6	16.8	16.8	2.0	OK					
Douglas, Tract 0074.65 BG 2	1,080	0.0	2.8	2.8	0.0	OK					
Douglas, Tract 0074.65 BG 3	1,104	0.0	9.3	9.3	0.0	OK					
Douglas, Tract 0074.65 BG 4	889	9.3	10.8	20.1	3.0	OK					
Douglas, Tract 0074.66 BG 1	902	4.5	0.0	4.5	0.0	OK					
Douglas, Tract 0074.66 BG 2	1,112	2.5	1.1	4.2	5.1	OK					
Douglas, Tract 0074.66 BG 3	983	1.7	0.0	1.7	4.7	OK					
Douglas, Tract 0074.66 BG 4	830	3.0	25.5	28.5	6.2	OK					
Douglas, Tract 0074.66 BG 5	869	6.0	2.6	6.0	2.6	OK					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0074.58 BG 2	120	6	0	114	0	26	49	45	0	0	0	\$488	89.1
Douglas, Tract 0074.58 BG 3	340	0	10	330	0	17	131	175	9	8	0	\$663	121.0
Douglas, Tract 0074.59 BG 1	180	37	27	116	0	0	72	62	26	20	0	\$495	90.3
Douglas, Tract 0074.59 BG 2	86	8	43	26	9	9	18	51	8	0	0	\$494	90.1
Douglas, Tract 0074.59 BG 3	144	36	12	96	0	19	29	78	18	0	0	\$606	110.6
Douglas, Tract 0074.60 BG 1	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.60 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.61 BG 1	8	8	0	0	0	0	0	0	8	0	0	\$0	0.0
Douglas, Tract 0074.61 BG 2	25	25	0	0	0	0	0	0	17	8	0	\$950	173.4
Douglas, Tract 0074.62 BG 1	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.62 BG 2	45	18	27	0	0	0	0	18	27	0	0	\$1,094	199.6
Douglas, Tract 0074.62 BG 3	158	0	28	130	0	7	32	65	54	0	0	\$800	146.0
Douglas, Tract 0074.62 BG 4	33	33	0	0	0	0	0	0	33	0	0	\$950	173.4
Douglas, Tract 0074.62 BG 5	142	38	0	104	0	0	41	63	29	0	9	\$782	142.7
Douglas, Tract 0074.63 BG 1	169	24	0	145	0	13	122	10	17	7	0	\$574	104.7
Douglas, Tract 0074.63 BG 2	61	33	28	0	0	0	11	28	22	0	0	\$995	181.6
Douglas, Tract 0074.63 BG 3	181	22	0	159	0	0	73	49	52	7	0	\$751	137.0
Douglas, Tract 0074.63 BG 4	79	79	0	0	0	0	0	0	79	0	0	\$1,053	192.2
Douglas, Tract 0074.64 BG 1	6	6	0	0	0	0	0	0	0	6	0	\$1,125	205.3
Douglas, Tract 0074.64 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0074.64 BG 3	8	8	0	0	0	0	0	0	8	0	0	\$1,125	205.3
Douglas, Tract 0074.64 BG 4	146	0	0	146	0	8	78	51	9	0	0	\$535	97.6
Douglas, Tract 0074.65 BG 1	338	8	15	315	0	0	112	218	0	8	0	\$625	114.1
Douglas, Tract 0074.65 BG 2	58	13	9	36	0	0	26	19	13	0	0	\$1,019	185.9
Douglas, Tract 0074.65 BG 3	24	10	14	0	0	0	0	0	24	0	0	\$950	173.4
Douglas, Tract 0074.65 BG 4	161	0	0	161	0	0	110	51	0	0	0	\$681	124.3
Douglas, Tract 0074.66 BG 1	11	11	0	0	0	0	0	0	0	11	0	\$0	0.0
Douglas, Tract 0074.66 BG 2	17	9	8	0	0	0	0	8	9	0	0	\$950	173.4
Douglas, Tract 0074.66 BG 3	8	0	0	8	0	0	0	8	0	0	0	\$475	86.7
Douglas, Tract 0074.66 BG 4	375	22	0	353	0	55	162	130	28	0	0	\$549	100.2
Douglas, Tract 0074.66 BG 5	479	0	0	479	0	33	312	134	0	0	0	\$541	98.7

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Douglas, Tract 0074.66 BG 6	1,524	5.2	8.4	13.6	4.3	OK					
Douglas, Tract 0074.67 BG 1	808	6.4	3.8	10.1	6.4	OK					
Douglas, Tract 0074.67 BG 2	1,068	3.2	4.3	7.5	6.4	OK					
Douglas, Tract 0074.67 BG 3	1,340	0.5	4.5	4.5	2.9	OK					
Douglas, Tract 0074.67 BG 4	786	0.0	0.6	0.6	0.0	OK					
Douglas, Tract 0074.67 BG 5	1,105	10.5	7.5	18.0	11.8	Impacted					
Douglas, Tract 0074.68 BG 1	728	0.0	0.7	0.7	0.0	OK					
Douglas, Tract 0074.68 BG 2	811	0.0	5.8	5.8	0.0	OK					
Douglas, Tract 0074.68 BG 3	993	0.9	3.2	4.1	2.3	OK					
Douglas, Tract 0075.04 BG 1	1,319	2.2	0.8	3.1	9.4	OK					
Douglas, Tract 0075.04 BG 2	799	0.9	1.1	3.0	7.6	OK					
Douglas, Tract 0075.04 BG 3	1,060	2.3	3.5	7.1	7.7	OK					
Douglas, Tract 0075.05 BG 1	975	1.5	0.8	1.5	1.9	OK					
Douglas, Tract 0075.05 BG 2	1,578	0.6	0.0	0.6	0.4	OK					
Douglas, Tract 0075.06 BG 1	763	0.0	4.4	4.4	6.3	OK					
Douglas, Tract 0075.06 BG 2	1,201	0.0	3.7	4.1	6.2	OK					
Douglas, Tract 0075.07 BG 1	915	0.0	4.2	4.2	0.0	OK					
Douglas, Tract 0075.07 BG 2	966	1.5	0.0	1.5	2.4	OK					
Douglas, Tract 0075.07 BG 3	538	0.0	0.0	0.0	14.3	Impacted					
Douglas, Tract 0075.08 BG 1	872	0.3	0.8	1.1	1.8	OK					
Douglas, Tract 0075.08 BG 2	1,109	0.3	4.2	4.3	7.8	OK					
Douglas, Tract 0075.09 BG 1	746	0.0	0.0	0.0	1.5	OK					
Douglas, Tract 0075.09 BG 2	1,008	0.0	0.0	0.0	0.0	OK					
Douglas, Tract 0075.09 BG 3	1,006	0.5	1.9	2.4	4.4	OK					
Douglas, Tract 0075.09 BG 4	642	0.0	0.0	0.0	2.8	OK					
Douglas, Tract 0075.10 BG 1	514	3.2	6.6	9.8	0.0	OK					
Douglas, Tract 0075.10 BG 2	1,178	0.4	2.6	3.0	0.0	OK					
Douglas, Tract 0075.10 BG 3	561	2.2	3.1	3.1	0.0	OK					
Sarpy, Tract 0101.03 BG 1	1,320	3.7	3.3	7.0	1.6	OK					
Sarpy, Tract 0101.03 BG 2	1,165	6.6	2.7	8.7	0.0	OK					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Douglas, Tract 0074.66 BG 6	840	0	0	840	0	16	477	306	41	0	0	\$607	110.8
Douglas, Tract 0074.67 BG 1	246	21	0	225	0	0	109	128	9	0	0	\$639	116.6
Douglas, Tract 0074.67 BG 2	344	13	21	310	0	29	195	78	42	0	0	\$529	96.5
Douglas, Tract 0074.67 BG 3	7	0	7	0	0	0	0	7	0	0	0	\$0	0.0
Douglas, Tract 0074.67 BG 4	60	31	10	19	0	0	0	31	21	8	0	\$522	95.3
Douglas, Tract 0074.67 BG 5	638	21	57	560	0	50	339	200	49	0	0	\$638	116.4
Douglas, Tract 0074.68 BG 1	44	0	0	44	0	0	44	0	0	0	0	\$541	98.7
Douglas, Tract 0074.68 BG 2	66	9	18	39	0	0	29	19	9	9	0	\$499	91.1
Douglas, Tract 0074.68 BG 3	185	0	0	185	0	23	105	57	0	0	0	\$524	95.6
Douglas, Tract 0075.04 BG 1	154	33	8	103	10	4	68	46	33	3	0	\$393	71.7
Douglas, Tract 0075.04 BG 2	89	61	20	8	0	0	12	50	26	0	1	\$583	106.4
Douglas, Tract 0075.04 BG 3	114	80	18	16	0	0	12	55	35	12	0	\$567	103.5
Douglas, Tract 0075.05 BG 1	39	32	0	7	0	3	0	13	21	0	2	\$495	90.3
Douglas, Tract 0075.05 BG 2	16	16	0	0	0	0	8	0	0	8	0	\$850	155.1
Douglas, Tract 0075.06 BG 1	30	8	7	15	0	0	0	30	0	0	0	\$500	91.2
Douglas, Tract 0075.06 BG 2	75	21	0	0	54	0	9	66	0	0	0	\$501	91.4
Douglas, Tract 0075.07 BG 1	71	9	0	62	0	0	8	54	9	0	0	\$580	105.8
Douglas, Tract 0075.07 BG 2	36	9	0	27	0	0	0	36	0	0	0	\$575	104.9
Douglas, Tract 0075.07 BG 3	51	0	0	33	18	0	16	26	9	0	0	\$447	81.6
Douglas, Tract 0075.08 BG 1	31	24	0	0	7	0	0	13	11	7	0	\$400	73.0
Douglas, Tract 0075.08 BG 2	98	56	5	37	0	8	26	46	16	2	0	\$521	95.1
Douglas, Tract 0075.09 BG 1	18	6	0	12	0	12	0	0	0	6	0	\$225	41.1
Douglas, Tract 0075.09 BG 2	6	6	0	0	0	0	0	0	0	0	6	\$0	0.0
Douglas, Tract 0075.09 BG 3	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Douglas, Tract 0075.09 BG 4	26	21	0	0	5	0	0	7	13	6	0	\$670	122.3
Douglas, Tract 0075.10 BG 1	15	6	9	0	0	0	0	9	0	6	0	\$1,542	281.4
Douglas, Tract 0075.10 BG 2	6	6	0	0	0	0	0	0	0	6	0	\$1,125	205.3
Douglas, Tract 0075.10 BG 3	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Sarpy, Tract 0101.03 BG 1	220	30	7	183	0	0	61	69	84	6	0	\$744	135.8
Sarpy, Tract 0101.03 BG 2	137	19	6	112	0	5	36	77	7	6	6	\$772	140.9

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Sarpy, Tract 0101.03 BG 3	829	14.8	5.3	20.6	0.6	OK					
Sarpy, Tract 0101.03 BG 4	1,259	1.2	0.0	1.2	6.1	OK					
Sarpy, Tract 0101.04 BG 1	806	6.6	9.1	15.8	7.0	OK					
Sarpy, Tract 0101.04 BG 2	1,280	6.6	7.8	14.0	7.4	OK					
Sarpy, Tract 0101.05 BG 1	967	7.1	0.0	13.7	2.7	OK					
Sarpy, Tract 0101.05 BG 2	1,074	6.4	11.0	16.8	3.2	OK					
Sarpy, Tract 0101.05 BG 3	1,070	9.9	6.8	16.5	8.5	OK					
Sarpy, Tract 0101.06 BG 1	794	4.2	0.0	4.2	0.9	OK					
Sarpy, Tract 0101.06 BG 2	844	5.5	3.2	9.5	6.6	OK					
Sarpy, Tract 0101.06 BG 3	1,456	14.9	2.9	17.8	7.9	OK					
Sarpy, Tract 0101.06 BG 4	619	12.2	9.0	17.3	4.3	OK					
Sarpy, Tract 0101.06 BG 5	595	2.8	13.4	16.3	8.1	OK					
Sarpy, Tract 0101.07 BG 1	1,255	7.0	7.6	14.6	7.8	OK					
Sarpy, Tract 0101.07 BG 2	826	8.7	14.1	20.0	3.7	OK					
Sarpy, Tract 0101.07 BG 3	931	21.8	0.0	21.8	0.0	Impacted					
Sarpy, Tract 0101.08 BG 1	999	33.6	22.5	51.1	38.2	Impacted					
Sarpy, Tract 0101.08 BG 2	1,357	11.3	3.6	17.4	3.4	OK					
Sarpy, Tract 0101.08 BG 3	1,112	9.1	2.0	11.1	0.0	OK					
Sarpy, Tract 0102.03 BG 1	716	14.8	0.0	14.8	5.4	OK					
Sarpy, Tract 0102.03 BG 2	1,053	9.4	2.4	11.9	0.0	OK					
Sarpy, Tract 0102.03 BG 3	741	3.3	0.0	3.3	3.6	OK					
Sarpy, Tract 0102.04 BG 1	1,030	20.7	8.4	30.3	15.4	Impacted					
Sarpy, Tract 0102.04 BG 2	932	11.8	4.3	16.1	1.0	OK					
Sarpy, Tract 0102.04 BG 3	1,232	6.5	5.0	11.4	2.5	OK					
Sarpy, Tract 0102.05 BG 1	1,567	2.8	0.0	2.8	0.0	OK					
Sarpy, Tract 0102.05 BG 2	1,112	9.4	7.0	16.5	0.0	OK					
Sarpy, Tract 0102.06 BG 1	829	12.8	10.1	22.0	2.7	OK					
Sarpy, Tract 0102.06 BG 2	1,020	22.1	0.0	22.1	3.5	Impacted					
Sarpy, Tract 0102.06 BG 3	851	11.2	2.4	13.6	0.0	OK					
Sarpy, Tract 0102.06 BG 4	1,194	14.1	4.2	17.2	0.0	OK					
Sarpy, Tract 0102.07 BG 1	764	7.2	2.0	9.3	8.2	OK					

Alan Fox Consulting, March 2004. 2000 Census data from CensusCD 2000 (GeoLytics, Inc)

"Impacted"---Percent black > City (15.1%) or percent poor > City (11.3%).

*/ Includes some Mod Rehab units.

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Sarpy, Tract 0101.03 BG 3	127	47	5	75	0	0	50	49	17	11	0	\$545	99.5
Sarpy, Tract 0101.03 BG 4	92	31	0	56	5	0	13	65	14	0	0	\$549	100.2
Sarpy, Tract 0101.04 BG 1	59	9	0	44	6	0	20	30	9	0	0	\$487	88.9
Sarpy, Tract 0101.04 BG 2	231	35	9	183	4	39	52	82	52	0	6	\$529	96.5
Sarpy, Tract 0101.05 BG 1	90	0	15	75	0	13	30	30	17	0	0	\$487	88.9
Sarpy, Tract 0101.05 BG 2	153	18	31	104	0	0	45	90	9	0	9	\$673	122.8
Sarpy, Tract 0101.05 BG 3	229	25	12	188	4	6	46	114	63	0	0	\$645	117.7
Sarpy, Tract 0101.06 BG 1	129	20	0	109	0	18	33	64	14	0	0	\$394	71.9
Sarpy, Tract 0101.06 BG 2	157	44	19	94	0	6	100	6	33	5	7	\$335	61.1
Sarpy, Tract 0101.06 BG 3	443	25	11	407	0	27	203	166	36	6	5	\$501	91.4
Sarpy, Tract 0101.06 BG 4	177	37	26	114	0	0	108	32	37	0	0	\$470	85.8
Sarpy, Tract 0101.06 BG 5	77	43	23	11	0	0	5	29	26	11	6	\$608	110.9
Sarpy, Tract 0101.07 BG 1	169	80	0	89	0	33	22	66	39	9	0	\$599	109.3
Sarpy, Tract 0101.07 BG 2	87	11	0	76	0	0	17	59	11	0	0	\$651	118.8
Sarpy, Tract 0101.07 BG 3	33	33	0	0	0	0	0	0	26	7	0	\$1,125	205.3
Sarpy, Tract 0101.08 BG 1	208	0	18	190	0	0	39	95	59	15	0	\$284	51.8
Sarpy, Tract 0101.08 BG 2	119	42	0	77	0	0	34	50	26	0	9	\$573	104.6
Sarpy, Tract 0101.08 BG 3	76	58	18	0	0	0	0	0	38	38	0	\$718	131.0
Sarpy, Tract 0102.03 BG 1	228	19	15	194	0	8	117	77	13	13	0	\$628	114.6
Sarpy, Tract 0102.03 BG 2	8	8	0	0	0	0	0	0	8	0	0	\$1,125	205.3
Sarpy, Tract 0102.03 BG 3	46	0	0	46	0	0	46	0	0	0	0	\$450	82.1
Sarpy, Tract 0102.04 BG 1	285	0	0	285	0	27	84	91	83	0	0	\$623	113.7
Sarpy, Tract 0102.04 BG 2	171	38	23	110	0	27	59	31	54	0	0	\$670	122.3
Sarpy, Tract 0102.04 BG 3	85	31	0	54	0	0	29	23	24	9	0	\$633	115.5
Sarpy, Tract 0102.05 BG 1	39	39	0	0	0	0	0	0	39	0	0	\$1,102	201.1
Sarpy, Tract 0102.05 BG 2	46	46	0	0	0	0	0	0	24	22	0	\$1,097	200.2
Sarpy, Tract 0102.06 BG 1	176	16	27	133	0	0	96	64	8	8	0	\$457	83.4
Sarpy, Tract 0102.06 BG 2	32	32	0	0	0	0	0	7	16	9	0	\$1,125	205.3
Sarpy, Tract 0102.06 BG 3	40	40	0	0	0	0	11	0	29	0	0	\$1,125	205.3
Sarpy, Tract 0102.06 BG 4	7	7	0	0	0	0	0	0	0	7	0	\$1,375	250.9
Sarpy, Tract 0102.07 BG 1	277	7	9	261	0	26	139	103	9	0	0	\$691	126.1

Omaha, Nebraska: 2000 Census Data

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Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Sarpy, Tract 0102.07 BG 2	734	5.6	2.2	7.8	0.0	OK					
Sarpy, Tract 0102.08 BG 1	725	0.0	0.0	0.8	2.8	OK					
Sarpy, Tract 0102.08 BG 2	1,146	13.7	2.4	15.3	3.3	OK					
Sarpy, Tract 0103.02 BG 9	1,460	14.6	8.3	21.6	7.3	OK					
Sarpy, Tract 0103.04 BG 9	7,468	13.5	7.8	20.7	5.4	OK					
Sarpy, Tract 0104.01 BG 1	1,313	6.9	4.5	11.5	7.7	OK					
Sarpy, Tract 0104.01 BG 2	1,128	17.7	2.9	20.6	8.7	Impacted					
Sarpy, Tract 0104.01 BG 3	535	14.5	0.0	14.5	0.0	OK					
Sarpy, Tract 0104.02 BG 1	1,172	11.6	2.5	14.1	6.0	OK					
Sarpy, Tract 0104.02 BG 2	1,249	10.3	5.5	16.7	7.4	OK					
Sarpy, Tract 0104.02 BG 3	625	0.0	0.0	4.7	9.8	OK					
Sarpy, Tract 0104.02 BG 4	1,355	2.5	6.3	8.8	14.0	Impacted					
Sarpy, Tract 0105.01 BG 1	901	8.8	9.3	18.4	9.7	OK					
Sarpy, Tract 0105.01 BG 2	1,074	10.1	8.0	17.2	8.9	OK					
Sarpy, Tract 0105.01 BG 3	1,224	8.3	6.8	14.1	1.5	OK					
Sarpy, Tract 0105.01 BG 4	715	16.9	10.0	27.0	3.7	Impacted					
Sarpy, Tract 0105.01 BG 5	739	10.1	4.2	13.5	0.0	OK					
Sarpy, Tract 0105.02 BG 1	1,104	0.6	6.3	6.9	1.9	OK					
Sarpy, Tract 0105.02 BG 2	1,154	4.4	8.5	12.7	5.0	OK					
Sarpy, Tract 0105.02 BG 3	1,242	1.3	7.7	8.7	9.4	OK					
Sarpy, Tract 0105.02 BG 4	1,054	8.2	13.1	19.9	0.7	OK					
Sarpy, Tract 0105.03 BG 1	1,146	5.3	4.7	10.0	0.0	OK					
Sarpy, Tract 0105.03 BG 2	680	2.5	12.3	14.8	5.0	OK					
Sarpy, Tract 0105.03 BG 3	616	9.1	0.0	9.1	4.1	OK					
Sarpy, Tract 0105.03 BG 4	1,243	0.7	3.4	4.2	4.2	OK					
Sarpy, Tract 0106.05 BG 1	758	1.1	1.8	3.3	2.4	OK					
Sarpy, Tract 0106.05 BG 2	823	8.5	6.4	14.0	2.7	OK					
Sarpy, Tract 0106.05 BG 3	869	4.4	4.1	8.5	0.0	OK					
Sarpy, Tract 0106.05 BG 4	761	3.5	4.1	7.5	5.8	OK					
Sarpy, Tract 0106.05 BG 5	1,387	0.7	2.6	3.3	0.9	OK					
Sarpy, Tract 0106.07 BG 1	826	1.0	0.0	1.0	2.6	OK					

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Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
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City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Sarpy, Tract 0102.07 BG 2	35	35	0	0	0	0	0	0	35	0	0	\$924	168.6
Sarpy, Tract 0102.08 BG 1	42	32	4	6	0	0	12	20	4	6	0	\$713	130.1
Sarpy, Tract 0102.08 BG 2	129	45	0	73	11	0	33	42	39	9	6	\$554	101.1
Sarpy, Tract 0103.02 BG 9	281	0	92	183	6	6	25	180	46	19	5	\$519	94.7
Sarpy, Tract 0103.04 BG 9	1,961	114	1,764	83	0	5	65	218	1,272	401	0	\$646	117.9
Sarpy, Tract 0104.01 BG 1	139	30	0	80	29	0	45	75	0	19	0	\$531	96.9
Sarpy, Tract 0104.01 BG 2	238	43	0	195	0	0	55	136	35	12	0	\$596	108.8
Sarpy, Tract 0104.01 BG 3	52	22	0	30	0	0	5	25	14	8	0	\$621	113.3
Sarpy, Tract 0104.02 BG 1	183	107	30	46	0	0	67	94	22	0	0	\$569	103.8
Sarpy, Tract 0104.02 BG 2	252	156	36	60	0	8	22	151	37	34	0	\$633	115.5
Sarpy, Tract 0104.02 BG 3	74	67	7	0	0	0	14	30	24	6	0	\$589	107.5
Sarpy, Tract 0104.02 BG 4	117	17	13	74	13	6	7	76	21	7	0	\$515	94.0
Sarpy, Tract 0105.01 BG 1	67	42	5	20	0	5	20	22	20	0	0	\$534	97.4
Sarpy, Tract 0105.01 BG 2	97	60	0	37	0	6	20	16	37	18	0	\$795	145.1
Sarpy, Tract 0105.01 BG 3	64	35	23	6	0	0	6	18	35	5	0	\$689	125.7
Sarpy, Tract 0105.01 BG 4	66	33	12	21	0	0	5	18	43	0	0	\$829	151.3
Sarpy, Tract 0105.01 BG 5	32	32	0	0	0	0	0	0	25	7	0	\$931	169.9
Sarpy, Tract 0105.02 BG 1	39	15	0	24	0	5	5	14	15	0	0	\$653	119.2
Sarpy, Tract 0105.02 BG 2	136	75	6	55	0	0	52	42	31	11	0	\$586	106.9
Sarpy, Tract 0105.02 BG 3	69	63	6	0	0	0	12	40	11	6	0	\$598	109.1
Sarpy, Tract 0105.02 BG 4	120	14	18	88	0	10	50	46	14	0	0	\$574	104.7
Sarpy, Tract 0105.03 BG 1	34	34	0	0	0	0	0	0	34	0	0	\$883	161.1
Sarpy, Tract 0105.03 BG 2	73	6	19	48	0	0	30	37	6	0	0	\$529	96.5
Sarpy, Tract 0105.03 BG 3	71	14	16	41	0	0	13	40	18	0	0	\$529	96.5
Sarpy, Tract 0105.03 BG 4	22	22	0	0	0	0	0	0	10	12	0	\$977	178.3
Sarpy, Tract 0106.05 BG 1	217	14	0	203	0	19	98	80	20	0	0	\$575	104.9
Sarpy, Tract 0106.05 BG 2	391	22	7	362	0	21	117	197	56	0	0	\$618	112.8
Sarpy, Tract 0106.05 BG 3	13	13	0	0	0	0	0	0	0	13	0	\$807	147.3
Sarpy, Tract 0106.05 BG 4	390	8	0	382	0	8	246	92	44	0	0	\$642	117.2
Sarpy, Tract 0106.05 BG 5	189	28	0	161	0	0	50	88	51	0	0	\$777	141.8
Sarpy, Tract 0106.07 BG 1	54	49	5	0	0	0	0	13	20	21	0	\$700	127.7

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Sarpy, Tract 0106.07 BG 2	1,117	0.9	0.5	1.4	0.2	OK					
Sarpy, Tract 0106.07 BG 3	894	10.7	6.1	14.6	0.1	OK					
Sarpy, Tract 0106.07 BG 4	924	2.5	1.4	4.8	1.5	OK					
Sarpy, Tract 0106.07 BG 5	784	0.6	5.1	9.3	1.1	OK					
Sarpy, Tract 0106.10 BG 1	983	0.0	0.0	0.7	3.8	OK					
Sarpy, Tract 0106.10 BG 2	943	0.0	0.4	1.7	0.6	OK					
Sarpy, Tract 0106.10 BG 3	817	3.3	0.0	3.3	6.0	OK					
Sarpy, Tract 0106.10 BG 4	602	0.0	1.0	1.0	4.3	OK					
Sarpy, Tract 0106.10 BG 5	699	0.6	0.4	1.0	6.0	OK					
Sarpy, Tract 0106.11 BG 1	1,394	0.4	3.8	4.6	5.1	OK					
Sarpy, Tract 0106.11 BG 2	865	0.7	4.6	5.3	9.8	OK					
Sarpy, Tract 0106.11 BG 3	624	2.3	0.0	2.3	0.0	OK					
Sarpy, Tract 0106.11 BG 4	1,371	3.9	0.9	5.9	2.7	OK					
Sarpy, Tract 0106.11 BG 5	1,315	1.6	4.0	4.0	0.0	OK					
Sarpy, Tract 0106.12 BG 1	803	4.5	0.0	4.5	4.8	OK					
Sarpy, Tract 0106.12 BG 2	1,688	0.5	0.0	1.1	3.3	OK					
Sarpy, Tract 0106.12 BG 3	1,062	8.0	5.4	9.2	0.6	OK					
Sarpy, Tract 0106.12 BG 4	1,292	6.3	0.0	8.5	0.6	OK					
Sarpy, Tract 0106.12 BG 5	874	1.1	9.2	10.3	1.6	OK					
Sarpy, Tract 0106.12 BG 6	763	8.2	3.8	8.2	0.0	OK					
Sarpy, Tract 0106.13 BG 1	1,327	2.6	0.8	4.2	3.3	OK					
Sarpy, Tract 0106.13 BG 2	470	4.0	0.0	4.0	0.0	OK					
Sarpy, Tract 0106.13 BG 3	530	1.1	1.1	1.1	0.0	OK					
Sarpy, Tract 0106.14 BG 1	831	7.9	7.3	15.2	12.6	Impacted					
Sarpy, Tract 0106.14 BG 2	743	0.0	0.0	0.0	2.0	OK					
Sarpy, Tract 0106.14 BG 3	1,062	3.3	2.4	3.3	10.6	OK					
Sarpy, Tract 0106.14 BG 4	718	16.8	7.4	24.1	35.3	Impacted					
Sarpy, Tract 0106.14 BG 5	639	0.0	14.2	14.2	3.0	OK					
Sarpy, Tract 0106.14 BG 6	1,122	1.5	0.0	2.7	2.7	OK					
Sarpy, Tract 0106.15 BG 1	822	6.9	6.6	13.5	4.3	OK					
Sarpy, Tract 0106.15 BG 2	1,210	2.5	0.0	2.5	0.0	OK					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Sarpy, Tract 0106.07 BG 2	14	14	0	0	0	0	0	0	0	6	8	\$1,125	205.3
Sarpy, Tract 0106.07 BG 3	38	31	0	7	0	0	0	7	31	0	0	\$1,034	188.7
Sarpy, Tract 0106.07 BG 4	31	18	0	13	0	0	13	0	11	7	0	\$1,102	201.1
Sarpy, Tract 0106.07 BG 5	50	15	0	35	0	0	10	25	15	0	0	\$538	98.2
Sarpy, Tract 0106.10 BG 1	26	19	2	0	5	0	5	5	12	0	4	\$1,094	199.6
Sarpy, Tract 0106.10 BG 2	16	12	0	0	4	0	0	5	4	7	0	\$725	132.3
Sarpy, Tract 0106.10 BG 3	47	19	7	21	0	0	3	24	20	0	0	\$550	100.4
Sarpy, Tract 0106.10 BG 4	87	3	0	84	0	0	11	65	8	3	0	\$562	102.6
Sarpy, Tract 0106.10 BG 5	74	40	15	19	0	0	15	35	17	4	3	\$525	95.8
Sarpy, Tract 0106.11 BG 1	17	9	0	8	0	0	0	8	9	0	0	\$1,014	185.0
Sarpy, Tract 0106.11 BG 2	179	34	0	145	0	9	121	15	22	12	0	\$558	101.8
Sarpy, Tract 0106.11 BG 3	8	8	0	0	0	0	0	0	8	0	0	\$1,125	205.3
Sarpy, Tract 0106.11 BG 4	188	20	0	168	0	8	115	45	20	0	0	\$547	99.8
Sarpy, Tract 0106.11 BG 5	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Sarpy, Tract 0106.12 BG 1	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Sarpy, Tract 0106.12 BG 2	48	48	0	0	0	0	0	0	41	7	0	\$914	166.8
Sarpy, Tract 0106.12 BG 3	21	21	0	0	0	0	0	0	7	14	0	\$875	159.7
Sarpy, Tract 0106.12 BG 4	19	19	0	0	0	0	0	0	19	0	0	\$1,080	197.1
Sarpy, Tract 0106.12 BG 5	53	13	0	40	0	0	15	31	7	0	0	\$572	104.4
Sarpy, Tract 0106.12 BG 6	19	12	7	0	0	0	0	0	19	0	0	\$590	107.7
Sarpy, Tract 0106.13 BG 1	50	0	29	21	0	0	7	0	14	29	0	\$747	136.3
Sarpy, Tract 0106.13 BG 2	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Sarpy, Tract 0106.13 BG 3	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Sarpy, Tract 0106.14 BG 1	184	15	72	97	0	0	9	76	93	6	0	\$440	80.3
Sarpy, Tract 0106.14 BG 2	21	21	0	0	0	0	0	14	7	0	0	\$640	116.8
Sarpy, Tract 0106.14 BG 3	68	68	0	0	0	0	0	18	44	0	6	\$788	143.8
Sarpy, Tract 0106.14 BG 4	136	16	15	105	0	0	0	71	57	8	0	\$572	104.4
Sarpy, Tract 0106.14 BG 5	35	18	10	7	0	0	0	7	28	0	0	\$855	156.0
Sarpy, Tract 0106.14 BG 6	63	63	0	0	0	0	0	0	63	0	0	\$756	138.0
Sarpy, Tract 0106.15 BG 1	104	104	0	0	0	0	0	104	0	0	0	\$726	132.5
Sarpy, Tract 0106.15 BG 2	8	8	0	0	0	0	0	0	0	8	0	\$0	0.0

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Sarpy, Tract 0106.16 BG 1	1,110	4.5	3.4	8.0	0.8	OK					
Sarpy, Tract 0106.16 BG 2	1,068	3.9	5.5	7.4	2.8	OK					
Sarpy, Tract 0106.17 BG 1	1,079	1.7	1.7	3.4	1.7	OK					
Sarpy, Tract 0106.17 BG 2	712	2.6	0.0	2.6	1.0	OK					
Sarpy, Tract 0106.17 BG 3	1,202	6.6	4.5	8.2	0.0	OK					
Sarpy, Tract 0106.17 BG 4	696	5.3	1.8	6.2	3.6	OK					
Sarpy, Tract 0106.17 BG 5	1,202	2.7	0.0	3.0	3.6	OK					
Sarpy, Tract 0106.17 BG 6	1,100	0.0	4.2	4.2	0.0	OK					
Sarpy, Tract 0106.18 BG 1	970	5.9	1.3	8.0	1.4	OK					
Sarpy, Tract 0106.18 BG 2	1,967	4.3	2.7	7.2	0.7	OK					
Sarpy, Tract 0106.19 BG 1	830	4.0	0.0	4.0	10.6	OK					
Sarpy, Tract 0106.19 BG 2	717	0.0	2.6	2.6	3.8	OK					
Sarpy, Tract 0106.19 BG 3	691	8.3	7.5	15.8	4.0	OK					
Sarpy, Tract 0106.19 BG 4	585	3.5	8.9	12.4	0.0	OK					
Sarpy, Tract 0106.19 BG 5	1,058	3.1	0.0	3.1	0.0	OK					
Sarpy, Tract 0106.20 BG 1	874	3.2	9.2	15.1	4.5	OK					
Sarpy, Tract 0106.20 BG 2	1,652	4.6	4.4	9.0	7.5	OK					
Sarpy, Tract 0107.01 BG 1	910	0.0	2.2	2.2	7.4	OK					
Sarpy, Tract 0107.01 BG 2	851	0.5	0.4	0.8	0.0	OK					
Sarpy, Tract 0107.02 BG 1	767	2.6	2.2	4.3	4.7	OK					
Sarpy, Tract 0107.02 BG 2	684	0.3	0.6	1.2	0.0	OK					
Sarpy, Tract 0107.02 BG 3	1,089	0.5	3.0	3.4	2.5	OK					
Sarpy, Tract 0107.02 BG 4	668	0.0	0.0	0.0	0.6	OK					
Washington, Tract 0501.01 BG 1	699	0.0	0.0	0.0	2.9	OK					
Washington, Tract 0501.01 BG 2	1,305	0.0	3.0	3.6	4.6	OK					
Washington, Tract 0501.01 BG 3	1,380	1.5	7.8	9.3	1.6	OK					
Washington, Tract 0501.02 BG 1	911	1.2	1.5	2.1	17.8	Impacted					
Washington, Tract 0501.02 BG 2	870	2.2	0.0	2.2	17.0	Impacted					
Washington, Tract 0501.02 BG 3	686	0.0	3.1	3.1	6.6	OK					
Washington, Tract 0501.02 BG 4	1,108	0.6	0.0	0.6	7.7	OK					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Sarpy, Tract 0106.16 BG 1	140	0	0	140	0	8	67	65	0	0	0	\$624	113.9
Sarpy, Tract 0106.16 BG 2	16	0	8	0	8	0	0	8	8	0	0	\$425	77.6
Sarpy, Tract 0106.17 BG 1	9	9	0	0	0	0	0	0	0	9	0	\$1,125	205.3
Sarpy, Tract 0106.17 BG 2	175	42	0	133	0	11	74	56	34	0	0	\$513	93.6
Sarpy, Tract 0106.17 BG 3	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Sarpy, Tract 0106.17 BG 4	48	16	12	20	0	0	0	27	21	0	0	\$443	80.8
Sarpy, Tract 0106.17 BG 5	30	23	7	0	0	0	0	7	8	15	0	\$1,125	205.3
Sarpy, Tract 0106.17 BG 6	13	7	6	0	0	0	0	0	6	7	0	\$1,125	205.3
Sarpy, Tract 0106.18 BG 1	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Sarpy, Tract 0106.18 BG 2	10	10	0	0	0	0	0	0	5	5	0	\$1,500	273.7
Sarpy, Tract 0106.19 BG 1	115	30	29	56	0	0	32	44	39	0	0	\$654	119.3
Sarpy, Tract 0106.19 BG 2	22	9	0	13	0	0	22	0	0	0	0	\$458	83.6
Sarpy, Tract 0106.19 BG 3	339	6	18	315	0	8	183	133	15	0	0	\$543	99.1
Sarpy, Tract 0106.19 BG 4	28	9	0	19	0	7	7	5	9	0	0	\$664	121.2
Sarpy, Tract 0106.19 BG 5	35	23	0	12	0	0	0	12	23	0	0	\$950	173.4
Sarpy, Tract 0106.20 BG 1	95	6	14	75	0	0	36	32	21	6	0	\$718	131.0
Sarpy, Tract 0106.20 BG 2	311	0	0	311	0	27	114	170	0	0	0	\$719	131.2
Sarpy, Tract 0107.01 BG 1	55	51	0	0	4	0	4	9	26	12	4	\$629	114.8
Sarpy, Tract 0107.01 BG 2	57	57	0	0	0	0	8	36	13	0	0	\$822	150.0
Sarpy, Tract 0107.02 BG 1	88	22	5	53	8	0	29	46	8	5	0	\$370	67.5
Sarpy, Tract 0107.02 BG 2	17	8	5	4	0	0	0	13	2	2	0	\$713	130.1
Sarpy, Tract 0107.02 BG 3	26	20	0	0	6	0	0	12	0	8	6	\$475	86.7
Sarpy, Tract 0107.02 BG 4	35	27	0	0	8	0	0	12	16	7	0	\$469	85.6
Washington, Tract 0501.01 BG 1	72	34	11	27	0	0	8	56	8	0	0	\$498	90.9
Washington, Tract 0501.01 BG 2	100	85	4	11	0	0	11	24	45	20	0	\$634	115.7
Washington, Tract 0501.01 BG 3	33	0	14	19	0	7	12	6	8	0	0	\$608	110.9
Washington, Tract 0501.02 BG 1	153	52	15	86	0	0	39	67	47	0	0	\$544	99.3
Washington, Tract 0501.02 BG 2	148	35	0	86	27	0	9	85	44	10	0	\$398	72.6
Washington, Tract 0501.02 BG 3	167	38	24	105	0	19	86	43	0	19	0	\$499	91.1
Washington, Tract 0501.02 BG 4	148	25	9	114	0	0	80	52	16	0	0	\$333	60.8

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Washington, Tract 0501.02 BG	1,203	1.3	0.0	1.8	6.9	OK					
Washington, Tract 0502.01 BG	882	0.0	0.0	0.4	6.0	OK					
Washington, Tract 0502.01 BG	1,088	1.2	2.5	3.7	0.3	OK					
Washington, Tract 0502.01 BG	1,104	0.5	0.8	1.7	0.6	OK					
Washington, Tract 0502.02 BG	1,138	0.3	0.2	0.5	5.1	OK					
Washington, Tract 0502.02 BG	773	2.1	0.0	2.1	9.7	OK					
Washington, Tract 0502.02 BG	1,167	1.0	0.0	1.0	6.5	OK					
Washington, Tract 0503.00 BG	884	1.8	1.5	3.3	7.7	OK					
Washington, Tract 0503.00 BG	1,075	0.5	0.3	1.0	6.4	OK					
Washington, Tract 0503.00 BG	1,385	0.8	0.9	2.1	3.2	OK					
Washington, Tract 0503.00 BG	1,122	0.6	0.4	1.1	2.0	OK					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Washington, Tract 0501.02 BG	127	57	11	59	0	18	9	43	49	0	8	\$585	106.8
Washington, Tract 0502.01 BG	73	69	0	0	4	0	0	13	45	13	2	\$638	116.4
Washington, Tract 0502.01 BG	35	33	0	0	2	0	2	4	27	2	0	\$438	79.9
Washington, Tract 0502.01 BG	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0
Washington, Tract 0502.02 BG	41	28	3	10	0	0	4	23	12	2	0	\$485	88.5
Washington, Tract 0502.02 BG	23	23	0	0	0	0	0	3	17	0	3	\$594	108.4
Washington, Tract 0502.02 BG	120	47	2	64	7	0	35	54	26	5	0	\$543	99.1
Washington, Tract 0503.00 BG	83	63	0	0	20	0	0	17	28	19	19	\$572	104.4
Washington, Tract 0503.00 BG	80	63	2	11	4	6	9	14	23	16	12	\$525	95.8
Washington, Tract 0503.00 BG	115	50	13	44	8	0	16	62	27	6	4	\$529	96.5
Washington, Tract 0503.00 BG	55	41	0	0	14	0	2	26	17	6	4	\$541	98.7

Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
Cities in Metro Area											
NE, Alvo	142	4.9	6.3	6.3	16.8	Impacted					
NE, Arlington	1,197	0.9	1.0	2.4	3.7	OK					
NE, Avoca	270	0.0	1.9	1.9	6.1	OK					
NE, Bellevue	44,382	9.2	5.9	14.9	5.9	OK					
NE, Bennington	937	2.7	2.1	4.8	5.5	OK					
NE, Blair	7,512	0.9	2.3	3.4	8.4	OK					
NE, Boys Town	818	23.0	16.2	38.1	6.1	Impacted					
NE, Cedar Creek	396	0.0	0.0	0.0	5.9	OK					
NE, Chalco	10,736	3.4	2.6	5.8	2.9	OK					
NE, Eagle	1,105	0.6	0.9	1.9	2.9	OK					
NE, Elkhorn	6,062	0.4	1.6	2.1	2.1	OK					
NE, Elmwood	668	1.6	0.8	2.3	6.3	OK					
NE, Fort Calhoun	856	0.7	0.0	0.7	3.8	OK					
NE, Greenwood	544	3.5	1.9	5.0	6.3	OK					
NE, Gretna	2,355	1.3	0.4	1.8	3.6	OK					
NE, Herman	310	2.0	1.0	3.6	11.1	Impacted					
NE, Kennard	371	0.0	0.0	1.0	5.2	OK					
NE, La Vista	11,699	4.0	3.9	7.8	5.7	OK					
NE, Louisville	1,046	0.0	1.3	1.3	3.7	OK					
NE, Manley	191	0.5	0.0	0.5	5.9	OK					
NE, Murdock	269	1.9	0.9	2.2	2.5	OK					
NE, Murray	481	0.6	1.0	1.6	2.6	OK					
NE, Nehawka	232	3.7	0.0	3.7	5.3	OK					
NE, Offutt AFB	8,901	13.7	7.9	20.8	5.6	Impacted					
NE, Omaha	390,007	15.1	7.4	22.7	11.3	Impacted					
NE, Papillion	16,363	3.4	3.1	6.4	2.7	OK					
NE, Plattsmouth	6,887	0.7	3.2	5.0	7.0	OK					
NE, Ralston	6,314	0.8	3.2	4.3	1.9	OK					
NE, South Bend	86	0.0	6.3	6.3	23.4	Impacted					

Alan Fox Consulting, March 2004. 2000 Census data from CensusCD 2000 (GeoLytics, Inc)

"Impacted"---Percent black > City (15.1%) or percent poor > City (11.3%).

*/ Includes some Mod Rehab units.

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apartments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
Cities in Metro Area													
NE, Alvo	2	0	0	0	2	0	0	2	0	0	0	\$0	0.00
NE, Arlington	110	45	13	44	8	0	16	62	23	5	4	\$521	95.07
NE, Avoca	22	12	2	3	5	0	0	17	5	0	0	\$520	94.9
NE, Bellevue	5,768	1,565	450	3,692	61	249	1,643	2,309	1,232	296	39	\$581	106.0
NE, Bennington	84	20	4	60	0	0	37	34	9	2	2	\$434	79.2
NE, Blair	920	307	88	507	18	44	254	371	200	43	8	\$529	96.5
NE, Boys Town	57	38	10	9	0	0	4	10	5	0	38	\$535	97.6
NE, Cedar Creek	4	4	0	0	0	0	0	0	4	0	0	\$500	91.2
NE, Chalco	552	184	7	361	0	17	251	99	152	33	0	\$582	106.2
NE, Eagle	58	36	11	5	6	3	3	32	12	6	2	\$504	92.0
NE, Elkhorn	180	57	7	116	0	12	25	123	0	14	6	\$537	98.0
NE, Elmwood	44	29	5	8	2	0	6	22	9	5	2	\$512	93.4
NE, Fort Calhoun	86	11	5	68	2	0	35	47	4	0	0	\$518	94.5
NE, Greenwood	16	10	3	0	3	0	2	12	2	0	0	\$513	93.6
NE, Gretna	204	58	22	124	0	0	29	124	45	3	3	\$556	101.5
NE, Herman	27	10	2	11	4	6	9	3	4	5	0	\$447	81.6
NE, Kennard	24	20	0	0	4	0	0	13	5	4	2	\$515	94.0
NE, La Vista	1,819	398	104	1,317	0	48	520	747	463	35	6	\$646	117.9
NE, Louisville	119	74	28	13	4	2	10	55	42	7	3	\$532	97.1
NE, Manley	21	13	2	0	6	0	2	9	7	3	0	\$513	93.6
NE, Murdock	15	15	0	0	0	0	0	6	6	3	0	\$463	84.5
NE, Murray	31	17	2	2	10	0	0	17	8	6	0	\$644	117.5
NE, Nehawka	12	8	0	0	4	0	2	6	2	2	0	\$413	75.4
NE, Offutt AFB	2,242	114	1,856	266	6	11	90	398	1,318	420	5	\$626	114.2
NE, Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
NE, Papillion	1,508	292	99	1,117	0	54	538	599	238	71	8	\$622	113.5
NE, Plattsmouth	878	313	98	376	91	87	224	375	173	19	0	\$499	91.1
NE, Ralston	769	121	110	529	9	51	318	281	82	37	0	\$525	95.8
NE, South Bend	0	0	0	0	0	0	0	0	0	0	0	\$0	0.0

Alan Fox Consulting, March 2004. 2000 Census data from CensusCD 2000 (GeoLytics, Inc)

"Impacted"---Percent black > City (15.1%) or percent poor > City (11.3%).

*/ Includes some Mod Rehab units.

File C:\AFC\Consult\Quadel_Omaha\2004Concentration\OmahaCen2K.xls

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Omaha, Nebraska: 2000 Census Data

Area Name	Population Data, 2000 Census						Public and Assisted Housing, March 2004				
	Popu- lation	Percent				Impacted (Compared to City?)	Families		Percent of Rental Units		
		Black	Hispanic	Minority	Poor		Vouchers	Public Housing	Vouchers	Public Housing	All */
Omaha, NE--IA MSA	716,998	9.9	5.5	15.5	8.4	---					
City of Omaha	390,007	15.1	7.4	22.7	11.3	---					
NE, Springfield	1,450	1.5	1.4	2.9	2.6	OK					
NE, Union	260	0.4	8.5	9.6	5.2	OK					
NE, Valley	1,788	2.3	1.1	3.9	11.3	Impacted					
NE, Washington	126	0.0	0.0	0.0	0.0	OK					
NE, Waterloo	459	0.4	6.3	6.3	1.4	OK					
NE, Weeping Water	1,103	0.5	0.2	0.7	7.4	OK					

Omaha, Nebraska: 2000 Census Data

Area Name	Rental Housing, 2000 Census												
	Total	Structure Type				Number of Bedrooms						Gross Rent	
		Single Family	Duplex	Apart-ments	Mobile Home	Studio	1	2	3	4	5+	Median	Compared to MSA
Omaha, NE--IA MSA	93,588	23,677	9,867	58,830	1,214	5,742	33,297	33,381	16,617	3,683	868	\$548	100.0
City of Omaha	63,428	14,229	5,753	43,169	277	4,507	25,178	22,115	9,335	1,776	517	\$537	97.99
NE, Springfield	105	30	10	57	8	0	29	59	10	7	0	\$421	76.8
NE, Union	25	17	2	3	3	0	7	9	9	0	0	\$415	75.7
NE, Valley	242	89	32	111	10	4	82	100	52	3	1	\$492	89.8
NE, Washington	2	2	0	0	0	0	2	0	0	0	0	\$0	0.0
NE, Waterloo	44	30	2	12	0	2	16	13	13	0	0	\$517	94.3
NE, Weeping Water	108	53	18	22	15	0	24	50	20	4	10	\$488	89.1