

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 2005 - 2009
Annual Plan for Fiscal - Year 2005

**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: 01/2005

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 2005 - 2009
 [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 12/31/09)
- 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	2004 Jan-June	Goals 12/31/2005
Total number units turned over	807	671	457	675 or less
Days required to get units ready	21.9	34	97	15
Total turnover time including leasing	73.3	84.47	146	20

- There were 257-vacant units reported in the 2004 PHA Plan and there are 367-vacant units as of June 30, 2004
- More effective marketing will be achieved through community outreach and referrals in the neighborhoods around the properties. Efforts are being made to improve customer service by providing extended office hours, 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:
- Acquire or build units or developments:
 - *Utilize Replacement Housing Factor Funds to complete up to 24 units of replacement housing. Based on the current RHF Funding availability the OHA proposes to develop a total of 24-units of public housing utilizing the funding from the lump sum distribution of the first 5-year increment of funding and an additional 24-units in the second 5-year increment funding as RHF Funds may be available and OHA may qualify for the continuance of the program.*
- Other (list below)
- Reduce the backlog of vacant units through reconfiguration of 11-Tower buildings and through HOPE VI and other mixed finance revitalization efforts at 3-Family Developments, Southside, Pleasant View and Spencer
- PHA Goal: Improve the quality of assisted housing
Objectives:
 - Improve public housing management: (2003 PHAS Score Goal: 90.00)
 - *As part of the OHA restructuring, the position of Facilities Coordinator has been added for all maintenance related systems, to address and improve the over all quality of maintenance response and service. The Facilities Coordinator will review and update all work order systems. The Coordinator will also monitor performance on work orders and perform quality control audits on a monthly basis. In addition, the Coordinator will prepare and implement a preventative maintenance plan for public housing.*
 - *Increased scattered site office staff to devote more attention to resident concerns and the processing of recertifications.*
 - *Increased maintenance staff to reduce turnaround time on resident requested work orders and turnaround time on vacant units.*

- *Revised work schedules of office staff to extend office hours to accommodate residents after normal business hours.*
- *Improve and monitor the appearance of scattered site units, we assigned management staff the responsibility of performing exterior inspections on a monthly basis. Management staff report lease violations and deficiencies to scattered site manager.*

PHAS Indicators	Max Scores	1999 Actual	2000 Actual	2001 Actual	2002 Actual	2003 Actual	2004 Goals	Performance Progress
Physical	30.0	21.0	20.0	24.0	24.0	25.0	25.0	0
Financial	30.0	0	8.0	25.0	28.0	22.0	28.0	-6
Management	30.0	19.0	26.0	26.0	26.0	26.0	27.0	-1
Resident	10.0	9.0	9.0	9.0	9.0	9.0	10.0	-1
Totals	100.00	49.00	63.00	84.00	87.00	82.0	90.00	-8

- Improve voucher management: (2003 SEMAP Score Goal: 96%)

Year	Goal %	Actual %	Progress
1999	80	89	9
2000	85	67	-18
2001	85	81	-4
2002	90	81	-9
2003	92	96	+4
2004	98		

- OHA has brought the Voucher program into balance with the ABA for Section 8

- Increase customer satisfaction:

- OHA Resident Assessment Sub-System (RASS) Follow Up Plan addresses improved communication, safety and neighborhood appearance, (see attachment 10 RASS Implementation and Follow Up Plan).

- 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:
 - Tower common area modernization in progress
 - Lead-based paint abatement at Southside Homes in progress
 - Commercial roofing, HVAC and site improvements in progress OHA-Wide
- Demolish or dispose of obsolete public housing:
 - Disposition of obsolete public housing will be addressed through strategic planning / asset management practices after completion of the Hawkins' Replacement Housing Plan.
- Provide replacement public housing:
 - OHA will complete the replacement of the remaining units required under the Hawkins Settlement.
- 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:
 - 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 with at least 75% of total*

replacement units outside census tracts with a minority population of greater than 35%.

- 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 deconcentration program for Section 8 by 12/31/2005

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/ 2009.
- 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 during the 5-Year Plan implementation.

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
 - Service coordination will be continued at all OHA towers through 2004
 - 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

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 co-host a workshop for contractors in regards to Section 3 rules and regulations in 2005 with University of Nebraska at Omaha, Business Development Center and City of Omaha Human Relations Department to improve / increase minority and small business participation.

- 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 2005

[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 lead by a 5-member Board of Directors appointed by the Mayor, and is responsible for the City's Public Housing Programs. The OHA currently administers 2,615 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 14%. Additionally, the OHA owns and manages 74 Section 8 eligible apartment units through a development arm, Housing In Omaha (HIO).

A Plan For Change

De-Concentration of Low-Income Neighborhoods

- Reconfiguration of Tower Buildings to reduce density and improve delivery of services
- Revitalization of Family Developments through HOPE VI Revitalization or other mixed finance revitalization plans to reduce density and increase housing choices
- Conversion of some Scattered Site Developments to Tenant Based Section 8 to Expand Homeownership Opportunities

Replacement of Obsolete Housing Stock

- Development of Affordable Housing in Neighborhoods that have Low Concentrations of Poverty

Opportunities for Social / Economic Uplift

- Development of Mixed Income Housing and Commercial Development in Neighborhoods that have High Concentrations of Poverty

Building Community Partnerships with Private and Public Entities

- Recent Market Studies Demonstrate Need for Affordable Housing in all Neighborhoods
- Utilize Mixed Finance Methods for Development of Affordable Housing with Community Partners

The 2005 PHA Plan is required to provide a new Five Year Plan. OHA has analyzed it's waiting list and vacant unit data and concluded that the existing public housing stock does not adequately meet the special housing

needs of the families on the waiting list and does not fully meet the needs of the eligible families in the Omaha Community requiring affordable housing. The OHA has contracted and completed comprehensive physical needs assessments of the public housing inventory and has identified immediate needs exceeding \$25.5 million and projected 30-year physical needs in excess of \$1.3 billion dollars. The OHA public housing stock is in many cases obsolete and should be replaced with new sustainable housing.

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

Under earlier variations of the Capital Fund Program (CFP) the concept of "Viability" was based on accrued need or backlogged need and had little to do with "Return on Investment". A Viability Review of each property is being completed in conjunction with the physical needs assessments and will provide OHA with a cost comparison under the *Mandatory/Voluntary Conversion Methodology*, which compares the costs of operating the community as revitalized Public Housing vs. the costs of operating as Tenant Based Section 8.

Capital investments of public funds must meet tests of the public's return on that investment using rationales other than the costs are identified in a Needs Assessment and were approved in a public meeting.

Additionally, OHA has contracted and completed a comprehensive Market Study to better identify current and future housing needs of the Omaha Community. The Market Study is a planning tool that will be used in developing future housing programs for Omaha. There are fourteen primary neighborhoods in Omaha recognized by City Planning and Community Development.

The vacancy rate in OHA Tower and Family Developments has steadily increased over the past two years. OHA has implemented improvements to expedite new applications for Public Housing that reduces the processing time and offers families more housing choices. Through recent marketing efforts OHA has received over 1,300 pending applications. However, the trend for leasing units continues to lag behind the number of units actually leased and the vacant unit count has increased to over 400-units at the end of August 2004.

OHA Family and Tower Developments are obsolete and do not adequately meet the special housing needs of the low and very low income families in Omaha. The Housing Authority has met with all OHA Resident Organizations and a Community Advisory Group on these issues and concluded to make applications to reconfigure the Tower Developments to reduce the number of dwelling units and to increase the size and quality of the remaining units. This process will allow for improved delivery of services to better meet the special housing needs of elderly and disabled and reduce the rate of vacancy. The OHA will also contract Developer Partners to implement revitalization plans for the three remaining Family Developments, Pleasant View, Spencer and Southside Terrace.

It is the intent of the OHA to select a master developer who will be responsible for submitting applications for HOPE VI funding under the Notice of Funding Availability (NOFA) to be issued by the United States Department of Housing and Urban Development (HUD) in 2004 or 2005. In general terms, the applications will include proposals to rebuild economically mixed communities that blend with the surrounding neighborhoods. Insofar as is determined feasible during the planning process, the newly created communities will consist of market-rate and subsidized rental housing, affordable and market rate homeownership, and neighborhood economic development. Revitalization activities, to the extent possible, will center on a design approach, which will create economically sustainable communities.

The OHA is in the process of soliciting proposals from developers under the qualifications based selection method. This process will result in the selection of a Master Developer, who, through a contractual agreement, will manage the planning and subsequent revitalization processes. The Developer may also directly develop residential and commercial properties and/or oversee a competitive process for the development of designated parcels.

The Master Developer may form partnerships with local for-profit and non-profit entities, Housing Authority residents, and neighborhood groups.

If the HOPE VI grants are not forthcoming, modified versions of the plans will be pursued requiring the same development services. The Master Developer shall develop funding sources for development with or without Hope VI funding

This solicitation will result in the selection of a firm or consortium of firms for the revitalization of the Pleasant View, Spencer and Southside Public Housing Developments, the completion of the Hawkins' Replacement Housing Settlement, Conversion of Public Housing to Tenant Based Section 8 where feasible, Reconfiguration of Public Housing Highrise Buildings, implementation of the Housing Authority's Replacement Housing Factor (RHF) Plan and redevelopment of properties privately held by the Housing Authority or its not-for-profit development arm, Housing In Omaha (HIO).

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 112-units with Section 8 certificates. An additional 75 rental certificates and 25 rental vouchers were provided to fund budget shortfalls. 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 units 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 seven multi-family developments that will incorporate a mixed-income approach for 205 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.

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 will complete strategic planning reviews of its entire public housing portfolio that will utilize the 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 will utilize its comprehensive market analysis in guiding decisions for the future Capital Fund investments. The strategic planning process will involve community input and input from City and County Planning Departments.

Developer Partners will be contracted to assist with preparation of HOPE VI Revitalization and other mixed finance applications for the three Family Developments and eleven Tower Buildings.

Capital Fund Program (CFP) Budgets for 2005 – 2009 include renovations at the Towers that focus on security, life safety, appliances and site improvements. Emergency power back-up systems have been installed and elevators have been refurbished with new controls, motors and cables. Lead-Based Paint abatement will complete in 2005 at Southside Terrace. Investments will be made in the Scattered Site Developments to include appliances, furnaces, A/Cs, exterior and site improvements.

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) reconfiguration of tower units to lower density and improve quality of housing products, 2) revitalization of the three Family Developments through HOPE VI or other mixed finance development methods, 3) updating the major mechanical systems of tower buildings, 4) lead-based paint abatement in scattered family developments, 5) renovation of scattered sites, and 6) improving quality of housing authority-wide.

Five Tower 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 Plans for 2004 and 2005 are on file and available for review in the City of Omaha Planning Department. The Capital Fund Program (CFP) is a component of the PHA Plan and is being funded at \$3,773,019 for capital improvements to be completed over the next 36-months.

Housing Choice Voucher (Section 8) Program:

The Omaha Housing Authority has 3,755 Housing Choice Vouchers (HCV) and 207 Mod Rehab Certificates allocated. 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. OHA has maintained the baseline of 3,755-HCVs during 2003 and into the 2004 fiscal year.

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 Fund Program, 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 continue to 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 during the next 5-years of the PHA Plan.

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 will coordinate Capital Funds and Operating Subsidies to provide a comprehensive (asset management) approach to maintaining the Public Housing properties and to improve support 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 is taking steps to reduce the bad debt write off for the year of 2004 to 6% and over the next 36-months achieve 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 Assessment Sub-System Score of 10 out of the 10 points possible in 2005.

The OHA will continue its efforts in 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 met the affirmative goal to achieve a Section 8 Management Assessment Program (SEMAP) score of 98 points and the Authority is a high performer. The voucher 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 99% 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, 1) The building and acquisitions of Hawkins Replacement Housing Agreement are now well underway, 2) Site-Based Management has been started, 3) the renovation of 57 units of Spencer Homes family development completed, 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 84 out of a possible 100 points. OHA has successfully completed Independent Financial Audits for the past four years, all of which have been unqualified opinion with no negative findings.

OHA is asking the City of Omaha’s assistance in completing development of new Public Housing and 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.

Table of Contents

	Page #
Annual Plan	
i. Executive Summary	1
ii. Table of Contents	4
1. Housing Needs	10
2. Financial Resources	16
3. Policies on Eligibility, Selection and Admissions	17
4. Rent Determination Policies	25
5. Operations and Management Policies	30
6. Grievance Procedures	32
7. Capital Improvement Needs	33
8. Demolition and Disposition	35
9. Designation of Housing	36
10. Conversions of Public Housing	41
11. Homeownership	47
12. Community Service Programs	48
13. Crime and Safety	51
14. Pets (Inactive for January 1 PHAs)	53
15. Civil Rights Certifications (included with PHA Plan Certifications)	53
16. Audit	54
17. Asset Management	54
18. Other Information	55

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 2005 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
- (ne001i01.doc) Deconcentration Plan (Revised 2004)
- (ne001j01.doc) RASS Implementation and Follow Up Plan
- (ne001k01.doc) Pet Policy
- (ne001l02.doc) Homeownership Policies
- (ne001m01.xls) Housing Development Budget
- (ne001n02.xls) Capital Fund Budgets 2000, 2001, 2002, & 2003
- (ne001o01.xls) Statement of Progress in Meeting Goals
- (ne001p01.xls) OHA Grievance Policy and Procedure
- (ne001q01.doc) OHA Community Service and Self Sufficiency Policy
- (ne001r01.doc) 5-Year Action Plan form HUD-52834
- (ne001s01.xls) Distribution of OHA Vouchers
- (ne001t01.pdf) Omaha 2000 Census Data
- (ne001u01.pdf) Location of Assisted Housing in Omaha map
- (ne001w01.doc) HUD/OHA Comments and Recommendations

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
To be completed in 2005	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	18,691	5	5	5	5	5	5
Income >30% but <=50% of AMI	18,390	4	3	5	3	4	4
Income >50% but <80% of AMI	31,996	3	5	4	4	3	4
Elderly	7,450	3	3	3	4	3	4
Families with Disabilities	23,194	4	5	4	5	4	5
Race/Ethnicity - B	19,030	5	5	5	3	4	4
Race/Ethnicity - W	125,695	3	4	3	3	3	3
Race/Ethnicity - H	7,396	5	5	5	3	5	4
Race/Ethnicity - A	2,303	5	5	5	3	5	4

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 for 2000
- American Housing Survey data
Indicate year:
- Other housing market study
Indicate year: 2004
- 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 as of 06/30/2004			
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	614	100 %	1035
Extremely low income <=30% AMI	550	90 %	
Very low income (>30% but <=50% AMI)	44	7%	
Low income (>50% but <80% AMI)	20	3 %	
Families with children	356	58%	
Elderly families	26	4%	
Families with Disabilities	95	15%	
African-American	343	56%	
White	153	25%	
Hispanic	26	4%	
Other	92	15%	
Characteristics by Bedroom Size (Public Housing Only)			
	614	100%	
1BR	280	46%	
2 BR	125	20%	
3 BR	134	22%	
4 BR	57	9%	
5 BR	13	2%	
5+ BR	5	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 as of 06/30/2004			
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	375	100%	424
Extremely low income <=30% AMI	326	87%	
Very low income (>30% but <=50% AMI)	48	13%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	238	63%	
Elderly families	10	3%	
Families with Disabilities	38	10%	
African-American	185	49%	
White	126	34%	
Hispanic	45	12%	
Other	29	8%	
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? (6-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
 - ***Board Resolution No. 2004-72 reduced the Payment Standard from 110% to 100% of FMR, which applies to the units east of 72nd Street only. OHA did not reduce the payment standard on the Section 8 Housing Choice Vouchers located West of 72nd Street, therefore there should be little or no effect on housing choice vouchers. The Payment Standard for units located west of 72nd street remains at 119% of FMR.***
- 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	6,646,787	
b) Public Housing Capital Fund	3,773,019	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	25,128,786	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	646,000	
h) Community Development Block Grant	115,000	Gateway Job Training Building
i) HOME		
Other Federal Grants (list below)		
j) Replacement Housing Factor	183,966	Burt Tower–Replacement Units
k) Up Front Funding	310,000	Acquisition / Rehab-Strehlow
2. Prior Year Federal Grants (unobligated funds only) (list below)		
<i>Capital Fund 2002, 2003, 2004</i>	<i>11,541,258</i>	<i>Capital Improvements</i>
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	65,456,137	

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:

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, 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**)

- OHA will develop admissions preferences for working families, those currently enrolled in educational, training, or upward mobility programs and will notify HUD of these preferences prior to implementation.

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 prescribed 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 will be revised after completion of Hanna-Keelan market study 12/31/2004

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.
- ***Board Resolution No. 2004-72 reduced the Payment Standard from 110% to 100% of FMR, which applies to the units east of 72nd Street only. OHA did not reduce the payment standard on the Section 8 Housing Choice Vouchers located West of 72nd Street. The Payment Standard for units located west of 72nd street remains at 119% of 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)

- Reduction of HUD Funds

(2) Minimum Rent

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

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

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

- 90 day review policy

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

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

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the 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	3,723	12%
Section 8 Certificates	N/A	
Section 8 Mod Rehab	263	38%
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

Human Resources

H2000	Personnel Policies and Procedures	September 2002
H2010	Wage and Salary Administration Policy	February 2001
H2020	Wage and Salary Administration Procedures	February 2001
H2030	Organization Chart	September 2002
H2040	Affirmative Action Policy	January 1999
H2060	Job Performance Standards & Employee Performance Appraisal Policy	January 1999
H2070	Job Performance Standards Procedures (Non-Management)	January 1999
H2080	Employee Performance Appraisal Procedures (Management)	January 1999
H2090	Guidelines for Disciplinary Action	January 1999
H2100	Employee Training and Development	March 2002
H2110	Vacation Procedures	January 2001
H2120	Travel Policy	January 1999
H2130	Travel Procedures	March 2002
H2140	Drug and Alcohol-Free Workplace Policy	January 1999
H2150	Internet and Electronic Communication Policy	January 1999
S5000	Key & Access Control Card Practices and Procedures	September 1987
S5010	Safety Policies and Procedures	January 1999
S5020	Special Reporting Procedures	January 1999

Resident Relations

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

(2) Section 8 Management: (list below)

Section 8 Management: Last Revision Date

Administrative Plan – Section Eight

August 2004

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:

- *The Grievance procedures for Public Housing and Section 8 are currently under review. The revised procedures will address the necessary procedure for when a grievance is presented to the Board of Commissioners.*

- *The OHA determines the effective date of the Notice to Vacate public housing as the last calendar day of the month following the date of the notice, but should not precede the date of response to grievance hearing.*

- 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 (ne001r01.doc)

-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 units required under the Hawkins Settlement Agreement for Replacement Housing.*

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>(D/M/Y)</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

<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: (09/05/01)</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 104</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>
<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Florence</p> <p>1b. Development (project) number: NE26P001-010</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: (09/05/01)</p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 106</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

<p>Designation of Public Housing Activity Description</p>
<p>1a. Development name: Crown</p> <p>1b. Development (project) number: NE26P001-017</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>

<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(09/05/01)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 149</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: Kay Jay</p> <p>1b. Development (project) number: NE26P001-007</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>
<p>4. Date this designation approved, submitted, or planned for submission: <u>(09/05/01)</u></p>
<p>5. If approved, will this designation constitute a (select one)</p> <p><input type="checkbox"/> New Designation Plan</p> <p><input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan?</p>
<p>6. Number of units affected: 117</p> <p>7. Coverage of action (select one)</p> <p><input type="checkbox"/> Part of the development</p> <p><input checked="" type="checkbox"/> Total development</p>

Designation of Public Housing Activity Description
<p>1a. Development name: Evans</p> <p>1b. Development (project) number: NE26P001-007</p>
<p>2. Designation type:</p> <p>Occupancy by only the elderly <input checked="" type="checkbox"/></p> <p>Occupancy by families with disabilities <input type="checkbox"/></p> <p>Occupancy by only elderly families and families with disabilities <input type="checkbox"/></p>
<p>3. Application status (select one)</p> <p>Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/></p> <p>Submitted, pending approval <input type="checkbox"/></p> <p>Planned application <input type="checkbox"/></p>

4. Date this designation approved , submitted, or planned for submission: (09/05/01)
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: (31/12/05)
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: (31/12/05)
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: (31/12/05)
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: 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: (31/12/05)
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.)

- A new conversion analysis will be completed by 12/31/2005 on applicable public housing developments.

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: Southside Terrace
1b. Development (project) number: NE001-001
2. What is the status of the required assessment? <input checked="" 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 checked="" 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 checked="" 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)

- Units addressed in a pending or approved demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

Conversion of Public Housing Activity Description

1a. Development name: Pleasant View

1b. Development (project) number: NE001-005

2. What is the status of the required assessment?

- Assessment underway
- Assessment results submitted to HUD
- Assessment results approved by HUD (if marked, proceed to next question)
- Other (explain below)

3. Yes 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)

- Conversion Plan in development
- Conversion Plan submitted to HUD on: (DD/MM/YYYY)
- Conversion Plan approved by HUD on: (DD/MM/YYYY)
- 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)

- Units addressed in a pending or approved demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)
- Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:)
- Requirements no longer applicable: vacancy rates are less than 10 percent
- Requirements no longer applicable: site now has less than 300 units
- Other: (describe below)

Conversion of Public Housing Activity Description	
1a. Development name: Spencer	
1b. Development (project) number: NE001-004	
2. What is the status of the required assessment?	<input checked="" 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 checked="" 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 checked="" 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)

Conversion of Public Housing Activity Description	
1a. Development name: Florence Tower	
1b. Development (project) number: NE001-010	
2. What is the status of the required assessment?	<input checked="" 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 checked="" 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)

Conversion Plan in development

Conversion Plan submitted to HUD on: (DD/MM/YYYY)

Conversion Plan approved by HUD on: (DD/MM/YYYY)

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)

Units addressed in a pending or approved demolition application (date submitted or approved:)

Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)

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

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

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

Other: (describe below)

Conversion of Public Housing Activity Description
<p>1a. Development name: Evans Tower</p> <p>1b. Development (project) number: NE001-007</p>
<p>2. What is the status of the required assessment?</p> <p><input checked="" type="checkbox"/> Assessment underway</p> <p><input type="checkbox"/> Assessment results submitted to HUD</p> <p><input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question)</p> <p><input type="checkbox"/> Other (explain below)</p>
<p>3. <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)</p>
<p>4. Status of Conversion Plan (select the statement that best describes the current status)</p> <p><input checked="" type="checkbox"/> Conversion Plan in development</p> <p><input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY)</p> <p><input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway</p>
<p>5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)</p> <p><input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:)</p> <p><input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:)</p>

<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.)

- *Hawkins replacement units are not eligible under OHA’s Homeownership plan.*

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 5(h) Homeownership Project
1b. Development (project) number: NE001-020
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: <u>(Approved 04/09/2003)</u>
5. Number of units affected: 21 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: 5(h) Homeownership Project	1b. Development (project) number: NE001-021
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: <u>(Approved 04/09/2003)</u>	
5. Number of units affected: 19 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: 5(h) Homeownership Project	1b. Development (project) number: NE001-024
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: 20 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 5(h) Homeownership Project 1b. Development (project) number: NE001-026
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: 109 6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 5(h) Homeownership Project 1b. Development (project) number: NE001-028
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: 25
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: 5(h) Homeownership Project	
1b. Development (project) number: NE001-030	
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: 22	
6. Coverage of action: (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: 5(h) Homeownership Project	
1b. Development (project) number: NE001-032	
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: **54**
6. Coverage of action: (select one)
 Part of the development
 Total development

**Public Housing Homeownership Activity Description
(Complete one for each development affected)**

- 1a. Development name: **5(h) Homeownership Project**
1b. Development (project) number: **NE001-033**

2. Federal Program authority:
 HOPE I
 5(h)
 Turnkey III
 Section 32 of the USHA of 1937 (effective 10/1/99)

3. Application status: (select one)
 Approved; included in the PHA's Homeownership Plan/Program
 Submitted, pending approval
 Planned application

4. Date Homeownership Plan/Program approved, submitted, or planned for submission:
(Approved 04/09/2003)

5. Number of units affected: **20**
6. Coverage of action: (select one)
 Part of the development
 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: 31/12/2003)
Public Housing	0 – Not Mandatory	45
Section 8	175	178

- 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 used to determine the need for PHA actions to improve safety of residents (select all that apply).

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

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
- Retired OPD Officers providing crime prevention classes on request

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
- Contracted completion of physical needs assessments and strategic planning to comprehensively assess the entire OHA public housing portfolio
- Contracted completion of a comprehensive market study to identify housing needs as accurately as possible and to determine what investments to make at which developments that will keep them as viable and competitive as possible, that they may eventually be self sustaining and better meet the housing needs of current and future populations.

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 2005 Capital Fund Program Annual Statement: (ne001b01.xls)
3. OHA Operating Budget For 2004 (ne001c01.doc)
4. PHA Management Organizational Chart (ne001d01.doc)
5. Comments of Resident Advisory Boards (ne001e01.doc)
6. Definition of "Substantial Deviation" (ne001f01.doc)
7. Voluntary Conversion Initial Assessment (ne001g01.doc)
8. Identification of Resident Commissioner (ne001h01.doc)
9. Deconcentration Plan (Revised 2004) (ne001i01.doc)
10. RASS Implementation and Follow Up Plan (ne001j01.doc)
11. OHA Pet Policy (ne001k01.doc)
12. OHA Homeownership Policies (Public Housing & Section 8) (ne001l02.doc)
13. OHA Public Housing Development Budget: NE26P001044 (ne001m01.xls)
14. OHA Capital Fund P&E Reports , 2000, 2001, 2002 & 2003 (ne001n02.xls)
15. OHA Statement of Progress in Meeting Goals (ne001o01.xls)
16. OHA Grievance Policy and Procedure (ne001p01.doc)
17. OHA Community Service and Self Sufficiency Policy (ne001q01.doc)
18. 5-Year Action Plan form HUD-52834 (ne001r01.doc)
19. Distribution of OHA Vouchers (ne001s01.xls)
20. Omaha 2000 Census Data (ne001t01.pdf)
21. Location of Assisted Housing in Omaha map (ne001u01.pdf)
22. HUD/OHA Comments and Recommendations (ne001w01.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>Prepare Analysis</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>Prepare Analysis</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>Prepare Analysis</i>		<i>Project Based Accounting</i>
NE001-007 <i>North South Park, Evans Kay Jay</i>	18-0 398-1 24-2	<i>General Modernization Activities (see ne001b01.xls)</i>	<i>Reconfiguration or Conversion</i>		<i>Previously Designated Proposed Park N & S</i>	<i>Prepare Analysis</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>Reconfiguration or Conversion</i>		<i>Previously Designated Proposed Benson</i>	<i>Prepare Analysis</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>Reconfiguration or Conversion</i>		<i>Previously Designated Proposed Highland</i>	<i>Prepare Analysis</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>Reconfiguration or Conversion</i>		<i>Proposed Designation</i>	<i>Prepare Analysis</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>Reconfiguration or Conversion</i>		<i>Previously Designated</i>	<i>Prepare Analysis</i>		<i>Project Based Accounting</i>
NE001-017 <i>Crown</i>	145-1 4-2	<i>General Modernization Activities (see ne001b01.xls)</i>	<i>Reconfiguration or Conversion</i>		<i>Previously Designated</i>	<i>Prepare Analysis</i>		<i>Project Based Accounting</i>
NE001-020 <i>Scattered Sites</i>	21-3	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</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>
<i>NE001-021 Scattered Sites</i>	<i>19-3</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-024 Scattered Sites</i>	<i>20-3</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-004 Replacement</i>	<i>4-1 34-2 19-3</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-016 Duplex I</i>	<i>14-2 54-3 4-4</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-019 Duplex II</i>	<i>36-2 6-3</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-026 Scattered Sites</i>	<i>8-2 96-3 6-4</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-028 Scattered Sites</i>	<i>1-2 22-3 2-4</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-030 Scattered Sites</i>	<i>21-3 1-4</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-032 Scattered Sites</i>	<i>2-2 47-3 4-4 1-5</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-033 Scattered Sites</i>	<i>18-3 2-4</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
<i>NE001-035 Scattered Sites</i>	<i>49-3 12-4 1-5</i>	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</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 2005
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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	406,000			
3	1408 Management Improvements	302,000			
4	1410 Administration	349,000			-
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	300,000			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	336,519			
10	1460 Dwelling Structures	1,415,500			
11	1465-1 Dwelling Equipment - Nonexpendable	150,000			
12	1470 Nondwelling Structures	-			
13	1475 Nondwelling Equipment	264,000			-
14	1485 Demolition	-			
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs	250,000			
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)	3,773,019		-	-
20	Amount of line 19 Related to LBP Activities	330,000			
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security	236,000			
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director and Date

X Brad Ashford, Executive Director

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		406,000				
Agency Wide	Computer systems, consultants and programs to enhance current system	1408 Management		47,165				
Agency Wide	Training	1408		19,010				
Agency Wide	Security Guards	1408		235,825				
Agency Wide	Salary, Fringe, and Allocated Admin. Expenses	1410 Administration		349,000				
Agency Wide	A&E for General Rehab/Development	1430		300,000				
1-7,1-9,1-11,1-10, 1- 12,1-17	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		120,000				
1-016,1-019	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		37,856				
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		80,307				
1-1, 1-4, 1-5	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		98,356				

Signature of Executive Director and Date

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

X

Brad Ashford, Executive Director

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)	
Family Dev								
1-1, 1-4, 1-5	Heater & furnace replacements	1460						
1-1, 1-4, 1-5	Exterior Renovations, chimney repairs/replacement, roofs, gutters & downspouts, porches, siding, painting, windows & doors	1460		30,000				
1-1, 1-4, 1-5	Water Heater Replacement(s)	1460						
1-1, 1-4, 1-5	General Renovation, window wells, stairwells, utility repair / replacement, cabinets, counters, fixtures & LBP Abatement	1460						
1-1, 1-4, 1-5	Conversion, Hope VI, revitalization, mixed finance, reduce density	1460		50,000				
Towers								
All Towers	Security systems & ADA compliance	1460						
All Towers	Air Conditioners	1460		550,000				
All Towers	Deferred Maintenance & cycle painting	1460						
All Towers	Mechanical Systems, HVAC repair / replacement / controls	1460		-				
All Towers	Fire Sprinkler Systems	1460		600,000				
All Towers	Roofing repair / replacement exterior water proofing	1460						
All Towers	Conversion, reconfiguration, reduce density, mixed finance	1460		50,000				
Scattered Sites								
1-016, 1-019, 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		65,000				
1-016, 1-019, 1-20, 1-21, 1-24, 1-26, 1-28 1-30, 1-32, 1-33, 1-35	Water & Sewer Line Repair/Replacement	1460		20,500				
1-016, 1-019, 1-20, 1-21, 1-24, 1-26, 1-28 1-30, 1-32, 1-33, 1-35	Exterior Renovations, chimney repairs/replacement, roofs, gutters & downspouts, porches, siding, painting, windows & doors	1460						
1-016, 1-019, 1-20, 1-21, 1-24, 1-26, 1-28 1-30, 1-32, 1-33, 1-35	Conversion/reconfiguration of development under asset management plan	1460		50,000				

Signature of Executive Director and Date

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

x

x

Brad Ashford, Executive Director

(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)	
Agency - wide	Appliance Replacement	1465		150,000				
Agency - wide	Computer Systems Vehicle & Equipment Replacement	1475		104,000				
Agency - wide		1475		160,000				
Ageny-wide	Relocation	1495.1		250,000				

Signature of Executive Director and Date

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

x
 Brad Ashford, Executive Director

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	09/2007			09/2009			
Administration	09/2007			09/2009			
Non-dwelling Structures	09/2007			09/2009			
Dwelling Equip Equipment	09/2007			09/2009			
1-1, 1-4, 1-5	09/2007			09/2009			
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	09/2007			09/2009			
1-16, 1-19	09/2007			09/2009			
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	09/2007			09/2009			
Signature of Executive Director and Date				Signature of Public Housing Director Office of Native American Programs Administrator and Date			
x Brad Ashford, Executive Director				x			

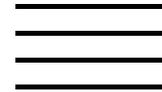
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
 (2) To be completed for the Performance and Evaluation Report

Name of PHA/IHA Housing Authority of the City of Omaha	Fiscal Year Ending 12/31/2004
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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	5,227,745	

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) 2002	2,821,905
790		Provision for Operating Reserve - Current Budget Year (check one)	
	<input checked="" type="checkbox"/>	Estimated for FYE 2003	871,511
	<input type="checkbox"/>	Actual for FYE	
800		Operating Reserve at End of Current Budget Year (check one)	
	<input checked="" type="checkbox"/>	Estimated for FYE 2003	3,693,416
	<input type="checkbox"/>	Actual for FYE	
810		Provision for Operating Reserve - Requested Budget Year Estimated for FYE Enter Amount from line 700	1,009,425
820		Operating Reserve at End of Requested Budget Year Estimated for FYE (Sum of lines 800 and 810)	4,702,841
830		Cash Reserve Requirement - <u>25</u> % of line 480	2,613,873

Comments



PHA/IHA Approval

Name Brad Ashford

Title Executive Director

Signature _____ Date _____

Field Office Approval

Name _____

Title _____

Signature _____ Date _____

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 12/31/2004	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
f. Address (city, State, zip code) 540 South 27th Street Omaha, NE 68105				02	<input type="checkbox"/> IHA Owned Mutual Help Homeownership
g. ACC Number C-434				03	<input type="checkbox"/> PHA/IHA Leased Rental Housing
h. PAS/LOCCS Project No.				04	<input type="checkbox"/> PHA/IHA Owned Turnkey III Homeownership
i. HUD Field Office Omaha, Nebraska				05	<input type="checkbox"/> PHA/IHA Leased Homeownership

j. No. of Dwelling Units 2703	k. No. of Unit Months Available 32221	m. No. of Projects
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Line No.	Acct. No.	Description (1)	Actuals Last Fiscal Yr. 20 <u>02</u> PUM (2)	<input checked="" type="checkbox"/> Estimates or Actual Current Budget Yr. <u>2003</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	137.03	138.35	131.89	4,249,628		
080	3120	Excess Utilities	0.44	0.61	0.37	12,000		
090	3190	Nondwelling Rental	4.51	4.54	5.06	163,070		
100	Total	Rental Income (sum of lines 070, 080, and 090)	141.98	140.63	137.32	4,424,698		
110	3610	Interest on General Fund Investments	0.79	0.79	0.42	13,500		
120	3690	Other Income	6.15	13.55	11.79	379,930		
130	Total	Operating Income (sum of lines 100, 110, and 120)	148.92	154.97	149.53	4,818,128		
Operating Expenditures - Administration								
140	4110	Administrative Salaries	40.45	36.10	32.88	1,059,330		
150	4130	Legal Expense	2.43	2.73	2.33	75,000		
160	4140	Staff Training	0.89	0.76	0.78	25,000		
170	4150	Travel	1.00	0.30	0.22	7,000		
180	4170	Accounting Fees						
190	4171	Auditing Fees	1.69	1.72	1.81	58,400		
200	4190	Other Administrative Expenses	22.08	17.29	19.53	629,380		
210	Total	Administrative Expenses (sum of line 140 thru line 200)	68.54	58.90	57.54	1,854,110		
Tenant Services								
220	4210	Salaries	1.51	2.21	3.27	105,490		
230	4220	Recreation, Publications and Other Services	0.47	0.45	0.53	17,000		
240	4230	Contract Costs, Training and Other	2.52	3.12	2.29	73,930		
250	Total	Tenant Services Expense (sum of lines 220, 230, and 240)	4.50	5.78	6.10	196,420		
Utilities								
260	4310	Water	8.98	9.14	9.14	294,400		
270	4320	Electricity	40.32	39.37	40.71	1,311,850		
280	4330	Gas	14.49	18.92	27.16	875,000		
290	4340	Fuel						
300	4350	Labor						
310	4390	Other utilities expense						
320	Total	Utilities Expense (sum of line 260 thru line 310)	63.79	67.43	77.01	2,481,250		

Name of PHA/IHA

Fiscal Year Ending

Housing Authority of the City of Omaha

12/31/2004

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	65.36	76.83	2,475,550		
340	4420	Materials	13.50	12.42	10.80	348,000		
350	4430	Contract Costs	18.67	26.92	27.51	886,500		
360	Total	Ordinary Maintenance & Operation Expense (lines 330 to 350)	97.61	104.70	115.14	3,710,050		
Protective Services								
370	4460	Labor	0.63	5.28	3.68	118,670		
380	4470	Materials	0.01	0.15	0.31	10,000		
390	4480	Contract costs	2.21	3.48	3.88	125,000		
400	Total	Protective Services Expense (sum of lines 370 to 390)	2.85	8.91	7.87	253,670		
General Expenses								
410	4510	Insurance	8.41	15.66	20.95	675,000		
420	4520	Payments in Lieu of Taxes						
430	4530	Terminal Leave Payments						
440	4540	Employee Benefit Contributions	28.30	34.48	30.26	974,990		
450	4570	Collection Losses	7.28	9.08	8.53	275,000		
460	4590	Other General Expense						
470	Total	General Expense (sum of lines 410 to 460)	43.99	59.22	59.74	1,924,990		
480	Total	Routine Expense (sum of lines 210, 250, 320, 360, 400, and 470)	144.45	304.94	323.41	10,420,490		
Rent for Leased Dwellings								
490	4710	Rents to Owners of Leased Dwellings						
500	Total	Operating Expense (sum of lines 480 and 490)	144.45	304.94	323.41	10,420,490		
Nonroutine Expenditures								
510	4610	Extraordinary Maintenance	0.03	0.45	0.47	15,000		
520	7520	Replacement of Nonexpendable Equipment	-1.75	0.61	0.62	20,000		
530	7540	Property Betterments and Additions						
540	Total	Nonroutine Expenditures (sum of lines 510, 520, and 530)	-1.72	1.06	1.09	35,000		
550	Total	Operating Expenditures (sum of lines 500 and 540)	142.73	306.00	324.49	10,455,490		
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)	142.73	306.00	324.49	10,455,490		
580	Total	Residual Receipts (or Deficit) before HUD Contributions and provision for operating reserve (line 130 minus line 580)	-103.66	-151.01	#####	-5,637,362		
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	175.92	206.29	6,646,787		
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	175.92	206.29	6,646,787		
690	Total	HUD Contributions (sum of lines 620 and 680)	134.35	175.92	206.29	6,646,787		
700		Residual Receipts (or Deficit) (sum of line 590 plus line 690)						
		Enter here and on line 810	30.69	24.91	31.33	1,009,425		

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

Resident Organization Officers:

Charlesteen Henderson	Spencer
Jonita Watts	Pleasantview
Suncere Ravenell	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
David Crews	Jackson Tower
Nell Winford	Underwood Tower
Marlene Henthorne	Pine Tower
Don Rubek	Highland

Resident Organization Officers participated in the same capacity as a Resident Advisory Board in the development and review process for the 2005 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.

FFY 2005 PHA PLANNING MEETINGS WITH RESIDENTS

Benson Tower August 3, 2004 1:30 p.m. Attendees: 16

The OHA staff held open meetings with the residents during the period August 3, 2004 to August 18, 2004. The residents were given copies of the Resident Assessment Sub-System (RASS) Implementation and Follow-up Plan 2004-2005 and informed that they're Site Manager and Resident President had copies of the current PHA Plan for their review. A PHA Plan Power Point presentation was made to the residents. Questions and comments were solicited from the residents. Residents provided the following questions:

1. Is there Section 8 availability?

Currently the Section 8 Waiting List is closed. It is OHA's hope to have the list opened again by the end of the year. Element 3 of the Annual Plan on Policies on Eligibility, Selection and Admissions.

2. If the lobby telephone is replaced with an intercom, and a digital camera installed on the cable system, will residents need cablevision service to view they're guests?

No, Residents would not have to be a cablevision subscriber to access and view the proposed digital camera system.

3. When the new intercom system is installed, how will the residents know when they have visitors?

The intercom will ring a telephone handset in the apartment. Telephone service is not required. OHA has a similar system in operation at Evans Tower that utilizes the telephone wiring in the building like a PBX System. A basic touch-tone handset is all that is needed to access the proposed intercom system. Residents will still have to go to the lobby to escort their guests into the building.

4. Once the new intercom system is installed, will the medical exception list still be utilized?

Yes. The medical exception list will not change. Temporary cards will be issued to agency representatives or caregivers who need entrance into the building.

5. What should residents do if people follow in behind them when they are trying to enter the building?

Residents should note the date, time and door that they entered through and contact their Site Manager with the information. The Site Manager will take action by reviewing the camera tape, initiating a ban and bar request or giving notice to the resident that the unescorted visitor came in to see. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

6. Has OHA received any input from the Benson Neighborhood Association to help with crime prevention?

Input from the Benson Neighborhood Association will be part of the plan initiative for Benson Tower crime prevention and to improve the perception of Benson Tower in the Benson community. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

OHA staff also discussed public safety, and family services including resident contact with the Salvation Army and the Eastern Nebraska Office of Aging.

Crown Tower August 3, 2004 3:30 p.m. Attendees: 38

The OHA staff held open meetings with the residents during the period August 3, 2004 to August 18, 2004. The residents were given copies of the Resident Assessment Sub-System (RASS) Implementation and Follow-up Plan 2004-2005 and informed that they're Site Manager and Resident President had copies of the current PHA Plan for their review. A PHA Plan Power Point presentation was made to the residents. Questions and comments were solicited from the residents. Residents provided the following questions:

1. Since the ROSS Grant is being discontinued after August 31, 2004, does this mean that OHA will no longer provide the grocery bus for residents?

No. The grocery bus service is not affected by the loss of the ROSS grant.

2. What is the age classification for applicants who want to live in Crown Tower?

Applicants must be 62 years old or older to qualify to live in Crown Tower. OHA is no longer allowing near elderly applicants to be moved into Crown. Element 9 of the Annual Plan on Designation of Public Housing for Occupancy by Elderly Families, etc.

OHA staff also discussed public safety, and family services including resident contact with the Salvation Army and the Eastern Nebraska Office of Aging, and vacancy incentives.

Evans Tower August 4, 2004 2:00 p.m. Attendees: 23

The OHA staff held open meetings with the residents during the period August 3, 2004 to August 18, 2004. The residents were given copies of the Resident Assessment Sub-System (RASS) Implementation and Follow-up Plan 2004-2005 and informed that they're Site Manager and Resident President had copies of the current PHA Plan for their review. A PHA Plan Power Point presentation was made to the residents. Questions and comments were solicited from the residents. Residents provided the following questions:

1. How long are unescorted guests banned and barred from OHA property?

Banned and barred for three years. If found on any OHA property during the three-year ban and bar period, the three years start over again from that date. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

2. What action is taken against the resident who allowed the banned and barred person entry into the building?

Residents who allow a banned and barred person entry into the building are initially issued a warning. For a second offence, the Resident is issued an eviction notice. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

3. What should residents do if people follow in behind them when they are trying to enter the building?

Residents should note the date, time and door that they entered through and contact the Site Manager with the information. Do not confront the trespasser. The Site Manager will then take action by reviewing the camera records, initiating a ban and bar request or giving a warning to the resident that the unescorted visitor came in to see. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

OHA staff also discussed public safety, and family services including resident contact with the Salvation Army and the Eastern Nebraska Office of Aging.

The OHA staff held open meetings with the residents during the period August 3, 2004 to August 18, 2004. The residents were given copies of the Resident Assessment Sub-System (RASS) Implementation and Follow-up Plan 2004-2005 and informed that they're Site Manager and Resident President had copies of the current PHA Plan for their review. A PHA Plan Power Point presentation was made to the residents. Questions and comments were solicited from the residents. Residents provided the following questions:

1. How old does a resident need to be in order to qualify for ENOA services?

A resident needs to be 62 years old or older to utilize ENOA services. Otherwise they can get assistance from the Salvation Army.

2. If OHA renovates Florence Tower, do the residents need to move?

If OHA decides to do interior renovations and establishes that it would be best if the residents were moved, OHA will develop a relocation plan for the residents.

3. What choices will a relocation plan give the residents?

If a relocation plan is necessary, residents will probably have the choice to be relocated to other OHA properties, receive a Section 8 voucher, or move to other accommodations that are not connected to OHA.

4. Is there Section 8 availability?

Currently the Section 8 Waiting List is closed. It is OHA's hope to have the list opened again by the end of the year. Element 3 of the Annual Plan on Policies on Eligibility, Selection and Admissions.

5. What is the Hawkins Settlement?

The Hawkins Settlement was the result of a class action lawsuit brought by residents against HUD and the OHA that resulted in a court ordered settlement that provided Federal Funds to OHA to build or purchase new replacement public housing units to be distributed equally among the Council Districts in the City. Element 7B of the Annual Plan on HOPE VI and Public Housing Development and Replacement Activities.

6. Will the resident organization still get the proceeds from the vending machines?

The vending machines will be moved back once the community room when renovation work is complete. The proceeds will still belong to the resident organization.

7. Have any of the Public Safety officers been hurt on the job?

Yes. It has happened, but they try their best not to get hurt.

8. If a resident calls the Public Safety number will someone respond?

Not always. The Public Safety department is not staffed 24/7. If there is an emergency or criminal activity, always call 9-1-1 first. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

OHA staff also discussed public safety, and family services including resident contact with the Salvation Army and the Eastern Nebraska Office of Aging.

The OHA staff held open meetings with the residents during the period August 3, 2004 to August 18, 2004. The residents were given copies of the Resident Assessment Sub-System (RASS) Implementation and Follow-up Plan 2004-2005 and informed that they're Site Manager and Resident President had copies of the current PHA Plan for their review. A PHA Plan Power Point presentation was made to the residents. Questions and comments were solicited from the residents. Residents provided the following questions:

1. What can OHA do to improve maintenance in the tower?

Residents need to inform the Site Manager or Assistant Site Manager of all maintenance issues so they can be handled promptly.

2. Security is a major problem. What is being done to improve security?

There will be an increase in secret camera use in the tower to supplement the cameras already in use to assist in catching criminal activity. Also, there will be an increase in police patrolling the parking areas and areas where trespassers loiter. Residents need to be vigilant in reporting criminal activity to the police and to the OHA tip line. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

3. There is not enough parking available. Can we get increased parking?

OHA has purchased a lot next to the Central Office, and there are plans to have this area converted to additional parking. This will then increase parking availability for Jackson Tower residents.

4. There are several seniors who are in need of housekeeping assistance. Who can we contact for help for them?

Residents can inform the Site Manager, Assistant Site Manager or Elderly Services Coordinator if they know of any senior residents who need any housekeeping assistance.

5. Is Jackson Tower going to get air conditioning, and new stoves and refrigerators?

OHA has new stoves and refrigerators currently budgeted for the towers. Priority for air conditioning will have to be determined through the Market Study and Physical Needs Assessment. At his time, OHA is required by the Fire Marshall to install sprinkler systems in all the towers by 2010, and OHA will have to expend a large part of the budget for this project.

6. There is not enough lighting around the building to deter trespassers. Can we have the lighting increased?

The Physical Needs Assessment is currently being performed to determine these site and security improvements.

7. Are there going to be additional amenities offered in the towers?

OHA is looking into providing assisted living and congregate services in some of the towers for residents who need these types of service. However, it will take a couple of years for OHA to arrange.

OHA staff also discussed public safety, family services including resident contact with the Salvation Army and the Eastern Nebraska Office of Aging, and a resident referral incentive.

Pleasant View and Spencer August 9, 2004 5:00 p.m. 1920 N. 30th St. Attendees: 6

The OHA staff held open meetings with the residents during the period August 3, 2004 to August 18, 2004. The residents were given copies of the Resident Assessment Sub-System (RASS) Implementation and Follow-up Plan 2004-2005 and informed that they're Site Manager and Resident President had copies of the current PHA Plan for their review. A PHA Plan Power Point presentation was made to the residents. Questions and comments were solicited from the residents. Residents provided the following questions:

1. Why are the residents charged fees for every small maintenance call?

Residents should not be charged for normal wear and tear maintenance calls. OHA will provide a list of maintenance items and costs charged for maintenance calls.

2. Who should a resident contact when they would like to appeal a maintenance charge?

Residents should talk to they're Site Manager or Assistant Site Manager first.

3. What should a resident do when they have called for a chronic stopped up sink or bathtub and the maintenance person indicates that there is not a problem, and the resident is charged for each call?

The Site Manager will run a history on the maintenance calls and see what has been done. If appropriate, adjustments will be made.

4. Why are units not being turned over for rental?

The volume of vacancies has increased the unit turnaround time. OHA is looking into a possible disposition of some buildings to lower the density of the developments and make them more marketable. This will be decided through the Market Study and Viability Review.

5. Can we have the kitchen cabinets replaced?

The kitchen cabinets probably need to be replaced. The priority of this work will be identified at the completion of the Physical Needs Assessment this year.

6. Are furnaces going to be replaced?

Yes, OHA currently has two contractors replacing furnaces in the Pleasant View and Spencer Developments.

7. Security is better than it was. But, can we get more security in Pleasant View?

Several investigations are being carried out currently to evict units who are promoting criminal activities. OHA believes that this will help improve security even more. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

8. Can we get some playground equipment for the children?

OHA is completing specifications to bid site improvements to plant trees and grass and to make a playground area for children in the Spencer Development.

OHA staff also discussed public safety, family services including resident contact with the Salvation Army and the Eastern Nebraska Office of Aging, and a resident referral incentive.

The OHA staff held open meetings with the residents during the period August 3, 2004 to August 18, 2004. The residents were given copies of the Resident Assessment Sub-System (RASS) Implementation and Follow-up Plan 2004-2005 and informed that they're Site Manager and Resident President had copies of the current PHA Plan for their review. A PHA Plan Power Point presentation was made to the residents. Questions and comments were solicited from the residents. Residents provided the following questions:

1. Will the loss of the ROSS grant affect programs such as the food bank and fresh vegetable vouchers?

No. Those are programs offered by other agencies. The loss of the ROSS grant will cut back the number of representatives from ENOA and Salvation Army to one each for all of the towers.

2. How long does a person have to wait on the list for public housing?

The wait actually depends on the size of the family, available units and the acceptance of the unit offered to the family. The average wait has been about 6-weeks, OHA is working on procedures to expedite the application process to move families in faster. Element 3 of the Annual Plan on Policies on Eligibility, Selection and Admissions.

3. If a resident does not mail in a rent statement with their rent payment, will they be fined?

No, however, OHA would prefer that the resident mail in the statement stub with their payment. OHA uses the information on the statement stub to efficiently and accurately post your payment to your account.

4. When will the renovation on the community room be completed?

Park South's community room renovation should be completed by the middle of September 2004.

5. Will the hallways on all the floors be painted during this renovation?

Not at this time. OHA may come back at a later date and paint all the tower hallways.

6. Some people use the parking lot as a speedway. Can we have speed bumps installed?

Probably. Installation of speed bumps is under consideration as part of the current site improvement contract.

7. Can we have cameras on the building to deter the criminal activities happening outside the building?

Not at this time. However, OHA will take other security steps, such as maintaining lighting in the parking area and increasing OHA public safety patrols. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

OHA staff also discussed public safety, family services including resident contact with the Salvation Army and the Eastern Nebraska Office of Aging, and a resident referral incentive.

The OHA staff held open meetings with the residents during the period August 3, 2004 to August 18, 2004. The residents were given copies of the Resident Assessment Sub-System (RASS) Implementation and Follow-up Plan 2004-2005 and informed that they're Site Manager and Resident President had copies of the current PHA Plan for their review. A PHA Plan Power Point presentation was made to the residents. Questions and comments were solicited from the residents. Residents provided the following questions:

1. Can OHA reactivate the cameras on every floor so they can scan more of the hallway?

Not at this time. However, OHA hopes to budget money to enhance cameras and security measures every year. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

1. What is the status of the Section 8 program?

The Section 8 list is currently closed. A notice will be sent to the site manager to post on when the Section 8 list will be open again. Element 3 of the Annual Plan on Policies on Eligibility, Selection and Admissions.

2. Will OHA be modernizing the units especially things like kitchen countertops?

The market study and physical needs assessments will establish what work needs to be done on a priority basis. Kitchen cabinets and counter tops need to be replaced.

3. Will residents be relocated if the units are modernized?

A relocation plan will be developed if a decision is made to modernize and residents may need to be moved. However, OHA will keep residents in the same building when possible if relocation is required.

4. How do you know who is banned and barred?

If you suspect people are coming into the building that may be banned and barred, note the date, time and the door they enter through and report it to the site manager. The site manager will review the digital recording and work with the public safety department to request a warrant for trespass from the Omaha Police Department. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

6. Can we get security guards in the tower?

The cost is greater than can be budgeted. There are no plans at this time to add Security Guards. The PHDEP grant which provided extra money for security guards ended in 2002 and is not renewable. Now OHA has limited funds, and is using those funds in the most efficient way possible for security in all the towers. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

7. Can residents still call and report criminal activity?

Yes. A resident can call 24/7 the OHA Public Safety Tip Line at 444-6914. Your call can be made anonymously. However, if there is a crime in progress, call 9-1-1 immediately. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

Resident President, Cathy Hudson, commented that it might be beneficial to send all residents a survey ahead of the HUD surveys to get a more accurate reading of the residents' responses than the RASS scores.

OHA staff also discussed public safety, family services including resident contact with the Salvation Army and the Eastern Nebraska Office of Aging, and a resident referral incentive.

The OHA staff held open meetings with the residents during the period August 3, 2004 to August 18, 2004. The residents were given copies of the Resident Assessment Sub-System (RASS) Implementation and Follow-up Plan 2004-2005 and informed that they're Site Manager and Resident President had copies of the current PHA Plan for their review. A PHA Plan Power Point presentation was made to the residents. Questions and comments were solicited from the residents. Residents provided the following questions:

1. Pine Tower is having problems with unauthorized people entering their apartments and stealing items. Can they have the locks changed on their doors?

At this time, the Public Safety Department is working with the Omaha Police Department Burglary Division on a cooperative investigation on this issue. They feel that it should not be much longer until the responsible person is arrested. OHA will put Pine at the top of the list to have new doors and locks installed and to get control of the master keys. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

2. What should a resident do about a chronic problem of someone knocking on her apartment door at midnight and when she calls the police they don't respond?

The Public Safety Officer suggested that the resident call the police and tell them that someone is breaking into her apartment. He indicated that reporting it in this manner would allow the Omaha Police Department to act with a higher priority level to her call. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

3. What should a resident do about nonresidents following them through the door when they enter the building?

The resident should note the date, time and door that they entered through and contact the Site Manager with the information. Do not confront the trespasser. The Site Manager will then take action by reviewing the digital recording, initiating a ban and bar request or giving a warning to the resident that the unescorted visitor came in to see. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

4. What can be done about residents who chronically let nonresidents into the building?

If a resident sees another resident letting people into the building, they should note the date, time and the door they came through and report it to the site manager. The site manager will review the record and issue a warning to the resident or start eviction proceedings. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

5. There are too many broken down cars in the parking lot. Why are the parking stickers on cars not being enforced?

OHA property management will inspect the parking lot for abandoned or non-operating vehicles and have them removed. Parking stickers are difficult to enforce and less effective than inspection and towing.

6. One resident indicated that she never received any minutes of meetings that she was unable to attend. Could she receive these minutes?

Minutes of today's and any future PHA Plan meetings will be available to all OHA Residents.

OHA staff also discussed public safety, family services including resident contact with the Salvation Army and the Eastern Nebraska Office of Aging, and a resident referral incentive.

Scattered Sites OHA Board Room August 11, 2004 5:30 p.m. Attendees: 4

The OHA staff held open meetings with the residents during the period August 3, 2004 to August 18, 2004. The residents were given copies of the Resident Assessment Sub-System (RASS) Implementation and Follow-up Plan 2004-2005 and informed that they're Site Manager and Resident President had copies of the current PHA Plan for their review. A PHA Plan Power Point presentation was made to the residents. OHA staff also discussed public safety, homeownership, family self-sufficiency, and a resident referral incentive. Questions and comments were solicited from the residents. The families that did attend were interested in the homeownership program and Family Self-sufficiency program, they all received information were encouraged to apply for these programs.

Kay Jay Tower August 12, 2004 2:00 p.m. Attendees: 22

The OHA staff held open meetings with the residents during the period August 3, 2004 to August 18, 2004. The residents were given copies of the Resident Assessment Sub-System (RASS) Implementation and Follow-up Plan 2004-2005 and informed that they're Site Manager and Resident President had copies of the current PHA Plan for their review. A PHA Plan Power Point presentation was made to the residents. Questions and comments were solicited from the residents. Residents provided the following questions:

1. The ceiling fans need to be replaced in the community room. Can we get new ones?

Yes, the fans are scheduled for replacement under the Tower Renovation contract.

2. Can the OHA accounting office send the rent statements any earlier?

It is OHA procedure to provide the rent statement two business days before the first of the month. Rent payments mailed by the first of the month, will reach OHA in time to avoid any late fees.

3. One resident mentioned a problem with rent payments where it was indicated that she had not paid. How can this be resolved?

Residents should thoroughly review their rent statement each month, and report any discrepancies to their site manager at that time. Residents should save their money order receipts so that a missing money order can be traced.

4. Can we get security guards in the tower?

The cost is greater than can be budgeted. There are no plans at this time to add Security Guards. The PHDEP grant which provided extra money for security guards ended in 2002 and is not renewable. Now OHA has limited funds, and is using those funds in the most efficient way possible for security in all the towers. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

5. Kay Jay is having car vandalism problems. Can we get additional lighting in the parking lots?

Yes, OHA can make additional lighting in the parking lot a priority for Kay Jay in the 5-Year Plan.

6. There are decorative rocks around the picnic tables, which are unstable for walking. Can we have these removed?

Mulch has been tried but it washes away with the rain. OHA will investigate this and make changes if appropriate.

7. Kay Jay is having problems with people speeding through the parking lots. Can speed bumps be installed on both ends of the parking lots?

Installation of speed bumps is under consideration as part of the current site improvement contract.

8. The railing by the doorway causes an impediment for the handicapped residents trying to get into the building. Can the railing be removed and a ramp installed instead?

Yes. This is an item that OHA can address through the site improvement contract.

9. Is there asbestos in this building?

OHA has hired a contractor to complete Lead-Based Paint Risk Assessments. This contractor can also test for asbestos if suspect materials are found. If asbestos is found, it will be abated.

10. Why does a resident's rent increase, if they have an increase in Social Security benefits?

OHA is governed by policy, which states that rent is calculated on 30% of a person's adjusted income (less allowable adjustments such as prescriptions, medical insurance, doctor and dental bills, eye glasses, etc.). Residents may elect to pay a flat rent that would not be affected by increase in income. Element 4 on the PHA Rent Determination Policies.

11. Is OHA getting rid of the emergency pull cord system?

No, OHA has contracted to repair the pull cord system in each Tower. This work should complete by March 31, 2005.

12. When the new intercom system is installed, how will the residents know when they have visitors?

The intercom will ring a telephone handset in the apartment. Telephone service is not required. OHA has a similar system in operation at Evans Tower that utilizes the telephone wiring in the building like a PBX System. A basic touch-tone handset is all that is needed to access the proposed intercom system. Residents will still have to go to the lobby to escort their guests into the building.

13. What should a resident do about nonresidents following them through the door when they enter the building?

The resident should note the date, time and door that they entered through and contact the Site Manager with the information. Do not confront the trespasser. The Site Manager will then take action by reviewing the digital recording, initiating a ban and bar request or giving a warning to the resident that the unescorted visitor came in to see. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

14. Currently Kay Jay does not have night attendant to let the emergency personnel in when there is a 9-1-1 call. How can this be resolved?

OHA will install alarmed key banks for Fire and Emergency Rescue to access keys to the Tower Buildings. The building lobby and key bank will be accessed by entering a numerical code thus eliminating the presence of a Night Attendant to have access to master keys.

15. The elevator was stuck one night and the emergency phone did not work. Can this be fixed?

The phone company has recently resolved this problem. OHA has also set up a schedule for the emergency phones in the elevators to be tested on a regular basis.

OHA staff also discussed public safety, family services including resident contact with the Salvation Army and the Eastern Nebraska Office of Aging, and a resident referral incentive.

Highland Tower

August 12, 2004

3:30 p.m.

Attendees: 18

The OHA staff held open meetings with the residents during the period August 3, 2004 to August 18, 2004. The residents were given copies of the Resident Assessment Sub-System (RASS) Implementation and Follow-up Plan 2004-2005 and informed that they're Site Manager and Resident President had copies of the current PHA Plan for their review. A PHA Plan Power Point presentation was made to the residents. Questions and comments were solicited from the residents. Residents provided the following questions:

1. What should a resident do about nonresidents following them through the door when they enter the building?

The resident should note the date, time and door that they entered through and contact the Site Manager with the information. Do not confront the trespasser. The Site Manager will then take action by reviewing the digital recording, initiating a ban and bar request or giving a warning to the resident that the unescorted visitor came in to see. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

2. Where can we get a copy of the grievance procedure?

The site manager can provide a copy of the grievance procedure to any resident. It is also an attachment in the PHA Plan that the Resident Council President was provided. Element 6 of the Annual Plan Grievance Procedures.

3. Who can provide us information about continuing education opportunities?

Mark LeFlore of Workforce Development at 444-7700 extension 227 can assist you with continuing education information. Otherwise see you site manager or assistant site manager for help.

4. Is OHA going to have another job fair?

Yes, a job fair is being planned for October 2004.

5. Could the resident organization get some money from OHA for things such as television repairs?

That would not be an eligible expense. HUD allocates \$15.00 per year per unit for resident participation activities, but there are restrictions on how these funds can be used. However, this does not prohibit resident organizations from having their own fundraisers to buy items they want or repair items they own.

OHA staff also discussed public safety, family services including resident contact with the Salvation Army and the Eastern Nebraska Office of Aging, and a resident referral incentive.

Southside August 17, 2004 5:30 p.m. Lafern Williams Center Attendees: 5

The OHA staff held open meetings with the residents during the period August 3, 2004 to August 18, 2004. The residents were given copies of the Resident Assessment Sub-System (RASS) Implementation and Follow-up Plan 2004-2005 and informed that they're Site Manager and Resident President had copies of the current PHA Plan for their review. A PHA Plan Power Point presentation was made to the residents. Questions and comments were solicited from the residents. Residents provided the following questions:

1. Are parents responsible if their children vandalize property?

Yes, Residents are responsible for the actions of their family, friends, and guests.

2. Can OHA send notifications to parents whose children vandalize property?
Yes, if a resident gives OHA property management good information, they can write letters to the leaseholder whose child or children are causing these problems.
3. Why do you have to be off Medicaid in order to complete the FSS program?
This is a HUD requirement for the family to be transitioned into self-sufficiency by being off of all government assistance the last year of the FSS program.
4. Does a resident have to be employed to be in the FSS program?
The resident must be in school or employed to be in the FSS program. The money the resident makes in the program is put into an account and based on the income they make from employment.
5. How long is the OHA waiting list for the FSS program?
The length of the waiting list varies depending on the number of residents who are graduating from the program. The average wait is about 30-days.
6. When are the employment workshops held?
The employment workshops are held every Friday from 10:00 to 12:00 and offer resident assistance with writing resumes, filling out applications, tips in interviewing, mock interviews, and connecting residents with potential employers. Transportation maybe provided by calling Norma Stanley at 444-7700 x 225.
7. What is the largest check that was ever awarded to a resident who completed the FSS program?
The largest check ever awarded to a FSS resident was \$15,000. However, another resident that is graduating from the program will receive a check for \$22,000.
8. What happens if a resident does not meet the goals in the FSS contract?
If a resident does not meet the FSS contract goals, any money in their FSS account is forfeited.
9. Do all resident events in the North and South parts of town include transportation to get there?
All events organized by the Family Services department include transportation for the Residents who want to attend.
10. Are the backpack giveaways for the children going to be held both in the North and South parts of town?
Yes. They are going to be held at both Southside and Pleasantview locations.
11. Is the resident still responsible if their unit floods and it's not their fault?
If the resident has a question about flooding in their unit, they need to talk with the Site Manager. Please report all water problems immediately to management.
12. One resident commented that she had lived in her unit for several years and it had not been painted. Can this be done?
OHA plans to begin a cycle painting program in 2005. The oldest lease will be first. Resources are limited so we do not expect to paint more than 15 – 20 units per year under this proposed procedure.
13. There is a big round hole in the concrete at the top of the steps at 2830 "T" Avenue. Can this be fixed?
Yes, this will be reported to the property manager to address as soon as possible

14. Can OHA make repairs to the playground?

Yes, this will also be reported to the property manager for immediate action.

15. Is OHA going to restore the basketball courts?

As funds become available. OHA has a site improvement contract in place to start work this fall.

16. Can Southside establish an assigned parking policy?

OHA does not have the funds or manpower to police an assigned parking policy. Abandoned and non-operating vehicles will be towed.

17. Will OHA be building modular housing?

Possibly. OHA is considering modular housing for future projects such as a housing complex like the one on 36th and Frances Streets. Element 7B of the Annual Plan on HOPE VI and Public Housing Development and Replacement Activities.

OHA staff also discussed public safety, family services including resident contact with the Salvation Army and the Eastern Nebraska Office of Aging, and a resident referral incentive.

Underwood Tower August 18, 2004 3:30 p.m. Attendees: 16

The OHA staff held open meetings with the residents during the period August 3, 2004 to August 18, 2004. The residents were given copies of the Resident Assessment Sub-System (RASS) Implementation and Follow-up Plan 2004-2005 and informed that they're Site Manager and Resident President had copies of the current PHA Plan for their review. A PHA Plan Power Point presentation was made to the residents. Questions and comments were solicited from the residents. Residents provided the following questions:

1. When will the community room renovation be complete?

The scheduled time of completion is September 22, 2004.

2. Will the resident unit list be put back up on the wall after the renovation?

Yes.

3. When will the TV and phone intercom system be installed?

This work is scheduled to complete March 31, 2005.

4. Does the Site Manager have any input into how Resident Association funds are spent?

No, these funds are strictly under the control of the members of the Resident Association.

5. Can the residents get new door locks?

Yes, the apartment door locks will be replaced by March 31, 2005. The project is under contract and the locks need to be ordered and scheduled for installation.

6. How late will the community room be open?

The Resident Association establishes the hours that the community room is open.

7. Is OHA going to repair the sidewalks around the building?

Yes, a site improvement contract has been awarded and sidewalks will be repaired by June 2005.

8. Will the cabinet for the coffee maker be reinstalled after the renovation?

Yes, by September 22, 2004.

9. Why does OHA have a Tip Line if they want residents to call 911 as a first responder?

A resident can use the OHA Tip Line to anonymously report criminal activity that they know is occurring in the building. However, if there is an emergency or a crime in progress, they should dial 9-1-1 immediately. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

10. When will security cameras be installed on each floor?

Additional security cameras will be installed on a priority basis and as funding is available. There is not a plan to install cameras on every floor at this time. Element 13 of the Annual Plan PHA Safety and Crime Prevention.

OHA staff also discussed public safety, family services including resident contact with the Salvation Army and the Eastern Nebraska Office of Aging, and a resident referral incentive.

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 Denise Cousin	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 – Resident
Josephine Watson	Crown Tower - President Tenant Association

Community Advisory Group Meeting Minutes

September 16, 2004

2:00-3:00 P.M.

Attendees: Brad Ashford, Arson Rayford, Barb Petska, Stan Timm, Cindy Miserez, Joan Anderson, Sophia Allen, Robin Ambroz, Barry Long, Brad Ullerich, and Karrie Franks from OHA and attached is the attendance sheet for the CAG.

Barry Long, Capital Improvement Director, opened the meeting with a Power Point presentation of OHA's PHA Plan for 2005.

Bev Griffen, Eastern Nebraska Office on Aging (ENOA), was interested in what the resident's comments were on the 2005 PHA Plan.

OHA (Barry Long) the minutes of the resident meetings and public hearing are included in the 2005 PHA Plan booklet provided at the beginning of the meeting. Most of the resident comments were concerned with maintenance, upgrading the dwelling units and the obsolescence of housing in general.

Don Thompson, Don Thompson Realty and Property Management, asked if OHA was going to keep elderly only designation on the high-rise towers.

OHA (Brad Ashford, Executive Director) the elderly do not want to live in the towers as they are now. Currently they do not have air conditioning except in Evans and Crown Tower. In the mixed population towers, the elderly are scared to death to come out of their apartments at night.

OHA (Barry Long) is exploring the option of reconfiguring some of the towers to reduce density and improve marketability.

Bev Griffen, ENOA commented that OHA has very attractive competition in the elderly residential market. The support services are not meeting the needs of OHA Residents currently living in the towers. Ms. Griffen stated that the Community Service Providers are not doing enough to meet the needs of the elderly and disabled OHA Residents.

Bev Griffen, ENOA asked why HUD would not allow OHA to demolish units.

OHA (Barry Long) must first demonstrate the units / developments are not viable and are functionally obsolete and then make application to HUD's Special Applications Center (SAC) to complete any demolition or disposition.

Bev Griffen, ENOA stated that residents need retirement communities to live in and to have the right services provided to them at the right time. Residents need both assisted and non-assisted living accommodations and suggested the HUD 202 Program as a resource for funding.

OHA (Brad Ashford, Executive Director) is researching grant opportunities like the HUD 202 Program, Hope VI and other Mixed Finance programs. Residents have faith in the system, OHA cannot afford to fail them, and OHA must mobilize the improvements as quickly as humanly possible.

Jim Anderson, City Planning Department, asked about the design of the proposed in-fill housing units OHA planned to use.

OHA (Brad Ashford, Executive Director) will use Alley Poyner Architecture designs prepared for the City for use in the Long School area. These designs would also be used on other in-fill units to built on lots the City has provided to OHA to support completion of the Hawkins' Replacement Housing Settlement. OHA will continue to work with the City in increasing measures with implementation of the Hawkins' Replacement Housing Units and the revitalization of public housing and the surrounding neighborhoods. OHA values the relationship it has with the City and will continue to build public and private development relationships to better meet the affordable housing need s of the Community.

With no further questions forthcoming, the meeting was adjourned at 2:50 p.m.

**OMAHA HOUSING AUTHORITY
2005 PHA PLAN PUBLIC HEARING**

A PLAN FOR CHANGE

September 1, 2004

2:00 P.M. - 3:30 P.M.

Attendees: Brad Ashford, Arson Rayford, Barry Long, Joan Anderson, Bob Fidone, Brad Ullerich, and Karrie Franks from OHA and attached is the attendance sheet for the public.

Barry Long, Capital Improvement Director, opened the meeting with a Power Point presentation of OHA's PHA Plan for 2005.

Resident, Robbie Lewis, explained a problem with the bathroom floor tile being worn, chipped and not passing inspections.

OHA (Barry Long) will request the Property Manager to inspect and issue a work order to make any required repairs.

Susan Chenowith, a former OHA resident, expressed her displeasure with her eviction and concern for the security of the elderly residents living in the towers. She claimed that some (criminal element) residents are only paying \$25 a month rent and dealing drugs in the towers.

OHA (Arson Rayford) explained that residents who violate the lease are identified quickly and when appropriate evictions (notice to terminate) are processed.

Evans Tower resident, Ami Perry, explained that janitorial work at Evans was almost nonexistent. Ms. Perry described the carpets are in need of shampooing and the garbage chute needs cleaning. Ms. Perry also described a problem with rodents and insects in the building.

OHA (Arson Rayford) explained that a new pest control contractor has been hired for extermination services. The contractor purchased new equipment that will be effective in ridding the building of any insects and rodents (mice). OHA offered to make resident satisfaction cards available to record and expedite resident comments on building maintenance and OHA's responsiveness to the issues.

Ms. Perry asked that if elderly applicants are on the waiting list, why isn't OHA cleaning the vacant units in Evans Tower so that people can lease them?

OHA (Arson Rayford) is leasing properties with the highest vacancies first. He stated that OHA is planning to go to a tower-by-tower waiting list in the near future.

Brenda Jenkins, who identified herself as a representative for the residents of Evans Tower, explained problems with the foam in the walls falling down, the presence of insects, and the cleanliness of the building.

OHA (Brad Ashford, Executive Director) explained that Field Operations Director Arson Rayford and he would meet at Evans Tower on September 2, 2004 at 9:00 a.m. to check on these problems and have them addressed.

Ms. Jenkins also indicated that the Property Managers and Assistant Managers are not taking residents complaints to higher management.

OHA (Arson Rayford) explained that management is making unannounced inspections and meeting on a regular basis with Property Managers to address issues with building maintenance and to improve communication.

Ms. Jenkins also asked about why the “one strike and you’re out” policy is not being enforced.

OHA (Barry Long) explained that the “one strike and you’re out” policy is for drugs and violent crimes. Misdemeanor offenses are not covered under this policy.

Belinda Corleyturnipseed, a Pleasantview resident, claimed that there is a large rodent problem at Pleasantview and that the new sewer system that was installed last year has caused the ground to sink.

OHA (Mr. Rayford) assured her that the Property Manager would address both of these issues and report their findings.

Spencer Homes resident, Charlesteen Henderson claimed that Spencer also has problems with rodents at the development site.

Ms. Corleyturnipseed suggested that residents who live in Pleasantview who have to do community service should help with the maintenance of the property.

OHA (Mr. Rayford) explained that residents have a responsibility under the lease to keep the area immediately around their unit clean. OHA is exploring the possibility of offering community service opportunities related to property maintenance to residents.

Ms. Corleyturnipseed also explained that she was not aware that there was a Pleasantview Resident Organization.

OHA (Arson Rayford) offered to provide this information to new residents at the time the lease is signed.

David Crews, Jackson Tower resident, asked what should be done if the development does not currently have a resident organization.

OHA (Arson Rayford) explained that Mr. Crews question was of a personal nature and that it would be answered in private after the meeting to protect the confidentiality of the matter.

With no further questions forthcoming, the meeting was adjourned.

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 (OHA) has contracted services to complete comprehensive physical needs assessments and conversion analysis of its public housing properties for review under the voluntary / mandatory conversion rules. Until the conversion analyses are completed OHA is working under the following assumptions.

The Authority has twenty-one (21) developments acquired, constructed or developed under project numbers NE001-001 through NE001-044. The housing inventory is categorized as three-family sites, eleven-high-rise towers and eleven-scattered site developments. (Certain high-rise developments contain more than one tower each).

OHA is also completing a court ordered replacement housing program (NE001-044) that will contain a mixture of single-family detached and multi-family developments some of which will be completed under mixed finance development processes while others will be acquisitions of general partnerships in existing low-income housing tax credit (LIHTC) developments.

Of the existing public housing developments the three family sites are subject to the requirements for initial assessment. However, the eleven Towers will also be assessed under the voluntary conversion rule as these projects consistently run vacancy rates in excess of 10% and / or contain more than 300-units. Under the conversion rule the Tower developments could be considered exempt as all have applied for the designation of elderly or designation for elderly has been approved.

These developments are, NE001-007 – Evans, North and South Park and Kay Jay: NE001-009 - Pine and Benson: NE001-010 - Highland and Florence: NE001-011 - Jackson: NE001-012 - Underwood: and, NE001-017 - Crown.

The three family developments which are subject to the initial assessments are NE001-001 - Southside: NE001-004 - Spencer: and NE001-005 - Pleasant View. Southside has 362-units and all three developments have a consistent vacancy rate of approximately 16%.

The vacancy rate in OHA Tower and Family Developments has steadily increased over the past two years. OHA has implemented improvements to expedite new applications for Public Housing that reduces the processing time and offers families more housing choices. Through recent marketing efforts OHA has received over 1,300 pending applications. However, the trend for leasing units continues to lag behind the number of units actually leased and the vacant unit count has increased to over 400-units at the end of August 2004 with 295-vacants in the Towers and 108-vacants in the family developments.

In each of the three family 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 OHA 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 years 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. These programs could provide some supportive assistance in any future transition of vouchering the family developments.

OHA scattered site developments numbered NE001-020 to NE001-044 are included in the OHA's homeownership program and as a result are exempt from the initial assessment.

Identification of Resident Commissioner

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

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			

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.



Omaha Housing Authority RESIDENT ASSESSMENT SUB-SYSTEM (RASS) Implementation and Follow Up Plan 2004 - 2005

The Omaha Housing Authority (OHA) is implementing a Follow Up Plan to address Resident Assessment Sub-System (RASS) components that scored less than the required 75%. The RASS is one of the four Public Housing Assessment System (PHAS) Indicators.

The Follow Up Plan will be submitted with the OHA 2005 Public Housing Agency (PHA) Plan.

The OHA RASS survey scores for 2002 - 2003 and goals for 2004 - 2005 are as follows:

Survey Section	2002	2003	National Average	Goals
Maintenance and Repair:	87%	81.4%	88.9%	100.0%
Communication:	68%	66.4%	75.9%	100.0%
Safety:	73%	72.1%	81.6%	100.0%
Services:	91%	88.3%	92.1%	100.0%
Neighborhood Appearance:	71%	70.1%	77.8%	100.0%

Surveys Sent	Surveys Returned	Response Rate	Undeliverable
738	218	30%	-0-

The National response rate was 38%

The Follow Up Plan will address the areas that scored less than 75% to 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 prior to the May 12, 2004 end date 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 2004 – 2005**

Communication:

The OHA scored 66.4% in this sub-indicator and proposes to improve performance through the following actions:

OHA will provide Residents information in the following areas:

- ***Maintenance and repair (for example, water shut-off, boiler shutdown and modernization activities)*** – OHA will provide a minimum of 48-hours notice prior to entering dwelling units and interrupting utility services whenever possible. Additionally, Residents will be informed of upcoming modernization activities through an OHA-wide newsletter and through monthly meetings with the Central Advisory Committee (CAC) members who in turn will disseminate information at their regular Council Meetings.

OHA will provide schedules of planned work activities to be posted at the Development Sites and will direct mail notices to affected Residents when appropriate.

- ***Rules of the Lease*** – Reviewed individually at time of lease signing and through monthly orientation meetings. In addition, OHA has recently formed a working relationship with the Southern Sudan Community Association. This agency provides supportive services, case management and outreach efforts for the Sudanese population. This association will provide support as necessary during the lease up process for new residents and ongoing support for any additional lease problems. OHA is committed to providing excellent customer service to our residents. This new partnership will provide additional support for new and existing Sudanese families that reside in OHA properties.
- ***Meetings and events*** – OHA will provide information through newsletters, postings on message boards at Development Sites, messages on rent statements and through direct mailings. In addition, OHA will use family services staff members to distribute flyers regarding upcoming OHA meetings and OHA sponsored family/youth events. The family services staff will also recruit and encourage residents to participate in OHA meetings and events through face-to-face opportunities by walking the developments and knocking on doors. The OHA family services staff reserve 30 hours per week to conduct home visits and distribute flyers.

OHA will be supportive and responsive in the following areas:

- ***Responsive to Resident questions and concerns*** – The addition of Assistant Property Managers at will improve the availability and visibility of OHA Staff and thereby improve response time and thoroughness to answering Resident questions and concerns. In addition, OHA has expanded service hours to better accommodate the needs of OHA residents. Property Management offices have been changed and are now open until 7:00 p.m. Tuesday, Wednesday and Thursday evenings.
- ***Courteous and professional service*** – OHA will provide training for Staff in customer relations through the Housing Television Network (HTVN) and other training media.

**RASS Implementation and Follow Up Plan
Omaha Housing Authority (OHA)
FFY 2004 – 2005**

- ***Supportive of Resident Organizations*** – OHA provides facilities for Resident Organizations to meet and provides guidance and access to services to support the development and enhancement of Resident Organizations. OHA has assigned a staff person to be the liaison between the Resident Organizations and OHA. This staff person is available for assistance and guidance only. The purpose is to further improve communication of services and programs. The 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.

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

- The OHA schedules 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 are conducted at each Development Site when feasible and at the OHA Central Office or Gateway Center. 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 are posted at the Development Sites and direct mailed as necessary. This process will continue through the 2004 – 2005 program years.
- 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. 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. OHA also administers additional resident initiative programs funded through the ROSS grants. Through this grant OHA uses a Resident Employment Services Coordinator to facilitate training opportunities and workshops focused on successful employment. Residents are referred to the program and participate in a variety of training programs to prepare them for the work world including; GED/ABD classes, Basic Computer Training course, resume writing and career exploration workshops. Transportation is provided to residents as necessary. Through the ROSS grants OHA also hosts a number of youth activities and events geared toward the family and encouraging the family unit to participate. In addition, the ROSS grants supports a Community/Outreach staff position that is vital in building essential community agency and business partnerships to support OHA residents.

OHA has also formed partnerships with the University of Nebraska at Omaha and a new resource center will be opened in South Omaha at the LaFern Williams Center and will be accessible to any resident. The resource center will include a 15-person computer lab; assistance will be available for youth with school projects and homework. The Omaha Public Schools will conduct GED classes at this site and OHA Outreach staff will be hand to monitor activity at the resource and assist as necessary. This new location will provide OHA residents with another opportunity to communicate any concerns they may have or to get assistance with supportive services. The resource center will be open until 7:00 p.m. during the week and until 2:00 p.m. on Saturday's.

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

- Changes to the OHA Organization Chart have created six new Assistant Manager positions. These additional positions will 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. Assistant Managers will also help build trusting relationships between Residents and the OHA staff. Additionally, Construction Manager and Facilities Coordinator positions have been created to improve the coordination of Development and Capital Improvements Projects and the implementation of Service Contracts. Resident input and participation in the PHA Plan Meetings is utilized to help define the required physical improvement projects and to receive feedback on effectiveness of current operations.

Target date of completion:

The proposed actions should result in improved RASS scores to exceed the minimum 75% by June 30, 2005.

PHA Planning Meetings will start in August 2004 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. OHA will continue efforts to build additional community partners to provide additional supportive services for OHA families.

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

Public Housing Operating Subsidies and Service Coordinator / ROSS Grants are the primary funding sources to cover the costs of copying and mailing notices of meetings and events, wages and benefits of OHA Staff and contracts to improve communication and coordination of services to Residents.

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

Safety:

The OHA scored 72.1% in this sub-indicator and proposes to improve performance through the following actions:

OHA will consider how safe Residents feel in the following areas:

- ***In the unit / home, in the common areas of the building, in the parking areas and common grounds of the development site*** – OHA Public Safety Department maintains an active Banned and Barred list that is shared with the Omaha Police Department (OPD). Property Managers refer to the list and report trespassers to the OPD. Violators are prosecuted.
- ***OHA will address Resident concerns on any of the following that are perceived to contribute to crime on the property,***

<i>Bad Lighting</i>	Identify through Needs Assessment
<i>Broken Locks</i>	Repair on demand
<i>Location of Housing Property</i>	Strategic Planning
<i>Police Response</i>	Cooperation Agreement
<i>Residents Don't Care</i>	Outreach & intervention
<i>Resident / Applicant Screening</i>	Review process & costs
<i>Vacant Units</i>	Vacancy Reduction Plan

- ***OHA addresses lease violations that pertain to safety*** – OHA will issue a notice to terminate when lease violations involve guns, drugs and violent behavior.

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

The OHA Public Safety Director and/or assigned Public Safety Officers attend the PHA Plan meetings and discuss 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 (OPD).

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

OHA is developing a new 5-Year Plan to address 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:

1. **Base Assessment 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. (This survey is being conducted by OHA Public Safety Staff).
2. **Problem Solving Phase:** OHA Public Safety Department focuses on the issues and involves all partnerships / stakeholders. This phase will prioritize issues that involve violence through gangs, drugs or guns. The OPD is doing an excellent job of arresting violators on OHA property. Conventionally it is thought that a large percent of all problems at each property is the result of just a few.

With this concept in mind OHA will focus on what we will call the magnet units. To demonstrate this strategy as it relates to guns, drugs, violence and other disruptive activity, we use the paper clip/ magnet analogy. For years we have been plucking the paper clips (criminal elements) from OHA property. Within a very short time these elements are drawn back to the “magnet”, which is located in an OHA unit.

OHA will continue to employ a strategy of removing the magnet (unit). Removing this magnet of activity quickly displaces the entire criminal element. This disrupts their entire business model, forcing them and their customers to relocate. Like any business model, success is often based upon location. This concept has already proven to be successful for the OHA significantly impacting the amount of criminal activities within the development. 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. **Reassessment Phase:** OHA and partners at this stage will conduct a follow-up survey using the same survey as used in phase one. Once the results of this survey are tabulated, the reassessment of needs and actions can be initiated. At this phase the OHA can determine successes and/or the need to refocus efforts in areas that continue to be problematic. OHA and partners develop strategic plans of action to address areas of need. A measurement of reality versus perception is also desired at this point. This phase needs to be continued until acceptable levels of safety are achieved.
4. **Maintenance Phase:** Historically all the above noted concepts have been employed at one time or another and repeated with frequency. OHA believes this is a critical point that needs to be departed from. “If you want the same results, then continue to do things the same way.” Albert Einstein. OHA believes this will be the difference maker. Once positive gains are made, every effort should be made to maintain these gains. OHA is developing a strong site-based property management to lead this phase. OHA will work to form strong partnerships with neighborhood groups, OPD, and Resident Councils.

The Maintenance Phase is supported by extended background checks and explanation of the “one-strike” policy in the application screening process.

**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 States of Nebraska and Iowa. 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. Officers are deployed at “peak” activity hours. Their assignments and work routines are varied to eliminate predictability.

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 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** – five 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 5.

- **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 8 hours per day, five days per week.

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

- **Intern** – a Crime Analyst position is not funded and only filled when Criminal Justice Students are available to assist with crime analysis tasks.
- **Fraud Specialist** – this new position was added in June 2004 to assist in the reduction of fraud in public housing and Section 8 and to coordinate services when fraud is discovered.

TACTICAL EQUIPMENT:

With the assistance of the OHA Board of Commissioners, the Public Safety Department has acquired 5-retired Law Enforcement Agency cruisers at a minimal cost to purchase and convert to OHA use. Total Patrol Vehicles – six marked with OHA logo and one unmarked

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.

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, 2005.

FUNDING:

OHA is currently funding Public Safety with Public Housing Operating Subsidy, a \$30,000 Weed & Seed Grant that was approved for October 2003 and ends September 2004 and the Capital Fund Program.

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

Housing Property Appearance:

The OHA scored 70.1% in this sub-indicator and proposes to improve performance through the following actions:

OHA will address Resident Satisfaction with the upkeep of the following areas on the property:

- ***Common Areas***
(For example stairways, hallways and community space)
- ***Building Exterior***
- ***Parking Areas***
- ***Recreation Areas***
(For example, playgrounds and other outside facilities)

OHA will address the following problems when they occur as described below:

- ***Abandoned Cars***
- ***Broken Glass***
- ***Graffiti***
- ***Noise***
- ***Rodents and Insects (indoors)***
- ***Trash / Litter***
- ***Vacant Units***

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

- To improve the appearance of the Highrise Common Areas a request for competitive proposals was solicited for services to refinish all terrazzo and VCT flooring, paint walls replace vinyl base cove, replace ceiling tiles, refinish doors and replace carpeting. A contract was awarded to Prochaska – Lund Ross in the amount of \$853,856 and work started on June 21, 2004. The project is scheduled to complete all work at the eleven Tower locations in 2004.
- OHA has awarded a contract to DLR Group to complete a Property Assessment Plan and Physical Needs Assessment for each OHA property. A full written assessment for each property and a summary report for each portfolio will be required. These assessments will prioritize capital needs for each property and portfolio based on a five and 30-year cycle.
- The Property Assessment Plan will provide a basis for budgeting for physical needs of all of Omaha Housing Authority's housing stock and administrative buildings, which will allow Omaha Housing Authority to maintain a high level of confidence in both the type of work necessary and the cost involved in providing for the capital needs of its properties. The Property Assessment Plan will also be created in an interactive database format.
- OHA has awarded a contract to Hanna-Keelan to complete a comprehensive Market Study of the Public Housing Portfolio. The OHA will utilize the Physical Needs Assessment and Market Study to develop a master plan to address housing needs and to develop strategies for preserving, modernizing, stabilizing or disposition of the public housing developments.

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

- 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 2005 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 2004 is to make the Buildings as clean and presentable as possible within the limited funding available for the routine maintenance budget.

Capital Funds will be utilized to address ADA 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 Public Housing Development. We can no longer assume that each Development can continue to be utilized 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, 2005.

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

Capital Fund Program (CFP) 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 and Family Development Site Improvements. Contracts are scheduled to complete in 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.

EMPOWERMENT THROUGH OWNERSHIP
The Omaha Housing Authority's Homeownership Plan
for Low-Income Households

Homeownership is a uniquely important aspect of American life and opportunity. A person's ability to own his or her own home provides a stake and investment in the well-being of one's community and provides a solid foundation for productive involvement in the life of our nation and its institutions. Homeownership is deeply rooted in American philosophy, from the writings of Thomas Jefferson to the visionary city schemes of Frank Lloyd Wright. We perceive ourselves to be a country of property owners, each bound together in a social compact with one another for our mutual interests and for the greater good of our community.

In spite of its pervasiveness as a principle of American life, homeownership has become steadily more difficult for families during the last twenty years. For low-income families, ownership of one's home is entirely out of reach. For such families, the only available housing option is traditional public housing. Unfortunately, the public housing setting produces a lack of control and determination over one's home environment; concentrates families in an atmosphere of social problems and disorganization, generating a society of drugs, violence and crime; and identifies people as being alienated from the mainstream of city life.

The Omaha Housing Authority and the City of Omaha have developed programs to address some of these issues. The OHA plan to replace Logan Fontenelle North with dispersed, existing single family and duplex units represents an effort to integrate public housing tenants into Omaha's life and to break down the ruinous and life-denying environment created by the previous public housing project. The City, through its Conestoga Place, North Omaha Homes, Horizon Town homes, and Immanuel Redevelopment projects has utilized Community Development Block Grant funds to provide homeownership opportunities to new, primarily moderate-income buyers. Yet, no existing program to date has faced the challenge of making an ownership option available to tenants who are served only by traditional public housing.

President Bush's recent HOPE (Homeownership and Opportunity for People Every-where) Initiative is designed to address the needs of these groups by using homeownership as a key ingredient in a strategy to address poverty by increasing people's control over their lives and their level of self-sufficiency. The HOPE program statement says:

"Instead of simply ameliorating the symptoms of poverty, HOPE will build a ladder of opportunity so that poor people will be better able to pull themselves out of the poverty to live a life of dignity, independence and self-sufficiency.

If there is one overriding theme of the HOPE initiative, it is to empower people to take control of their lives, their homes, and their destinies. Empowerment is a radical departure from the past because it attacks the disincentives at the root of America's poverty problems, rather than accepting poverty as a long-term and intractable condition . . . In short, HOPE promises to help Americans overcome the barriers that stand between themselves and their full potential."

The Advantages of Ownership

A homeownership program directed toward OHA's client base provides the following important advantages:

- Homeownership improves an individual's sense of self. One survey indicated that homeownership caused 78% of respondents to "feel better about themselves"; 67% to feel "more financially secure"; and 52% to have a "greater sense of control over their lives." These perceptions attack the mindsets that can make poverty and alienation a pervasive part of one's life.

- Homeownership provides people with a stake in their neighborhood and increases levels of community involvement. A 1972 study addressing residential mobility stated:

If the move (from slum areas to areas with better quality housing) involves a change in tenure from renter to homeowner, a significant change in attitude occurs. The feeling of powerlessness is significantly reduced... The change in tenure results in more frequent participation in community affairs and a greater satisfaction with one's neighborhood.

People need to see a future in which they have a stake and level of involvement. Homeownership helps to provide that future.

- Homeownership strengthens neighborhoods and improves the maintenance of property.

- Homeownership provides incentives for improving one's earning capacities. Traditional assisted housing programs sometimes discourage people from earning more, because they might be forced to leave assisted housing. A successful homeownership program encourages people to earn more to increase the value of their investment.

- Homeownership can increase the disposable income available to individual families. Low-income families outside of assisted housing spend a high percentage of their income on housing, reducing the amount available for savings, investments, or purchase of goods and services. A 1950 survey indicated that 32% of respondents spent over 25% of their income on housing. By 1983, this had risen to 58% of the sample.

Obstacles to Low-Income Ownership Programs

While a homeownership program has great benefits to both communities and prospective beneficiaries, it also presents some particularly difficult questions. Some of these include:

- Program; Design and Structure. Program proposals have called for a transition of existing public housing units to tenant ownership. However, the design of existing developments are only infrequently adaptable to community standards for owner-occupied housing. This is particularly true in Omaha, with its predominant single-family detached housing market and relatively weak sales of condominium or townhouse units. In addition, conversion of existing projects would not provide an asset with real resale value and will always carry the connotation of public housing, regardless of technical ownership arrangements.

- Owner's Financial Resources. Previous community development programs have been able to qualify low-income households for ownership through the use of techniques such as low-interest mortgage pools and "soft" second mortgages. However, a marginal homeowner may not have the resources in reserve to meet contingencies such as a major capital replacement. This can result in a default and ultimate loss of the house through foreclosure.

- Selection Processes. Homeownership is not suitable for every family. Yet, the development of standards that recognize potential success for ownership and do not preclude entire categories of prospects can be a difficult problem.
- Capacity Building. Low-income buyers are often unfamiliar with the social and economic implications and responsibilities of homeownership. In addition, many people are unfamiliar with the nature and repair of a house's basic systems. As a result, they may put off needed repairs, leading to the unnecessary deterioration of the house and speeding the onset of costly capital replacement items.
- Financing. An important part of ownership is investment. A prospective owner builds commitment to a house and neighborhood by generating equity. Thus, the program should resemble a market purchase program in many important ways, and should not give away structures.

A successful homeownership transition program for Omaha must address these questions.

Program Design

This program concept includes two distinct elements: acquisition of existing single-family houses in various parts of Omaha; and new construction of single-family houses in revitalization areas such as North Omaha, as an element of a larger neighborhood reinvestment strategy. Because of the nature of Omaha's housing market, all housing units in the homeownership program will be single-family detached structures.

Existing single-family houses will be acquired by the Authority and will be evenly distributed by City Council District. Program houses will be selected that require no or minor rehabilitation. The Authority will administer rehabilitation activities and equipment repairs so that the house's basic capital systems will have a life expectancy of at least ten years from the date of occupancy of the program participant.

New houses will be built as part of an overall neighborhood revitalization effort. These houses will be built in revitalization areas in which nonprofit and conventional developers are constructing houses under existing or future city programs for moderate and middle-income buyers. OHA construction of new houses in revitalization areas must be combined with other single-family construction to provide for acceptable economic integration of new housing units.

Project Elements

Objectives of the ownership program's financial structure include:

- Accumulation of reserves for down payments.
- Assurance of a return of funds to OHA to use for further acquisition of low-income housing.
- Funding of OHA's cost for administering the program.
- The continuation of affordable monthly payments following the transition of houses to-homeownership.

The Homeownership Program will include the following features:

A. Property To Be Included Under Homeownership Program.

The properties to be included under the Omaha Housing Authority's Homeownership program will be those listed on Exhibit "A" attached hereto. At the time of a sale to an OHA resident, the house will, meet local code requirements and the requirements for elimination of lead-based paint hazards in HUD-associated housing, under Subpart C of 24 C.F.R. Part 35. Furthermore, the property will be in good repair, with the major components having a useful life of at least ten years from the date of occupancy of the program participant.

B. Purchaser Eligibility and Selection.

Selection of participants will be based upon the following criteria:

- Employment history and status. In order to be selected for participation, program applicants must be currently employed and must have held their present job for at least one year or must have completed self-sufficiency or job training programs or must, meet equivalent standards of economic self-sufficiency. OHA shall have the authority to waive this requirement, on a case-by case basis; where there may exist unusual circumstances and the applicant can otherwise demonstrate, that he or she presently meets equivalent standards of economic self-sufficiency. Equivalent standards of economic self-sufficiency means a legitimate and relatively stable and long term source of income, such as that derived from a pension fund, disability benefits or other similar source. The application form will contain a provision for any applicant requesting a waiver. Such an applicant will be asked on the form to identify the amount, source, type and long-term nature of their income and will be given an opportunity to make any necessary explanation of said source of income. Any applicant denied such a waiver may appeal said denial in writing to the OHA Board of Commissioners within thirty (30) days of said denial.
- Income eligibility, according to program standards.
- Expectation of a reasonable income to support responsibilities.
- Absence of a history of criminal activity involving crimes of physical violence to persons or property and other criminal acts which would adversely affect the health, safety or welfare of others.
- Credit history. This will be used to screen prospects for serious credit problems such as habitual nonpayment of debts. A good history of rental payment will be necessary for participation in this program.
- Only families requiring two to four bedroom houses are eligible.
- Participants must demonstrate that they have the capacity and characteristics which indicate they possess a good prognosis as a homeowner. This will include not only an absence of a history of a criminal activity, referred to above, but a record relatively free of complaints from and serious disputes with neighbors. A record of good housekeeping. A record of prompt rental and utility payments during the past year. A willingness and capacity to perform yard maintenance, such as mowing and watering the grass, raking leaves, trimming trees and bushes, and shoveling drives and walks. Participants should also have a willingness and capacity to learn

such skills as maintaining a checking account, record keeping, the performance of minor home repairs and the handling of home emergencies such as those caused by fire or the elements. The participant should also show a willingness and capacity for self-improvement and upward mobility. This can be demonstrated by a record of enrollment in job training or promotion programs or other educational or self improvement courses or active involvement in a resident association or other communal, civic or educational organizations.

The selection process will include the following elements in the following priorities:

1. With regard to all existing single-family scattered site houses, a notice will be sent to the current residents of said single-family homes notifying them of the opportunity to participate in the OHA's Homeownership Program. The notice will instruct all interested families to submit a request in writing for an application to the OHA within thirty (30) days. The application must be returned to the Authority within sixty (60) days after receipt of the application form. Those current residents who are not interested in or eligible for this program may choose to remain as residents of said units under the provisions of their present lease or may choose to be relocated to other suitable and affordable housing.

2. After all current residents of existing single-family homes have had an opportunity to participate in the Homeownership Program, (and periodically thereafter) a notice will be sent to all residents of the OHA, notifying them of the opportunity to participate in the OHA's Homeownership Program and the requirements for participation. The notice will instruct those residents who believe they meet all the requirements of the program to submit a request in writing to the OHA to receive an application within thirty (30) days of receipt of the notice. The application must be returned to the Authority within, sixty (60) days after receipt of the application. Residents will have priority to participate in the Homeownership Program based on their length of residency with the Authority. A separate record of eligible applicants will be kept by the OHA for use in the event that the OHA acquires additional single-family homes or vacancies shall occur.

3. After all existing residents of the Authority are given the opportunity to participate in the Homeownership Program, and in the event that there are single-family scattered-site homes still available, then those residents currently assisted with Section 8 Certificates or Vouchers and not otherwise subject to contractual restriction will be given an opportunity to participate. The next preference will be those people currently on the Authority's public housing and Section 8 waiting lists respectively. In the event that there are--families on the waiting list who are otherwise eligible for admission to public housing and desire to participate in the Homeownership Program, and are otherwise eligible to participate in said program except for the fact that their income is above that required by HUD regulations for initial occupancy in scattered-site homes, then the OHA shall request a waiver from HUD. This same procedure may then subsequently be applied to the Section 8 Certificate and Voucher waiting lists.

4. Eligible applicants will receive an orientation from OHA staff prior to signing a dwelling lease under the homeownership plan

C. Counseling, Training and Technical Assistance to be Provided to Program Participant.

Homeownership without proper training and information could be an invitation to failure for many program participants. Thus, a capacity building program is a vital program element,

which will be developed and administered by OHA. This program will begin as soon as participants move into their homes and will be a continuing, mandatory activity for prospective owners. The program will teach people to manage their finances; deal with educational, health, family, and maintenance issues, and become active participants in their communities. By doing so, it will provide the new owner with the tools needed for successful ownership.

The program will include the following elements:

- Financial Training

The individual success of the ownership program will depend upon participants acquiring skills to budget their income and meet their financial obligations. This component will:

- Teach people how their payments are determined and the nature of their financial responsibilities.
- Indicate the financial benefits of homeownership and discuss the concept of equity.
- Instruct participants on budgeting, savings and dealing with creditors and banks.

Highest priority will be given to instruction of program participants in the area of personal finance. Major areas of concentration will include household budgeting and the proper disposition and management of personal debt.

In addition to operating the Financial Training Program, OHA will work with other community agencies to provide offerings to participants in the following areas:

- Home Maintenance

Homeowners must learn about the importance of protecting their growing home investment and obtain the skills to complete maintenance tasks. This component will include:

- The preparation of an owner's guide for each house in the program, pointing out the location, nature and maintenance techniques of each of the house's major systems.
- Teaching a variety of skills ranging from basic repair and upkeep to yard care.

- Family Affairs

The Capacity Building program should do everything possible to prevent family crises from threatening the capability of a family to meet its obligations. This component will provide information and workshops on:

- Family counseling.
- Health and nutritional needs.
- Preventive health care.
- School requirements and counseling of children.

- Job counseling and skill improvement information.

- Community Involvement

This component will help new homeowners become active participants in their new communities. While the responsibility of integrating themselves into new neighborhoods is necessarily the responsibility of the new owner, the program will offer:

- Information on community organizations and avenues for involvement. Examples of organizations include PTA's and scout troops.

- Establishment of a "welcome" plan, putting new owners in active contact with group leaders.

- Information on coping with possible conflicts.

- A guide to recreational facilities and the location of basic services in the neighborhood.

D. **Terms and Conditions of Participation in Program.**

The core of the program design are its participation, financial and ownership arrangements. The following sections present this design in detail.

1. Participation Agreements Rental Payments and Maintenance

a. Participation Agreement

Prior to the occupancy of the unit under this program, the participant and OHA will enter into an agreement, which will consist of a lease with an option to purchase. The lease will run for a period of five (5) years. Its provisions will give participants responsibilities, which will demonstrate their capacity for eventual homeownership. The participant will receive an option from OHA, which may be exercised at any time after the second year of the term of the lease and prior to its expiration, to purchase the unit at a pre-established price. The right to exercise this option is dependent on a determination by the Authority that the participant is capable of meeting the responsibilities and obligations of homeownership, as well as upon the participant's ability to obtain a mortgage loan with a maximum amortization of thirty years to finance the purchase as set forth in this plan, and receipt of a funding commitment from HUD or another source for the replacement of the house to be sold. If OHA determines that the participant lacks the capacity for homeownership at the end of the lease term, or if the participant does not qualify for a loan, then the OHA and the participant may extend the term of the lease. In making such an extension, OHA will determine that there is a reasonable expectation that the participant will qualify for ownership within a reasonable

additional period of time. If a commitment for funds for replacement housing is unavailable at the time of the exercise of the option, the parties may agree to extend the lease as necessary.

A participant who becomes ineligible for continued occupancy of the unit because his/her income exceeds the maximum allowable for OHA residents will have a period of time not to exceed one year to either exercise the purchase option for the unit or to move from the premises.

Under the ownership program, a participant's rent will be based on 30% of his/her adjusted gross income. The minimum rent will be established at \$220, subject to change from time to time by OHA. If, during the term of the lease, the participant's rent based on the 30% standard falls below the minimum rent established for the program by OHA, the Authority may, at its option, declare that the participant is no longer eligible for the program and may also terminate the lease. In such event, the participant shall be given a choice of relocation to other suitable and affordable housing or continued occupancy of the present dwelling on a rental basis at a rent no higher than that permitted under the United States Housing Act of 1937, under a new standard scattered site lease.

b. Participation Agreement Without Lease

In some instances, there may be present tenants of OHA who, having been tenants for approximately two years or longer, become capable of homeownership. A tenant believing that he/she is prepared for ownership and has the ability and resources to meet the requisite responsibilities may apply to purchase his/her dwelling unit from OHA. OHA will then evaluate the tenant's suitability for ownership by reviewing his/her past occupancy record, capabilities and financial resources. If the Authority, in its sole discretion, determines that the tenant has the capacity for homeownership, it may waive the requirement that the tenant enter into a lease with an option to purchase. Instead, the Authority may execute a purchase agreement with the tenant for the sale of the unit. In such a case, purchase price and the financing provisions hereinafter set forth and other provisions that pertain to the sale shall remain applicable without references to the lease. These provisions will be contained in a Participation Agreement entered into between the participant and the OHA, providing for this sale and purchase. All such agreements will be subject to approval by HUD.

c. Purchase Price

The purchase price will be determined by an appraisal ordered by OHA at the beginning of the lease term. If the unit has been newly-purchased or newly-built by OHA, and the program participant is the initial occupant of the premises after its acquisition or construction, then the purchase price will be established at the acquisition cost plus improvements or the cost of construction, as the case may be.

d. Rental Payments Prior to Ownership

During the term of the lease, the participant will make monthly rental payments to the OHA. The amount of these payments will be based on the HUD-mandated level of 300 of the participant's adjusted gross income as determined from time to time by the Authority.

e. Down Payment/Closing Cost Fund

In order to encourage participants to accumulate funds sufficient to make the down payment, the OHA will establish a special account for each participant. Each participant may make such contributions as he or she desires into said fund, from time to time, during the term of the participation agreement. As an incentive for each participant to make such contributions, the OHA will match, dollar for dollar, all contributions made by each participant up to \$500 in any one year, and not more than \$1,500 as its total contribution. In addition, the OHA shall place this fund in an account to which interest shall be added at the rate of interest determined at the sole discretion of the Authority. At the time of the closing of a sale, all proceeds of this fund, including interest, shall be used to assist the participant in making the down payment required and those portions of the closing costs to be paid for by the participant. In the event that the down payment and closing cost requirements are more than the amount contained in this fund, then participant will be required to pay the difference from his or her other sources. In the event that no sale is ever consummated or the participation agreement is otherwise terminated, only that portion of this account that is directly attributable to payments made by the participant shall be returned to said participant. All other funds remaining in said account shall revert to and remain the property of the OHA. If, due to inflation, the requirement for the down payment and closing costs increase, the OHA may, in its sole discretion, increase the amount of its maximum contribution.

2. Financing Homeownership

a. Purchase Price

The purchase price for the unit to the participant will be determined at the time the lease with option to purchase is executed. Generally, the purchase price will be equal to the appraised fair market value of the dwelling unit at that time. An appraisal will be arranged and paid for by the Authority. If the unit has been newly-purchased or newly-built by OHA and the program participant is the initial occupant of the premises after its acquisition or construction, then the purchase price will be established at the acquisition cost and improvements to the OHA or the cost of construction and development.

b. Purchase Price Financing

The purchase price will be financed as follows:

- (1) The participant must obtain from a lending institution a loan with a principal value equal to the maximum amount that can be amortized at a fixed interest rate over a maximum thirty year period by a monthly payment equal to the participant's current monthly rental payment (including provision for an escrow for taxes and insurance). The loan value must not be less than fifty percent (50%) of the purchase price, and shall be secured by a first mortgage or deed of trust on the premises. The terms of the loan, including the interest rate, will be subject to OHA approval. It is the duty of each participant to apply for and

obtain said loan. In spite of this responsibility, OHA will make every effort to assist program participants in obtaining this financing by working with one or more local lending institutions. Local institutions may be able to fulfill Community Reinvestment Act obligations by making such loans.

- (2) In addition to the proceeds of such loans, each participant must make a down payment of not less than three percent (30) of the purchase price, and must pay all negotiated closing costs. (See also Item 1. E. above regarding Down Payment/ Closing Cost Fund.)
- (3) If a difference remains between the purchase price less the down payment and the value of the first mortgage loan that the participants is able to obtain, then the OHA will finance the difference through a loan secured by a second deed of trust, having priority as a lien upon the premises subordinated only to the lien of the first mortgage or deed of trust. This loan may not exceed 47% of the purchase price of the unit. For this purpose, the participant shall execute a non-interest bearing note to the OHA, repayable subject to the following provisions:
 - (a) The principal amount of the Note shall be due and payable on the closing day of said sale, when the participant sells the dwelling unit or the date of death of the participant, whichever should occur first. If there is more than one participant, this provision shall be effective on the date of death of the last participant to die.
 - (b) If, at any time, the participant shall cease to own and occupy the dwelling unit, other than through a bona fide sale or death as provided above, or shall fail to meet his/her obligations to the first mortgagee, or shall lease the dwelling unit to any other entity or person, or shall move from the dwelling unit, or shall default under the Deed of Trust to the OHA, or shall otherwise default in any other obligation to the OHA, then the OHA, at its option, may declare the full principal amount of the Note due and owing plus interest thereafter at the rate of twelve percent (120) per annum, and it may demand immediate payment.

c. Resale by Participant

The OHA has created this program for the purpose of low-income persons, as defined by the policies of the Authority, to acquire a principal dwelling for a participant and his/her family, and not for purposes of real estate speculation, investment, or entrepreneurship. Therefore, in order to keep these properties within the program for a reasonable period of time and to discourage participants from selling their dwelling units for speculative purposes, the Note and Deed of Trust shall impose a penalty upon any participant who sells his/her dwelling unit within five years from the date of execution of said Note or Deed of Trust. The penalty imposed shall be a sum equal to interest on the principal of said Note at twelve percent (12%) per annum for a period of two years. The penalty shall not apply to sales to qualified low-income persons, as determined by the OHA. Further, OHA shall have the right, in its sole discretion, to waive this penalty in the event of death of the participant, his/her physical or mental

incapacity to earn a livelihood, or such other occurrences or unforeseen hardships, so long as the reasons for said waiver are consistent with the goals and objectives of the OHA in establishing this program.

d. Insurance

Each participant, after receiving title to his or her house, shall maintain property insurance upon the dwelling unit for no less than the full purchase price. Such insurance shall provide that the first mortgagee and the OHA will be additional insured as their interests may appear.

E. Budget.

(Note: The amounts set forth hereinafter are estimates only. They are approximate figures based on past sales. They are also average amounts and should not be interpreted as definite amounts for future sales.) The Housing Authority believes that the average selling price of each single-family home will be \$55,000. Closing costs should be approximately \$950. Of that sum, the amount to be paid by the Authority should be \$700. This includes legal fees, recording fees, portions of title insurance, termite inspection, and appraisal fees. The purchaser should pay \$250 of the costs for the foregoing. Even though the Plan requires that the purchaser obtain, at a minimum, a mortgage for at least half of the selling price, it has been the experience of the Housing Authority that purchasers can obtain mortgages for a higher amount. Based upon experience, this amount should be \$35,750, on average. In addition, the purchaser should be able to accumulate an average down payment of \$3,000. Subtracting the purchaser's portion of the closing costs (\$250), the proceeds available to the Authority will then be \$38,500. Subtracting the \$700 of estimated closing costs to be paid by the Authority, the Housing Authority should net, on average, \$37,800. The administrative expenses associated with this program should be non-existent or so minimal that it would be included in the \$700 closing costs. The OHA will keep 10% of the net proceeds for use in a special fund. This fund will be used to make the OHA matching contributions to the down payment and closing cost fund being accumulated from time to time by participants in the program. This 10% should be \$3,780. The sum then available for future acquisition of new properties should be \$34,020. In addition, the Housing Authority will be taking back a second mortgage of \$16,500 on average. However, this mortgage is not due except upon sale or death of the purchaser. The Housing Authority estimates that it will not receive payment of the second mortgage for ten or more years. When this amount is received, it will also be credited to the acquisition fund.

F. Administrative Plan.

The program will be under the direction of the Executive Director and/or his designees. The counseling function will be handled by the Resident Relations Department, currently consisting of the Department supervisor and four other full-time staff counselors. The Resident Relations Department will assist these residents in acquiring homeownership skills and responsibilities. They will oversee a program assisted by other Housing Authority staff, which will counsel residents on a variety of skills ranging from basic repair and upkeep, yard care, maintaining a checking account and record-keeping, family counseling, school requirements and counseling of children, community involvement and other such matters. (Note: The foregoing activities are not considered by the Housing Authority as new functions of the Resident Relations Department.

Rather, they are consistent with the present ongoing activities of this Department in preparing residents for scattered site housing.) The Housing Management Department will supervise the lease, which function will be the same as and consistent with its present ongoing activities for all public housing leases. The Finance Department will supervise the appraisals, closing and all other matters related to the actual sale and the down payment accounts. At the present time, it is anticipated that the number of sales to occur in any one year will probably not be more than ten. Therefore, no new staff will be needed or added for purposes of administering this program, and no salary increases are contemplated for present staff positions solely because of attribution for this program. Should circumstances dramatically change in regard to the need for additional staff, HUD will be notified and consulted.

G. Consultation with Residents Before and During Implementation of Plan.

Prior to final approval by the Board of Commissioners, this plan will be posted for the benefit of comment by OHA residents, and said comments will be submitted to the Board of Commissioners. Upon approval of this plan by HUD, and in regular intervals thereafter, the Authority will consult with all resident councils concerning the terms of the plan and its implementation to the date thereof.

H. Sale Proceeds.

Sale proceeds will be at a minimum fifty percent (50%) of the purchase price. At the present time, the Authority estimates the average purchase price to be \$55,000. These proceeds will be specifically used to acquire additional scattered-site housing for low-income families. The proceeds from the sale of any single-family scattered-site home in any city council district will be committed towards the acquisition of additional scattered-site housing within said city council district. The OHA will keep 10% of the net proceeds for use in a special fund. This fund will be used to make the OHA matching contributions to the down payment and closing cost fund being accumulated from time to time by participants in the program. This 10% should be \$3,780. The sum then available for future acquisition of new properties should be \$34,020. In addition, the Housing Authority will be taking back a second mortgage of \$16,500 on average. However, this mortgage is not due except upon sale or death of the purchaser. The Housing Authority estimates that it will not receive payment of the second mortgage for ten or more years. When this amount is received, it will also be credited to the acquisition fund.

I. Accounting and Reporting Procedures.

The OHA will follow generally accepted accounting procedures accounting for all proceeds. The Authority will treat the sale each house as a separate project, and follow all reporting requirements necessary for accurate reporting on sources and use of funds.

J. Replacement Housing-Plan.

It is the intent of the OHA that one for one replacement needs will be met by any combination of the following methods:

- a. Development by the OHA of additional public housing under the United States Housing Act of 1937 by the new construction or acquisition.
- b. Rehabilitation of vacant public housing owned by the OHA.
- c. Use of five-year tenant-based certificate or voucher assistance under Section 8 of the United States Housing Act of 1937.
- d. Any other federal, state or local housing program that is comparable as to housing standards, eligibility and contribution to rent to the program set forth above, and provides a term of assistance of not less than five years.

K. Estimated Timetable for Major Steps Required to Carry Out the Plan.

- a. One month for approval of the application.
- b. Two to five years for counseling, training and technical
- c. One month for loan approval.
- d. Two months for approval by HUD.
- e. One to two months for closing following HUD approval.

Conclusion

This program concept presents ideas on the development of a practical program of empowering low-income people through access to homeownership. This sense of control and community stake will go far to integrate people into neighborhoods around Omaha and break down the attitudinal basis of poverty - hopelessness, despair and perceived incompetence. Our program will build self-sufficiency and assure that a new generation grows up in control of its future and actively involved in the betterment of our urban society.

EXHIBIT "A" TO HOMEOWNERSHIPHOUSES OWNED BY OHA

<u>HOUSES</u>	<u>SOUTH</u>	<u>HOUSES</u>	<u>NORTH</u>
1.	1428 "O" Street	39.	3965 Scott Street
2.	3532 Cornhusker Dr.	40.	5312 North 44 Avenue
3.	5808 South 48 Ave.	41.	5319 North L8 Avenue
4.	5531 South 50 Ave.	42.	5075 Whitmore
5.	3317 South 122 St.	43.	4903 Ruggles
6.	13525 Spring St.	44.	5044 Bedford Avenue
7.	14181 Cindy Circle	45.	6307 North 53 Street
8.	13974 Woolworth	46.	5004 North 60 Avenue
9.	16085 Oak St.	47.	6328 Newport Avenue
10.	2918 South 134 Ave.	48.	5413 North 53 Street
11.	12555 Bartels Dr.	49.	6318 Park Lane Drive
12.	5116 South 122 St.	50.	6912 North 65 Avenue
13.	12856 Valley	51.	6628 Vernon Avenue
14.	12424 Martha	52.	6228 North 58 Street
15.	2305 South 122 Ave.	53.	6329 North 75 Street
16.	9124 Lamont	54.	7624 Mary Street
17.	7601 Grover	55.	9348 Camden Avenue
18.	9419 Weir	56.	7540 Richmond Drive
19.	5033 South 93 Circle	57.	1516 North 93 Street
20.	2743 South 50 St.	58.	8018 Wirt Street
21.	4450 "G" St.	59.	9130 Ruggles
22.	2821 Monroe	60.	11018 Franklin
23.	1521 Berrv	61.	10823 Oakbrook
24.	10115 Weir St.	62.	10612 Izard
25.	12209 "R" St.	63.	1626 North 111 Street
26.	5905 "R" St.	64.	7760 Western Ave.
27.	10925 Prairie Village	65.	5539 Lake Street
28.	10914 Jones St.	66.	9142 Grand Avenue
29.	3274 South 77 Ave.	67.	10012 Pratt Street
30.	4502 "O" St.	68.	2624 North 88 Street
31.	2341 South 125 St.	69.	1312 Cole Creek Drive
32.	3306 South 126 St.	70.	7802 Parker St.
33.	3121 South 122 Ave.	71.	10517 Decatur Street
34.	6714 South 142 St.	72.	11642 Camden Ave. (duplex)
35.	5508 "O" St.	73.	11644 Camden Ave. (duplex)
36.	4833 "C" St.	74.	9710 Grand Avenue
37.	12205 "W." St.	75.	3705 North 84 Street
38.	8111 Arbor St.	76.	6511 Franklin St.
		77.	9640 Ruggles St.
		78.	4406 North 53 St.

(PROPOSED AMENDMENT TO TRANSFER POLICY)

VI. TRANSFERS FOR HOMEOWNERSHIP PURPOSES

- A. No other provisions of this transfer policy shall apply to single-family homes on scattered sites. Said transfers are under the Housing Authority's Homeownership Plan and shall be governed by the provisions of this Section VI only.
- B. The assignment of single-family scattered site homes that become vacant will be governed by the Housing Authority's Homeownership Plan.
- C. Periodically, a notice will be sent to all residents of the OHA notifying them of the opportunity to participate in OHA's homeownership Program and the requirements for participation. The notice will instruct those residents who believe they meet all the requirements of the program to submit a request in writing to the OHA to receive an application within 30 days of the receipt of the notice. The application must be returned to the Authority within 60 days after receipt of the application. Residents will have priority to participate in the Homeownership Program based upon their length of residency with the Authority. A separate record of eligible applicants will be kept by the OHA for use in the event the OHA acquires additional single-family homes or vacancies shall occur.
- D. When a vacancy shall occur in a single-family home, the Housing Authority shall notify the eligible family with the highest priority on the separate record of eligible applicants kept by the OHA. Said family shall receive an orientation and after said process is complete, shall execute a Homeownership Lease as provided in said Homeownership Plan prior to transfer and occupancy.
- E. All transfers into said single-family homes shall be at the expense of the resident. The expenses and methods of all transfers out of said single-family scattered site homes, because of emergencies or because the resident is unable to or chooses not to fulfill the Homeownership Program, and chooses to relocate within the area of operation of the OHA, shall be the responsibility of the OHA.

(PROPOSED AMEND TO RESIDENT SELECTION & ASSIGNMENT POLICY)

VIII. ASSIGNMENT OF VACANT SINGLE-FAMILY HOMES ON SCATTERED SITES SUBJECT TO THE HOMEOWNERSHIP PLAN.

A. Notwithstanding Section VI of this Policy entitled "Assignment of Vacant Units," the assignment of vacant units in all single-family homes on scattered sites, except those single-family homes, which are part of the Logan-Fontenelle North Replacement Plan, shall be made pursuant to the Housing Authority's Homeownership Plan. Said plan provides that the current residents of said scattered site single-family homes shall be given first priority in regard to opportunities for home ownership. Should any of said units become subsequently vacant, or should the Housing Authority acquire additional single-family homes which are not part of the Logan-Fontenelle North Replacement Plan, then existing eligible residents of the Housing Authority shall be given an opportunity to occupy said units pursuant to the provisions of said Homeownership Plan. After all exiting residents of the Authority are given the opportunity to participate in the Homeownership Program, and in the event that there are single-family scattered-site homes still available, then those residents currently assisted with Section 8 Certificates or Vouchers and not otherwise subject to contractual restriction will be given an opportunity to participate. The Homeownership Plan and the Housing Authority's Transfer Policy shall govern the assignment of said units for said purposes. In the event that there are single-family scattered-site homes still available, then pursuant to said Homeownership Plan, and in conjunction therewith, the following provisions of this, Section VIII of this Policy shall then be applicable.

B. A notice will be sent to all families currently on the Housing Authority's waiting list, including the Section 8 waiting list, who are in need of two to four bedrooms, notifying them of the opportunity to participate in OHA's Homeownership Program, and the requirements for participation. The notice will instruct those applicants on said waiting lists who believe that they meet all the requirements of the program to submit a request in writing to the OHA to receive an application within thirty (30) days of receipt of the notice. The application must be returned to the Authority within sixty (60) days after receipt of the application. Applicants will have priority to participate in the Homeownership Program based upon the time and date said applications are received by the PHA, subject to eligibility and preference factors. An application for home ownership shall not affect said applicant's place on the waiting list for public

housing or section 8, as the case may be. A separate record of eligible applicants will be kept by the OHA for use in the event OHA acquires additional single-family homes or vacancies shall occur in said single-family homes after opportunities for participation in the program have been extended to current residents and others as provided in said Homeownership Plan and as stated in Paragraph A above.

C. New applicants for public housing or Section 8 who have families in need of two to four bedrooms shall be informed at the time of their application of the Housing Authority's Homeownership Program and the Requirements for participation. Those who are interested and who believe they meet all of the requirements of the program may request an application form. The form must be completed by the applicant and mailed back to the Housing Authority. Applications shall be dated as received by the OHA and subject to eligibility and preference factors, selections shall be made in the order of receipt. Applications for home ownership shall not affect an applicant's place on either the public housing waiting list or the Section 8 waiting list. No new applicant for either public housing or Section 8 shall be selected for occupancy of a vacated or newly acquired single-family home under the Homeownership Program unless all current residents have had such opportunity as provided in the Transfer Policy and all other persons that have priority under said Homeownership Plan and as stated in Paragraph A above have had such opportunities, and for purposes of the initial implementation of this Policy, more than ninety (90) days has passed since notice was sent to all persons on the then-current waiting list for public housing and for Section 8, as provided in Paragraph B above. A separate record of said eligible applicants for home ownership will be kept by the OHA for use in the event the OHA acquires additional single-family homes or vacancies in the same shall occur.

D. When a vacancy shall occur in a single-family home, the Housing Authority shall notify the eligible family with the highest priority on the separate record of eligible applicants kept by the OHA. Said families shall receive an orientation, and after said process is complete and prior to occupancy, shall execute a Homeownership Lease as provided in said Homeownership Plan.

E. If any eligible applicant who has submitted an application to be considered for the Homeownership Program shall decline to accept the offer of a lease of a single-family

home, then said applicant shall not lose his or her priority on any other waiting list, however, unless the declination was for good cause, said applicant's name shall be removed from consideration for the Homeownership Program. Said applicant shall be required to reapply for consideration, but shall be ineligible to do so for a period of twelve (12) months from the time the initial offer was declined.

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 checked="" type="checkbox"/> Development Cost Control Statement
ACQ WO/Subst. Rehab.				<input type="checkbox"/> Budget Between Contract Award & Final	<input type="checkbox"/> Statement of Actual Development Cost

Subpart I - Budget

Line No.	Account Classification (a)	Latest Approved Budget Date 3/27/00 (b)	Actual Development Cost Incurred To 6/30/04 (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	95,205.74	194,640.26		289,846.00	1,027.82
12	1410.2 Technical Salaries						
13	1410.4 Legal Expense	254,000.00	166,241.00	87,759.00		254,000.00	900.71
14	1410.9 Employee Benefit Contribution	86,953.84	74,500.17	12,453.67		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	416,998.33	# 400,909.93	-	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	18,449.21	6,550.79		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	792,911.20	901,885.80		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	35,130.68	8,494.32		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	1,072,737.92	982,684.08	-	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 6/30/04 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)
Site Acquisition						
32	1440.1 Property Purchases	3,800,000.00	3,813,813.24	(13,813.24)		3,800,000.00
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
36	1440.5 Appraisals	35,000.00	20,832.50	14,167.50		35,000.00
37	1440.6 Title Information	15,000.00	8,680.50	6,319.50		15,000.00
38	1440.8 Legal Costs - Site					
39	1440.10 Option Negotiations	256,000.00	81,000.00	175,000.00		256,000.00
40	1440.12 Current Tax Settlement	10,000.00	16,396.60	(6,396.60)		10,000.00
41	1440.19 Sundry Site Costs	36,625.00	62,994.81	(26,369.81)		36,625.00
42	1440.20 Site Net Income					
43	Total Site Acquisition	4,177,625.00	4,023,624.65	154,000.35	-	4,177,625.00
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	3,437,421.83	13,823,151.17		17,260,573.00
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	8,969,231.94	15,367,296.32	-	24,336,528.26

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 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.

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.

Nondwelling Equipment (1475)	
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.

Per Unit
(g)

13,475.18
88.65
124.11
53.19
-
907.80
35.46
129.88
14,814.27
-
61,207.71
-
-
86,299.75

the

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Cost

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 NE26P001501-00	FFY of Grant Approval 2000
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Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number 6
 Performance and Evaluation Report for Program year Ending 12/31/03
 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	74,384		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	297,979		297,979	297,979
10	1460 Dwelling Structures	2,710,843	2,709,490	2,709,491	2,709,491
11	1465-1 Dwelling Equipment - Nonexpendable	36,999		36,999	36,999
12	1470 Nondwelling Structures	825,588	826,940	826,940	826,940
13	1475 Nondwelling Equipment	152,334		152,334	152,334
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs	3,125		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	4,629,759
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
Brad Ashford

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

X

**Omaha Housing Authority
Capital Funds Program Budget 50100 - 2000 -
Final P and E**

#	DESCRIPTION	CONTRACTOR	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
		Total	2,777.10	2,777.10	2,777.10
2.0	Lead Based Paint abatement and interior renovation				
		Nogg Chemical & Paper		245.44	245.44
		Mickin Lumber		1,104.07	1,104.07
		Anointed Hands Painting/Cleaning		315.00	315.00
		BROWN'S COMMERCIAL CLEANING		2,100.00	2,100.00
		Magic Carpet		1,819.00	1,819.00
		Terracon		12,225.61	12,225.61
		COLEMAN'S CONSTRUCTION		538,325.01	538,325.01
		L&H Construction Management		8,542.30	8,542.30
		Total	564,676.43	564,676.43	564,676.43
	SOUTHSIDE TERRACE TOTALS:		567,453.53	567,453.53	567,453.53
	FAMILY DEVELOPMENT 1-1, 1-4, & 1-5				
		1430			
3.0	SPENCER HOUSING RENOVATION				
		TSP SEVEN, INC.		12,603.73	12,603.73
		Total	12,603.73	12,603.73	12,603.73
		1460			
3.1	FAMILY DEVELOP. GENERAL REHAB				
		WELL DONE REMOLDELING		54,000.00	54,000.00
		DEWAYNE BLAHA ROOFING		57,375.00	57,375.00
		KEYSTONE CARPETS, INC.		1,023.81	1,023.81
		WOERNER WIRE WORKS		920.00	920.00
		DEWAYNE BLAHA ROOFING		7,860.00	7,860.00
		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
		DRAKULICH ENTERPRISES, INC.		724.20	724.20
		NAVARRO ENTERPRISES INC.		134,556.63	134,556.63
		Total	140,607.13	140,607.13	140,607.13

**Omaha Housing Authority
Capital Funds Program Budget 50100 - 2000 -
Final P and E**

#	DESCRIPTION	CONTRACTOR	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
		1460			
5.0	REPLACE GUTTERS & DOWNSPOUTS				
		Total		-	-
5.1	EXTERIOR MODERNIZATION / SPENCER				
		RIFE CONSTRUCTION, INC.		587,869.82	587,869.82
		Total	587,869.82	587,869.82	587,869.82
6.0	Lead Based Paint and Exterior renovation				
		Marc Enviro services		1,100.00	1,100.00
		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
		1465			
10.0	Replacement of Refrigerator, Stoves, and hot water heaters:				
		16th Street Furniture & Appliance		418.70	418.70
		16th Street Furniture & Appliance		25,678.16	25,678.16
		16th Street Furniture & Appliance		8,903.14	8,903.14
		Total	35,000.00	35,000.00	35,000.00
		1495			
11.0	Relocation cost				
		VARIOUS TENANTS		3,125.00	3,125.00
		Total	3,125.00	3,125.00	3,125.00
	FAMILY DEVELOPMENT TOTALS		903,616.63	903,616.63	903,616.63
	ELDERLY HIGHRISES 1-7, 1-9, 1-10, 1-11, 1-12, 1-17				
		1450			

**Omaha Housing Authority
Capital Funds Program Budget 50100 - 2000 -
Final P and E**

#	DESCRIPTION	CONTRACTOR	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
12.0	SITE WORK - DRIVES, STEPS PARKING, RETAINING WALLS				
		ASHLAND TREE SERVICE		11,210.00	11,210.00
		ASHLAND TREE SERVICE		11,550.00	11,550.00
		Ames Florist & Landscaping		735.00	735.00
		IDEAL LAWN & LANDSCAPE		790.00	790.00
		INDIAN CREEK NURSERY		1,540.85	1,540.85
		WATKINS CONCRETE		148.04	148.04
		Walkup Tree Service		1,940.00	1,940.00
		Loveland Lawns		310.01	310.01
		KMART		111.08	111.08
		HACKETT-HARPER CONSTRUCTION		44,792.12	44,792.12
		Total	73,127.10	73,127.10	73,127.10
		1430			
38.0	A&E ELEVATORS FOR CROWN TOWER			-	-
		Batheja & associates		11,302.00	11,302.00
		Total	11,302.00	11,302.00	11,302.00
12.1	TOWER INTERIORS				
		Total	-	-	-
12.2	TRASH COMPACTORS & PLUMBING				
		Schemmer & Associates		14,448.00	14,448.00
		Total	14,448.00	14,448.00	14,448.00
		1460			
13.0	FIRE SAFETY CODE UPDATES, HARDWARE TO 911				
		Total		-	-
13.5	Emergency Health and Safety repair: Crown hot water plumbing, Benson main water connection				
		RAY MARTIN COMPANY		17,000.86	17,000.86
		N. PITLOR & SON, INC.		14,231.34	14,231.34
		N. PITLOR & SON, INC.		12,425.61	12,425.61
		Total	43,657.81	43,657.81	43,657.81

**Omaha Housing Authority
Capital Funds Program Budget 50100 - 2000 -
Final P and E**

#	DESCRIPTION	CONTRACTOR	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
14.0	Renovate Laundry waste drains and plumbing				
			-	-	-
15.0	Trash compactor renovation pilot project				
		Total	-	-	-
16.0	Security Systems, door access, lobby renovations, surveillance monitoring and control systems:				
		SEI SECURITY EQUIPMENT, INC.		285,895.90	285,895.90
		Total	285,895.90	285,895.90	285,895.90
17.0	Emergency power generators:				
		MICKLIN LUMBER PO		95.72	95.72
		ELETECH, INC.		3,362.00	3,362.00
		Miller Electric Co.		632,173.00	632,173.00
		Total	636,983.22	635,630.72	635,630.72
18.0	Peep holes, entry doors, dead bolts				
		Johnson Hardware		159,946.00	159,946.00
		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
		Total	9,089.21	9,089.21	9,089.21
18.3	Replace metal doors, exit, roof, gobbler				

**Omaha Housing Authority
Capital Funds Program Budget 50100 - 2000 -
Final P and E**

#	DESCRIPTION	CONTRACTOR	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
		MARY GREEN		18.00	18.00
		JOHNSON HARDWARE		32,760.00	32,760.00
		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		787.14	787.14
		Total	787.14	787.14	787.14
	ELDERLY HIGHRISES TOTALS:		1,268,014.38	1,266,661.88	1,266,661.88
	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/C		6,136.00	6,136.00
		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:		-	-	-
	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
		HACKETT-HARPER CONSTRUCTION		61,305.00	61,305.00
		Ashland Tree Service		2,325.00	2,325.00

**Omaha Housing Authority
Capital Funds Program Budget 50100 - 2000 -
Final P and E**

#	DESCRIPTION	CONTRACTOR	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
		1465			
31.0	REPLACE KITCHEN APPLIANCES				
		16 Street Furniture & Appliance		1,212.00	1,212.00
		Total	1,212.00	1,212.00	1,212.00
			342,079.38	342,079.38	342,079.38
	AUTHORITY WIDE				
		1406			
32.0	OPERATIONS	OHA		294,715.37	294,715.37
		Total	294,715.37	294,715.37	294,715.37
		1408			
33.0	COMPUTER CONSULTANT & SOFTWARE				
		Insight		5,624.75	5,624.75
		Frankel, Zacharia, et al		10,777.24	10,777.24
		asd advantage systems design		13,553.39	13,553.39
		Midland		2,784.49	2,784.49
		po Virtutec		3,661.20	3,661.20
		c Virtutec		34,493.80	34,493.80
		TURNER		3,145.00	3,145.00
		Total	74,039.87	74,039.87	74,039.87
34.0	TRAINING				
		MIDLANDS BUSINESS JOURNAL		190.00	190.00
		COMMONWEALTH PRESS CORP.		27.69	27.69
		POSTMASTER		126.00	126.00
		Total	343.69	343.69	343.69
		1410			
36.0	ADMINISTRATIVE SALARY & FRINGE		152,188.00	152,187.90	152,187.90
37.0	ADMINISTRATIVE ALLOCATION		30,000.00	30,000.10	30,000.10
			182,188.00	182,188.00	182,188.00
		1430			
				-	-
		Total		-	-
38.1	FEES AND COSTS			-	-

**Omaha Housing Authority
Capital Funds Program Budget 50100 - 2000 -
Final P and E**

#	DESCRIPTION	CONTRACTOR	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
	A&E SERVICES @ 4%				
		Schemmer & Associates		10,146.00	10,146.00
		Schemmer & Associates		3,104.21	3,104.21
		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				
		Total	-	-	-
	1470				
40.0	Pleasant View resident services office & maint. Facility renovation bldg. #4				
		Baker Communications, Inc.		7,812.50	7,812.50
		SEI SECURITY EQUIPMENT, INC.		1,544.25	1,544.25
		TANDEM STAFFING		918.00	918.00
		Paul Davis Restoration		3,297.68	3,297.68
		Ak-Sar-Ben Pipe and Sewer		461.23	461.23
		PSI		1,266.50	1,266.50
		F & B CONSTRUCTORS, INC.		378,428.00	378,428.00
		All Home Central		3,184.35	3,184.35
		Total	396,912.51	396,912.51	396,912.51
40.1	MLK Center leasing office renovation				
		Toney's Roofing, llc po		2,975.00	2,975.00
		SEI Security		3,033.28	3,033.28
		SURBAN ELECTRIC INC.		900.00	900.00
		Qwest		942.98	942.98
		Key Masters		47.10	47.10
		TANDEM STAFFING		1,046.93	1,046.93
		Black Box		2,294.55	2,294.55
		SHEPARD'S BUSINESS INTERIORS		210.00	210.00
		Navarro		13,392.81	13,392.81
		SEI Security		30,229.86	30,229.86
		JOHN LUCE COMPANY		374,954.77	374,954.77
		Total	428,674.78	430,027.28	430,027.28
40.2	La Fern Williams Center flooring				

**Omaha Housing Authority
Capital Funds Program Budget 50100 - 2000 -
Final P and E**

#	DESCRIPTION	CONTRACTOR	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
			36,999.14	36,999.14	36,999.14
			825,587.29	826,939.79	826,939.79
			152,334.65	152,334.65	152,334.65
					-
			3,125.00	3,125.00	3,125.00
			-	-	-
			-	-	-
			4,629,759.00	4,629,759.00	4,629,759.00
	LATEST OBLIGATION END DATE:		9/30/2002		
	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	6/30/2002		6/30/2002	9/30/2003		9/30/2003	
Management Improvements	6/30/2002		6/30/2002	9/30/2003		9/30/2003	
Administration	6/30/2002		6/30/2002	9/30/2003		9/30/2003	
Non-dwelling Structures	9/30/2002		9/30/2002	9/30/2003		9/30/2003	
Dwelling Equip Equipment	9/30/2002		9/30/2002	9/30/2003		9/30/2003	
1-1, 1-4, 1-5	9/30/2002		9/30/2002	9/30/2003		9/30/2003	
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	9/30/2002		9/30/2002	9/30/2003		9/30/2003	
1-16, 1-19	9/30/2002		9/30/2002	9/30/2003		9/30/2003	
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	9/30/2002		9/30/2002	9/30/2003		9/30/2003	
Signature of Executive Director and Date				Signature of Public Housing Director Office of Native American Programs Administrator and Date			
x Brad Ashford				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

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number ___ 4 Performance and Evaluation Report for Program year Ending 06/30/04
 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	447,055
3	1408 Management Improvements	336,093	336,093	336,093	282,359
4	1410 Administration	260,000	270,262	270,262	270,262
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	501,310	412,645	415,199	378,217
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	184,383	191,751	191,751	188,551
10	1460 Dwelling Structures	2,539,547	2,620,298	2,620,063	2,534,115
11	1465-1 Dwelling Equipment - Nonexpendable	78,835	37,266	37,501	37,501
12	1470 Nondwelling Structures	72,012	68,979	66,425	66,425
13	1475 Nondwelling Equipment	24,311	86,197	86,197	86,197
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	4,470,546	4,290,683
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
Brad Ashford

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	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		16,739.03	16,739.03	
		Rife Construction		175,495.76	175,495.76	
		Countertops Unlimited		269.73	269.73	
		COLEMAN'S CONSTRUCTION		28,019.00	19,970.55	
		Total	220,523.00	220,523.52	212,475.07	In Progress
2.00	EXTERIOR STAIRS & CANOPY REPAIR/REPLACEMENT & LIGHTING					
		Total	-	-	-	
3.00	CEILING HEATER REPLACEMENT					
		Grainger		4,061.72	4,061.72	
		Total	4,062.00	4,061.72	4,061.72	Complete
	SOUTHSIDE TERRACE TOTALS:		224,585.00	224,585.24	216,536.79	
	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	
		RIFE CONSTRUCTION, INC.		826,629.18	826,629.18	
		Total	828,629.00	828,629.18	828,629.18	Complete
6.00	HVAC replacement					

#	DESCRIPTION	CONTRACTOR	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	PROJECT STATUS
		Prairie Mechanical Corp		41,726.23	41,726.23	
		Total	41,726.00	41,726.23	41,726.23	Complete
	SPENCER HOMES TOTAL:		870,355.00	870,355.41	870,355.41	

#	DESCRIPTION	CONTRACTOR	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	PROJECT STATUS
	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		136.29	136.29	
		Navarro		41,420.05	41,420.05	
		MICKLIN LUMBER CO.		79.01	79.01	
		Nebraska Hydro-Seeding		825.42	825.42	
		OUTDOOR JUNCTION		279.46	279.46	
		Jeff's Tree Service		1,200.00	1,200.00	
		A & C Tree Service		4,817.00	1,617.00	
		Walkup Tree Service		970.00	970.00	
		Ideal Lawn & Landscape		1,859.69	1,859.69	
		ANOITED HANDS PAINTING & CLEANING		3,565.00	3,565.00	
		LOVELAND LAWNS		1,370.44	1,370.44	
		SHOPKO		1,146.21	1,146.21	
			57,669.00	57,668.57	54,468.57	In Progress
		1460				
8.00	SIDING, PAINTING, ROOFING & EXTERIOR BRICK REPAIR/REPLACEMENT (1-1,1-4)					
		Blaha Roofing		51,206.00	49,756.00	
			51,206.00	51,206.00	49,756.00	In Progress
9.00	WATER HEATER REPLACEMENT(S)					
		Micklin		4,814.67	4,814.67	
		Burton Plumbing				
		Briggs Inc.		1,245.16	1,245.16	
			6,060.00	6,059.83	6,059.83	Complete
10.00	FURNACE REPLACEMENT					
		Prairie Mechanical Corp		48,513.93	12,147.37	
		Action Heating & Cooling		69,500.00	40,609.15	
		A-1 UNITED HEATING & A/C		1,250.00	1,250.00	
			119,500.00	119,263.93	54,006.52	In Progress
		1465				
11.00	REPLACE STOVES & REFRIGERATORS					

#	DESCRIPTION	CONTRACTOR	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	PROJECT STATUS
	16th Street Furniture & Appliance			37,266.00	37,265.79	
			37,266.00	37,266.00	37,265.79	Complete
	1495					
11.5	Relocation cost					
		VARIOUS TENANTS				
		Total	-	-	-	
	FAMILY DEVELOPMENTS TOTALS:		271,701.00	271,464.33	201,556.71	

#	DESCRIPTION	CONTRACTOR	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	PROJECT STATUS
	ELDERLY HIGHRISES 1-7, 1-9, 1-10, 1-11, 1-12, 1-17					
	1450					
13.00	DRIVEWAYS, SIDEWALKS, RETAINING WALLS, PARKING LOT & LANDSCAPING					
		INDIAN CREEK NURSERY		3,711.24	3,711.24	
		K MART		111.08	111.08	
		MICKLIN LUMBER CO.		56.97	56.97	
		Navarro		6,221.21	6,221.21	
		WATKINS CONCRETE BLOCK CO.		738.07	738.06	
		Anderson Excavating		9,400.00	9,400.00	
		Total	20,239.00	20,238.57	20,238.56	Complete
	1460					
12.00	TOWER RENOVATION					
		Ray Martin Co.		203,841.00	203,841.00	
		Kasner Carpets, Inc.		4,500.42	4,500.42	
		Ray Martin Co.		1,334.31	1,334.31	
		N. Pitlor & Son, Inc.		1,430.78	1,430.78	
		Jim kankousky		4,975.50	4,975.50	
		Zenon Construction		3,820.00	3,820.00	
		Frank Merchant		4,590.00	4,590.00	
		Total	224,492.00	224,492.01	224,492.01	Complete
14.00	INSTALL ADDITIONAL LAUNDRY FACILITIES					
		Air Quality Svcs		350.00	350.00	
		Total	350.00	350.00	350.00	Complete
15.00	INTERIOR COMMON AREA RENOVATION					
		Keystone Carpets, Inc		810.99	810.99	
		Total	811.00	810.99	810.99	Complete
15.1	Crown Elevator					
		Eletech		319,041.82	319,041.82	
		Total	319,042.00	319,041.82	319,041.82	Complete
15.5	Trash compactor renovation pilot project					

#	DESCRIPTION	CONTRACTOR	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	PROJECT STATUS
		Mallard LTD Construction		214,348.16	214,348.16	
		Solid Waste Equipment		59,999.00	59,999.00	
		Total	274,347.00	274,347.16	274,347.16	Complete
16.00	EMERGENCY SYSTEMS - safety & security					
		SEI SECURITY EQUIPMENT, INC.		17,811.62	17,811.62	
		Surburban Electric Inc.		762.00	762.00	
		Black Box Svcs		442.14	442.14	
		Insight		5,000.00	5,000.00	
		Fireguard		21,346.50	21,346.50	
		Fireguard		9,419.84	9,419.84	
		Fireguard		6,056.75	6,056.75	
		Fireguard		5,534.82	5,534.82	
		American Security		37,415.76	37,415.76	
		ELECTRONIC SOLUTIONS INC.		1,848.65	1,848.65	
		Total	105,638.00	105,638.08	105,638.08	Complete
16.50	ROOF REPAIRS					
		Toney's Roofing		3,150.00	3,150.00	
		Siouxland Roofing Services		29,919.50	29,919.50	
		Total	33,070.00	33,069.50	33,069.50	Complete
16.6	LIGHTING FOR HALLWAYS & COMMON AREAS					
		CMS Viron Corporation		16,684.44	16,684.44	
		Total	16,684.00	16,684.44	16,684.44	Complete
16.7	Water Heater Replacement					
		N Pitlor & Sons		13,175.00	13,174.69	
		Rasmussen		10,160.07	10,160.07	
		Total	23,335.00	23,335.07	23,334.76	Complete
		1465				
17.00	REPLACE STOVES & REFRIGERATORS					
		16th Street Furnitur & Appliance		235.40	235.40	
		Total	-	235.40	235.40	Complete
18.00	AIR CONDITIONERS					
		Total	-	-	-	
			1,018,008.00	1,018,243.04	1,018,242.72	

			BUDGETED	OBLIGATED	EXPENDED	PROJECT
#	DESCRIPTION	CONTRACTOR	AMOUNT	AMOUNT	TO DATE	STATUS

#	DESCRIPTION	CONTRACTOR	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	PROJECT STATUS
	DUPLEXES 1-16, 1-19					
		1450				
19.00	DRIVEWAYS, SIDEWALKS, RETAINING WALLS & LANDSCAPING					
		Jeff's Tree Service		3,575.00	3,575.00	
		Navarro		40,831.40	40,831.40	
		Walkup Tree Service		9,265.00	9,265.00	
		Total	53,671.00	53,671.40	53,671.40	Complete
		1460				
20.00	ROOF REPAIR/REPLACEMENT/SIDING & EXTERIOR WORK					
		Mickelson Home Improvements		103,906.00	103,906.00	
		Blaha Roofing		38,950.00	38,950.00	
		Total	142,856.00	142,856.00	142,856.00	Complete
21.00	HOT WATER HEATERS					
		Total		-	-	
21.1	Replace HVAC systems					
		Prairie Mechanical Corp		42,315.44	42,315.44	
		Total	42,315.00	42,315.44	42,315.44	Complete
		1465				
22.00	REPLACE STOVES & REFRIGERATORS					
		Total	-	-	-	
			238,842.00	238,842.84	238,842.84	

#	DESCRIPTION	CONTRACTOR	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	PROJECT STATUS
	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		2,750.00	2,750.00	
		Navarro		32,555.74	32,555.74	
		Walkup Tree Service		2,590.00	2,590.00	
		A & C Tree Service		1,075.00	1,075.00	
		Bob's Big Red Svcs Inc		8,719.20	8,719.20	
		Bob's Big Red Svcs Inc		11,732.40	11,732.40	
		TWO MEN MOWING		750.00	750.00	
		Total	60,172.00	60,172.34	60,172.34	Complete
		1460				
24.00	ROOF DRAINAGE REPAIR/REPLACEMENT					
		Blaha Roofing		8,250.00	8,250.00	
		Blaha Roofing		15,035.00	15,035.00	
		Total	23,285.00	23,285.00	23,285.00	Complete
25.00	Vinyl Siding					
		Mickelson Home Improvements		32,817.00	32,817.23	
		COLEMAN CONSTRUCTION		250.00	250.00	
		Herb Gibson Siding Inc		5,058.00	5,058.00	
		Total	38,125.00	38,125.00	38,125.23	Complete
26.00	FLOORING					
		Kasner Carpets, Inc.		17,879.03	17,879.03	
		KEYSTONE CARPETS, INC.		2,860.77	2,860.77	
		Total	20,740.00	20,739.80	20,739.80	Complete
27.00	HVAC split systems & thermostats					
		A-1 United Heating & A/C		16,882.62	16,882.62	
		Action Heating & Cooling		13,555.00	13,544.50	
		Prairie Mechanical Corp		1,024.78	1,024.78	

#	DESCRIPTION	CONTRACTOR	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	PROJECT STATUS
	AUTHORITY WIDE					
		1406				
29.00	OPERATIONS					
		OHA		447,055.00	447,055.00	
		Section 8 Repayment		(44,132.00)	(44,132.00)	
		Paul Davis Restoration		44,132.00	44,132.00	
		Total	447,055.00	447,055.00	447,055.00	Complete
		1408				
30.00	COMPUTER SYSTEMS, CONSULTANTS AND PROGRAMS TO ENHANCE CURRENT SYSTEM					
		Quilogy Inc.		1,495.00	1,495.00	
		Travel		1,533.58	1,533.58	
		Meta		1,612.87	1,612.87	
		BAIRD HOLM		903.00	903.00	
		YARDI SYSTEMS INC.		5,615.49	5,615.49	
		YARDI SYSTEMS INC.		324,933.00	271,199.50	
		Total	336,093.00	336,092.94	282,359.44	In Progress
30.50	Security Guards					
		Section 8 Repayment		(127,546.02)	(127,546.02)	
		OHA		127,546.02	127,546.02	
		Total	-	-	-	
		1410				
31.00	ADMINISTRATIVE SALARY & FRINGE		210,000.00	353,621.99	353,621.99	Complete
		Section 8 Repayment		(143,621.99)	(143,621.99)	
31.10	ADMINISTRATIVE ALLOCATION		60,262.00	60,261.87	60,261.87	Complete
			270,262.00	270,261.87	270,261.87	Complete
		1430				
32.00	A&E AGENCY WIDE			-		
		TSP Seven, Inc.		16,350.00	16,350.00	
		TSP Seven, Inc.		2,989.20	2,989.20	
		TSP Seven, Inc.		12,526.98	12,526.98	
		Batheja & Associates		27,317.43	27,317.42	
		Batheja & Associates		9,944.00	9,944.00	
		Batheja & Associates		3,408.00	3,408.00	
		Batheja & Associates		37,638.00	37,638.00	
		Batheja & Associates		25,407.00	25,406.99	
		Prochaska & Assoc.		31,357.00	31,357.00	

#	DESCRIPTION	CONTRACTOR	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	PROJECT STATUS
		Prochaska & Assoc.		47,940.00	47,940.00	
		Prochaska & Assoc.		780.00	780.00	
		Prochaska & Assoc.		20,990.00	20,990.00	
		Schemmer & Associates		20,508.00	20,508.00	
		Schemmer & Associates		-		
		Schemmer & Associates		28,000.00	28,000.00	
		Schemmer & Associates		42,024.40	7,596.75	
		Schemmer & Associates		29,836.60	29,836.60	
		Schemmer & Associates		58,182.45	55,628.40	
		Total	412,645.00	415,199.06	378,217.34	In Progress
		1470				
32.5	MLK Center leasing office renovation					
		Repayment from Section 8		-		
		SEI		36,864.43	36,864.43	
		SEI		1,042.99	1,042.99	
		JOHN LUCE COMPANY		28,517.25	28,517.25	
		Total	68,979.00	66,424.67	66,424.67	Complete
		1475				
33.00	COMPUTER HARDWARE		-			
		Section 8 Repayment		(3,366.06)	(3,366.06)	
		Computes to Go		1,451.99	1,451.99	
		DELL		32,801.73	32,801.73	
		Total	30,888.00	30,887.66	30,887.66	Complete
34.00	Replacement of Maint Vehicle Inv		-			
		Markel Ford		39,909.40	39,909.40	
		Husker Auto Group		15,400.00	15,400.00	
		Total	55,309.00	55,309.40	55,309.40	Complete
		AUTHORITY WIDE TOTALS:	1,621,231.00	1,621,230.60	1,530,515.38	
			4,470,546.00	4,470,546.00	4,290,682.56	

#	DESCRIPTION	CONTRACTOR	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	PROJECT STATUS
			-	-	-	
			BUDGETED	OBLIGATED	EXPENDED	
		1406	447,055.00	447,055.00	447,055.00	
		1408	336,093.00	336,092.94	282,359.44	
		1410	270,262.00	270,261.87	270,261.87	
			-	-	-	
		1430	412,645.00	415,199.06	378,217.34	
		1450	191,751.00	191,750.88	188,550.87	
		1460	2,620,298.00	2,620,063.12	2,534,115.12	
		1465	37,266.00	37,501.40	37,501.19	
		1470	68,979.00	66,424.67	66,424.67	
		1475	86,197.00	86,197.06	86,197.06	
			-	-	-	
			-	-	-	
			-	-	-	
			-	-	-	
			4,470,546.00	4,470,546.00	4,290,682.56	
	LATEST OBLIGATION END DATE:		6/30/03	(0.00)		
	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		6/30/2003	6/30/2005			
Management	6/30/2003		6/30/2003	6/30/2005			
Improvements							
Administration	6/30/2003		6/30/2003	6/30/2005			
Non-dwelling Structures	6/30/2003		6/30/2003	6/30/2005			
Dwelling Equip Equipment	6/30/2003		6/30/2003	6/30/2005			
1-1, 1-4, 1-5	6/30/2003		6/30/2003	6/30/2005			
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	6/30/2003		6/30/2003	6/30/2005			
1-16, 1-19	6/30/2003		6/30/2003	6/30/2005			
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	6/30/2003		6/30/2003	6/30/2005			

Signature of Executive Director and Date

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

X
 Brad Ashford

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
NE26P001501-02

FFY of Grant Approval
2002

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement/Revision Number _____
 Performance and Evaluation Report for Program year Ending 06/30/04
 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)	431,564	431,564	431,564	431,564
3	1408 Management Improvements	257,000	140,276	140,276	84,365
4	1410 Administration	262,435	262,435	262,435	184,215
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	180,000	350,647	350,647	-
8	1440 Site Acquisition	-			
9	1450 Site Improvement	343,000	382,079	62,155	10,873
10	1460 Dwelling Structures	2,326,766	2,558,286	2,556,411	266,526
11	1465-1 Dwelling Equipment - Nonexpendable	215,000	-		-
12	1470 Nondwelling Structures	163,000	164,811	164,811	40,529
13	1475 Nondwelling Equipment	136,877	25,544	54,100	19,628
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)	4,315,642	4,315,642	4,022,399	1,037,699
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 Brad Ashford

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	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						
				Total		-	-
		1460					
4.00	Building Exterior, Roofs, gutters & downspouts, and porch renovation (1-1, 1-4, & 1-5)						
		Masonry Construction	PO	PO		8,911.00	8,911.00
				Total		8,911.00	8,911.00
5.00	Water Heater Replacement						
				Total		-	-
6.00	Furnace Replacement						
			1-4 & 1-5				
				Total		-	-
		1465					
7.00	Replace Stoves & Refridgerators						
				Total		-	-
		1495					
7.50	Resident Relocation						
		Resident Relocation				-	-
				Total	-	-	-
	FAMILY DEVELOPMENTS TOTALS:				-	8,911.00	8,911.00

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	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)						
		Indian Creek Nursery				184.85	184.85
		Total			185.00	184.85	184.85
		1460					
9.00	Tower Renovation Excluding Common Area						
		Buland Group Construction	04-501-0204	1,109,767.00		986,800.00	
		Prochaska/Lund Ross	04-501-0203	853,856.00		853,856.00	
		Adirondack Direct				3,428.44	
		Total			1,840,656.00	1,840,656.00	-
9.50	Crown Tower Elevator						
		Total				-	-
10.00	Install Addl. Laundry Facilities Funds in Line 12						
		Total				-	-
11.00	Common Area Interior Renovations						
		Total				-	-
11.50	EMERGENCY SYSTEMS - safety & security						
		Total				-	-

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
12.00	Water Shut-off valve installation and trash compactors						
	Moved to 2001						
		Total				-	-
13.00	Vertical A/C systems in apts						
		Control Specialists	PO			7,469.67	7,469.67
		Total			7,470.00	7,469.67	7,469.67
13.50	Water Heater Replacement						
		N Pitlor & Sons		PO		28,599.00	28,599.00
		Mike Zabel Plumbing	Florence			10,245.25	
		Total			2,599.00	38,844.25	28,599.00
14.00	Antenna platform construction and roof repair - Phase II (1-07)						
		Total				-	-
		1465					
15.00	Fixtures & Furniture	Reclassify					
		Total				-	-
16.00	Stoves & Refridgerators						
		GE Appliances		PO		386.00	
		Total				386.00	-
17.00	Air Conditioners						

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
			Total			-	-
		1498					
18.00	Dwelling Unit Replacement of Burt Housing						
			Total		-	-	-
			ELDERLY HIGHRISES TOTALS:		1,850,910.00	1,887,540.77	36,253.52

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	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						
		Bob's Big Red	03-501-0203	60,000.00		60,000.00	3,042.90
		Bob's Big Red	03-501-0202	32,849.50		-	7,645.05
		Total			60,000.00	60,000.00	10,687.95
		1460					
24.00	Roof Drainage repair / replacement						
		Total				-	-
25.00	Flooring; Carpet & Tile						
		Kasner Carpeting, Inc.				2,327.25	
		Total			2,327.00	2,327.25	-
26.00	HVAC Systems						
		Total				-	-
		1465					
27.00	Stoves & Refridgerators						
		GE Appliances	PO			3,675.00	
		Total				3,675.00	-
SCATTERED SITE TOTAL:					62,327.00	66,002.25	10,687.95

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
	AUTHORITY WIDE						
		1406					
28.00	Operations						431,564.00
			Total		431,564.00	431,564.00	431,564.00
		1408					
29.00	Computer Systems, Consultants, and programs to enhance current system						
		YARDI SYSTEMS INC.		Training Expenses		11,275.90	11,275.90
			Total		11,276.00	11,275.90	11,275.90
29.50	Security Guards						
		OHA Security Guards				129,000.00	73,089.12
			Total		129,000.00	129,000.00	73,089.12
		1410					
30.00	ADMINISTRATIVE SALARY & FRINGE					160,000.00	92,709.29
31.00	ADMINISTRATIVE ALLOCATION					102,435.00	91,505.50
				Total	262,435.00	262,435.00	184,214.79
		1430					
32.00	A&E AGENCY WIDE						
		Schemmer & Associates	02-501-0106	19,750.00		3,100.00	
		Professional Environmenta	04-501-0201	65,000.00		65,000.00	
		Hanna Keelan	04-501-0202	50,000.00		50,000.00	

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
		DLR	04-501-0205	211,557.00		211,557.00	
		Prochaska and Assoc.	03-501-0204	20,990.00		20,990.00	
		Total			350,647.00	350,647.00	-
	1450						
33.00	Site Work (Sidewalk, Parking lots, Retaining wall repair, grading, and landscaping)						
						350,493.00	
		Total			350,493.00	350,493.00	-
	1470						
34.00	Admin Bldg. Systems, Flooring/Carpeting						
		SEI	PO			2,095.78	2,095.78
		Buland Group Construction	04-501-0204	1,109,767.00		122,967.00	
		Dean Koehn	PO			715.00	715.00
		Total			125,778.00	125,777.78	2,810.78
35.00	CO, Lavern, MLK Roof & Flooring, CO Parking Lot						
		MLK Section 8 adjustment					
		Navarro	02-501-0113	150,000.00		15,000.00	13,685.50
		JOHN LUCE COMPANY	02-501-0011	427,505.33		24,033.01	24,033.01
		Total			39,033.00	39,033.01	37,718.51
	1475						
36.00	Computer Hardware						
		PC Nation	PO			2,645.20	2,645.20
		CDW-G	PO			498.49	498.49
		Insight	PO			2,900.58	2,900.58
		Dell	PO			18,403.00	2,830.00
		Misc	PO			11,000.00	10,753.36
		Total			12,544.00	35,447.27	19,627.63

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
37.00	Replacement of Maint Vehicle Inventory (10%)						
			Old Mill Lawn & Leisure			21,225.92	
			Southside Vehicle			13,000.00	
		Total			13,000.00	34,225.92	-
AUTHORITY WIDE TOTALS:					1,725,770.00	1,771,868.88	760,300.73
				TOTALS	4,315,642.00	4,315,641.55	1,037,699.18

Project Status
Complete
Complete
In Progress
In Progress

Project Status
In Progress

**Omaha Housing Authority
CFP Grant Budget 2002 50102 Rev 1**

As of: 12/21/2004

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
SOUTHSIDE TERRACE 1-1							
1460							
1.00	LBP Abatement in 85 dwelling units						
		Rife Construction	03-501-0201	591,545.00		622,671.00	185,384.94
		Total			632,287.00	622,671.00	185,384.94
2.00	Ceiling Heater Replacement						
		Total			-	-	-
SOUTHSIDE TERRACE TOTALS:					632,287.00	622,671.00	185,384.94
SPENCER HOMES 1-4							
1460							
3.00	Spencer 57, Interior Renovation						
		Total			-	-	-
SPENCER HOMES TOTAL:					-	-	-
FAMILY DEVELOPMENTS 1-1, 1-4, & 1-5							
1450							
3.50	SITE WORK,(ALL FMLY DEV.) SIDEWALKS, PARKING LOTS, RETAINING WALL REPAIR, GRADING & LANDSCAPING						
				Total	-	-	-
1460							
4.00	Building Exterior, Roofs, gutters & downspouts, and porch renovation (1-1, 1-4, & 1-5)						
		Masonry Construction	PO	PO		8,911.00	8,911.00
		Total			8,911.00	8,911.00	8,911.00
5.00	Water Heater Replacement						
		Total			-	-	-
6.00	Furnace Replacement	1-4 & 1-5					
		Total			-	-	-
1465							
7.00	Replace Stoves & Refridgerators						
		Total			-	-	-
1495							
7.50	Resident Relocation	Resident Relocation					
		Total			-	-	-
FAMILY DEVELOPMENTS TOTALS:					8,911.00	8,911.00	8,911.00
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						
		Indian Creek Nursery				184.85	184.85
		Total			185.00	184.85	184.85
1460							
9.00	Tower Renovation Excluding Common Area						
		Buland Group Construction	04-501-0204	1,109,767.00		986,800.00	
		Prochaska/Lund Ross	04-501-0203	853,856.00		853,856.00	
		Total			1,840,656.00	1,840,656.00	-
9.50	Crown Tower Elevator						
		Total			-	-	-
10.00	Install Addl. Laundry Facilities Funds in Line 12						
		Total			-	-	-

**Omaha Housing Authority
CFP Grant Budget 2002 50102 Rev 1**

As of: 12/21/2004

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
11.00	Common Area Interior Renovations						
			Total		-	-	-
11.50	EMERGENCY SYSTEMS - safety & security						
			Total		-	-	-
12.00	Water Shut-off valve installation and trash compactors Moved to 2001						
			Total		-	-	-
13.00	Vertical A/C systems in apts						
		Control Specialists	PO			7,469.67	7,469.67
			Total		7,470.00	7,469.67	7,469.67
13.50	Water Heater Replacement						
		N Pittor & Sons	PO			28,599.00	28,599.00
		SBD Florence				9,616.00	
			Total		30,474.00	38,215.00	28,599.00
14.00	Antenna platform construction and roof repair - Phase II (1-07)						
			Total		-	-	-
			1465				
15.00	Fixtures & Furniture	Reclassify					
			Total		-	-	-
16.00	Stoves & Refridgerators						
			Total		-	-	-
17.00	Air Conditioners						
			Total		-	-	-
			1498				
18.00	Dwelling Unit Replacement of Burt Housing						
			Total		-	-	-
			ELDERLY HIGHRISES TOTALS:		1,878,785.00	1,886,525.52	36,253.52
			DUPLEXES 1-16, 1-19				
			1450				
19.00	Site Work (Sidewalk, Parking lots, Retaining wall repair, grading, and landscaping)						
		Bob's Big Red	03-501-0203	60,000.00			
			Total		-	-	-
			1460				
20.00	Roof, Bldg Exterior						
		Mickelson Home Improvements	03-501-0105	178,605.78		36,161.04	36,161.04
			Total		36,161.00	36,161.04	36,161.04
21.00	Hot Water Heater Replacement						
			Total		-	-	-
			1465				
22.00	Stoves & Refridgerators						
			Total		-	-	-

**Omaha Housing Authority
CFP Grant Budget 2002 50102 Rev 1**

As of: 12/21/2004

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
DUPLEXES 1-16, 1-19 TOTAL:					36,161.00	36,161.04	36,161.04
	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						
		Bob's Big Red	03-501-0203	60,000.00		54,324.95	3,042.90
		Bob's Big Red	03-501-0202	32,849.50		7,645.05	7,645.05
		Total			60,000.00	61,970.00	10,687.95
	1460						
24.00	Roof Drainage repair / replacement						
		Total			-	-	-
25.00	Flooring; Carpet & Tile						
		Kasner Carpeting, Inc.				2,327.25	
		Total			2,327.00	2,327.25	-
26.00	HVAC Systems						
		Total			-	-	-
	1465						
27.00	Stoves & Refridgerators						
		Total			-	-	-
SCATTERED SITE TOTAL:					62,327.00	64,297.25	10,687.95
	AUTHORITY WIDE						
	1406						
28.00	Operations					431,564.00	431,564.00
		Total			431,564.00	431,564.00	431,564.00
	1408						
29.00	Computer Systems, Consultants, and programs to enhance current system						
		YARDI SYSTEMS INC.		Training Expenses		11,275.90	11,275.90
		Total			11,276.00	11,275.90	11,275.90
29.50	Security Guards						
		OHA Security Guards				129,000.00	73,089.12
		Total			129,000.00	129,000.00	73,089.12
	1410						
30.00	ADMINISTRATIVE SALARY & FRINGE					160,000.00	92,709.29
31.00	ADMINISTRATIVE ALLOCATION					102,435.00	91,505.50
		Total			262,435.00	262,435.00	184,214.79
	1430						
32.00	A&E AGENCY WIDE						
		Schemmer & Associates	02-501-0106	19,750.00		3,100.00	
		Professional Environmental	04-501-0201	65,000.00			
		Hanna Keelan	04-501-0202	50,000.00		50,000.00	
		DLR	04-501-0205	211,557.00		211,557.00	
		Prochaska and Assoc.	03-501-0204	20,990.00		20,990.00	
		Total			350,647.00	350,647.00	-
	1450						
33.00	Site Work (Sidewalk, Parking lots, Retaining wall repair, grading, and landscaping						
		Total			321,894.00	-	-
	1470						
34.00	Admin Bldg. Systems, Flooring/Carpeting						

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	6/30/2004		6/15/2004	12/31/2005			
Management	6/30/2004		6/15/2004	12/31/2005			
Improvements							
Administration	6/30/2004		6/15/2004	12/31/2005			
Non-dwelling Structures	6/30/2004		6/15/2004	12/31/2005			
Dwelling Equip Equipment	6/30/2004		6/15/2004	12/31/2005			
1-1, 1-4, 1-5	6/30/2004		6/15/2004	12/31/2005			
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	6/30/2004		6/15/2004	12/31/2005			
1-16, 1-19	6/30/2004		6/15/2004	12/31/2005			
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	6/30/2004		6/15/2004	12/31/2005			

Signature of Executive Director and Date

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

X
 Brad Ashford

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
NE26P001501-03

FFY of Grant Approval
2003

Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement/Revision Number _____ Performance and Evaluation Report for Program year Ending 06/30/04
 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)	430,000		170,794	170,794
3	1408 Management Improvements	50,000		-	-
4	1410 Administration	320,000		320,000	-
5	1411 Audit	-		-	-
6	1415 Liquidated Damages	-		-	-
7	1430 Fees and Costs	380,000		-	-
8	1440 Site Acquisition	-		-	-
9	1450 Site Improvement	107,000		1,154,815	-
10	1460 Dwelling Structures	1,518,700		1,329,103	-
11	1465-1 Dwelling Equipment - Nonexpendable	-		-	-
12	1470 Nondwelling Structures	266,000		-	-
13	1475 Nondwelling Equipment	129,620			-
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)	3,201,320		2,974,712	170,794
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
Brad Ashford

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

**Omaha Housing Authority
CFP Grant Budget 2003 50103 Rev 1**

As of: 12/21/2004

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	PROJECT STATUS
17.00	Vertical A/C systems in apts							
		Total				-	-	
18.00	Water Heater Replacement							
		Total			13,000.00	-	-	In Planning
19.00	Antenna platform construction and roof repair - Phase II (1-07)							
		Total				-	-	
		1465						
20.00	Fixtures & Furniture							
		Total				-	-	
21.00	Stoves & Refridgerators							
		Total				-	-	
22.00	Air Conditioners							
		Total				-	-	
		1498						
23.00	Dwelling Unit Replacement of Burt Housing							
		Total			-	-	-	
		ELDERLY HIGHRISES TOTALS:			892,000.00	1,329,103.00	-	
	DUPLEXES 1-16, 1-19							
		1450						
24.00	Site Work (Sidewalk, Parking lots, Retaining wall repair, grading, and landscaping)							
		Total			7,000.00	-	-	In Planning
		1460						
25.00	Exterior Renovation	Mickelson Home Improvements	030-501-0105					
		Total			7,000.00	-	-	In Planning
26.00	Furnace and Water Heater Replacement							
		Total			7,000.00	-	-	In Planning
		1465						
27.00	Stoves & Refridgerators							
		Total				-	-	
		DUPLEXES 1-16, 1-19 TOTAL:			21,000.00	-	-	
	SCATTERED SITES 1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35							
		1450						
28.00	Site Work (Driveway, Sidewalk, Parking lots, and retaining wall repair)							
		Total			30,000.00	-	-	In Planning
		1460						
29.00	ADA Compliance							
		Total			5,400.00	-	-	In Planning
30.00	Exterior Renovation							

**Omaha Housing Authority
CFP Grant Budget 2003 50103 Rev 1**

As of: 12/21/2004

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	PROJECT STATUS
		Total			29,000.00	-	-	In Planning
31.00	Siding & Painting							
		Total			57,500.00	-	-	In Planning
32.00	Smoke & Fire Detectors							
		Total			7,800.00	-	-	In Planning
33.00	HVAC Systems							
		Total			29,000.00	-	-	In Planning
34.00	Flooring; Carpet & Tile							
		Total			39,000.00	-	-	In Planning
35.00	Sewer Line Replacement							
		Total			58,000.00	-	-	In Planning
36.00	Basement Waterproofing							
		Total			17,000.00	-	-	In Planning
37.00	Entry Doors & Locks							
		Total			17,000.00	-	-	In Planning
38.00	Garage Doors							
		Total			27,000.00	-	-	In Planning
	1465							
39.00	Stoves & Refrigerators							
		Total			-	-	-	
	SCATTERED SITE TOTAL:				316,700.00	-	-	
	AUTHORITY WIDE							
	1406							
40.00	Operations					170,793.67	170,793.67	In Progress
		Total			430,000.00	170,793.67	170,793.67	
	1408							
41.00	Computer Systems, Consultants, and programs to enhance current system							
		Total			50,000.00	-	-	In Planning
42.00	Security Guards							
		Total			-	-	-	
	1410							
43.00	ADMINISTRATIVE SALARY & FRINGE							
44.00	ADMINISTRATIVE ALLOCATION					320,000.00	320,000.00	In Progress
		Total			320,000.00	320,000.00	-	In Progress
	1430							
45.00	A&E AGENCY WIDE							
		Total			380,000.00	-	-	In Planning
	1450							
46.00	Site Work (Sidewalk, Parking lots, Retaining wall repair, grading, and landscaping AGENCY WIDE - Breakout detail incl with invoices							
		Calvin Hinz / Barry Larson	04-501-0208	1,154,815.00		1,154,815.00		In Progress
		Total			-	1,154,815.00	-	
	1470							
47.00	Common Area Rehab							

OMAHA HOUSING AUTHORITY FFY 2005 - 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 2005. Occupancy should be improved through use of more effective marketing and through more efficient management of units that become available. In addition, OHA proposes to reconfigure some units to make them more attractive to prospective residents.

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 12-31-01	Total on 12-31-02	Total on 06-30-03	Total on 06/30/04	Goals 12/31/05
Total Number Units Turned Per Year	N/A	807	671	457	675 or less
Days Required to Rehab Units	22.12	21.90	34.00	97	15
Days to Lease	57.66	51.4	50.47	71	5
Total Turnaround Time	79.78	73.3	84.47	146	20
Total Vacant Units	230	257	223	378	

There were, 223-vacant units reported as of 06-30-2003 compared to 378-vacant units as of June 30, 2004 for an increase of 155-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.

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.

Under this plan, the remaining 252 Hawkins units will include 167 multi-family units and 85 single-family units. Based on the development of the remaining 252 units as outlined above, the breakdown of the total 521 units under the Hawkins Settlement is as follows: 197 Single-Family Units, 212 Multi-Family Units, and 112 Section 8 Vouchers.

In November of 2003, a new Hawkins Completion Plan was submitted to the Omaha Housing Authority Board of Commissioners. The November plan outlined changes in the number of units that could be replaced in the impacted census tracts and changes in the mixture of multi- and single-family units within several mixed-finance developments.

At the time of the November submittal, development plans for 138 of the remaining 252 units had been approved. The plan proposed several developments for the additional 114 replacement units under the Hawkins Settlement. The plan was approved by the Board of Commissioners and subsequently submitted to HUD and the City of Omaha for their review.

Since then, changes have occurred in potential projects and new opportunities for development have arisen. Two of the previously proposed projects are no longer an option for replacement units and one project is in litigation.

The rising cost of renovations and budget constraints has made the development of the previously proposed Northampton Apartments problematic. Finally, the Crown Creek development has been delayed by litigation; however, this project remains part of this updated plan pending the outcome of the lawsuit.

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

	Total # of Units	# of Hawkins Units	# of Units in Impacted Area	Acquisition Cost	Acquisition Cost per Unit	Construction/Rehab Cost	Construction/Rehab Cost per Unit	Total Amount of Hawkins Funds	Hawkins Funds Per Unit	Tax Credit Equity	Total Development Cost**	Total Development Cost per Unit
Current Development												
Crown Creek	40	37				\$ 5,896,240	\$ 147,406	\$ 4,255,000	\$ 115,000	\$ 2,647,450	\$ 6,902,450	\$ 172,561
Strehlow Terrace Apartments*	70	32	32			\$ 3,664,617	\$ 52,352	\$ 685,321	\$ 21,416	\$ 3,977,367	\$ 4,352,688	\$ 62,181
Alamo Apartments	14	14		\$ 420,000	\$ 30,000	\$ 300,989	\$ 21,499	\$ 890,000	\$ 63,571		\$ 890,000	\$ 63,571
Cherry Tree Apartments	30	30		\$ 1,400,000	\$ 46,667			\$ 1,941,600	\$ 64,720		\$ 1,941,600	\$ 64,720
New Creations Apartments	28	28	28	\$ 735,000	\$ 26,250			\$ 1,120,000	\$ 40,000		\$ 1,120,000	\$ 40,000
Single Family Acquisitions	7	7	3	\$ 683,949	\$ 97,707			\$ 683,949	\$ 97,707		\$ 683,949	\$ 97,707
Subtotal	189	148	63	\$ 3,238,949	\$ 40,999	\$ 9,861,846	\$ 79,531	\$ 9,575,870	\$ 64,702	\$ 6,624,817	\$ 15,888,237	\$ 84,065
Proposed Development												
District Two Single Family	30	30	30			\$ 3,450,000	\$ 115,000	\$ 3,900,000	\$ 130,000		\$ 3,900,000	\$ 130,000
District Two around Strehlow	11	11	11			\$ 1,265,000	\$ 115,000	\$ 1,464,215	\$ 133,110		\$ 1,464,215	\$ 133,110
Securities Building	35	35		\$ 875,000	\$ 25,000			\$ 1,400,000	\$ 40,000		\$ 1,400,000	\$ 40,000
Bayview Apartments	12	12		\$ 300,000	\$ 25,000			\$ 480,000	\$ 40,000		\$ 480,000	\$ 40,000
Rosemont Apartments	16	16		\$ 523,000	\$ 32,688	\$ 400,000	\$ 25,000	\$ 1,040,000	\$ 65,000		\$ 1,040,000	\$ 65,000
Subtotal	104	104	41	\$ 1,698,000	\$ 26,952	\$ 5,115,000	\$ 89,737	\$ 8,284,215	\$ 79,656	\$ -	\$ 8,284,215	\$ 79,656
Total	293	252	104	\$ 4,936,949	\$ 34,767	\$ 14,976,846	\$ 82,745	\$ 17,860,085	\$ 70,873	\$ 6,624,817	\$ 24,172,452	\$ 82,500

*Total Development Costs for Strehlow Terrace include a \$310,000 Upfront Grant from HUD and \$300,000 in Burt Funds for the acquisition of land to the north of Strehlow Terrace.

** Total Development Costs include soft costs for each project, including any professional fees, relocation fees, OHA administration fees, etc.

	Board Approval	Due Diligence Complete	Other Financing Secured	HUD Approval	Construction or Rehab Begins	Construction or Rehab Complete	Final Occupancy
Current Development							
Crown Creek*	X	X					
Strehlow Terrace Apartments	X	X	X	September, 2004	September, 2004 **	March, 2005	June, 2005
Alamo Apartments	X	X	X	X	July, 2004	September, 2004	October, 2004
Cherry Tree Apartments	X	X	N/A	X	N/A	N/A	September, 2004
New Creations Apartments	June, 2004	August, 2004	N/A	October, 2004	N/A	N/A	December, 2004
Single Family Acquisitions	X	X	N/A	X	N/A	N/A	X
Proposed Development							
District Two Single-Family	X	July, 2004	N/A	September, 2004	September, 2004	June, 2005***	August, 2005
Securities Building	July, 2004	August, 2004	N/A	November, 2004	N/A	N/A	January, 2005
Bayview Apartments	July, 2004	August, 2004	N/A	November, 2004	N/A	N/A	January, 2005
Rosemont Apartments	July, 2004	September, 2004	N/A	December, 2004	January, 2005	May, 2005	July, 2005
District Two around Strehlow	September, 2004	November, 2004	N/A	February, 2005	March, 2005	August, 2005	October, 2005

"X" = milestone has been completed.
 * Crown Creek timeline is delayed by litigation.
 ** Remediation of environmental issues will begin in July.
 *** Completion of all 30 single-family units.

D.) Improve the Quality of Assisted Housing:

Improve public housing management: (2004 PHAS Score Goal: 90.00)

PHAS Indicators	Max Scores	1999 Actual	2000 Actual	2001 Actual	2002 Actual	2003 Actual	2004 Goals	Performance Progress
Physical	30.0	21.0	20.0	24.0	24.0	25.0	25.0	1
Financial	30.0	0	8.0	25.0	28.0	24.0	28.0	-4
Mgmt.	30.0	19.0	26.0	26.0	26.0	26.0	27.0	0
Resident	10.0	9.0	9.0	9.0	9.0	9.0	10.0	0
Totals	100.00	49.00	63.00	84.00	87.00	84.00	90.00	-3

Improve voucher management: (2004 SEMAP Score Goal: 98%)

Year	Goal %	Actual %	Progress
1999	80	89	9
2000	85	67	-18
2001	85	81	-4
2002	90	81	-9
2003	92	96	+4
2004	98		

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	2003 Actual	Performance Goal
Maintenance & Repair	87%	81.4%	100%
Communication	68%	66.4%	100%
Safety	63%	72.1%	100%
Services	91%	88.3%	100%
Development Appearance	71%	70.1%	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.

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. In addition, information is also mailed to prospective landlords, in an effort to encourage participation.

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 collaborated 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. EVICTION 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.

Five-Year Action Plan
Part I: Summary
Capital Fund Program (CFP)

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

HA Name: HOUSING AUTHORITY OF THE CITY OF OMAHA	Locality: (City/County & State) OMAHA, DOUGLAS, NEBRASKA	<input checked="" type="checkbox"/> Original	Revision No: _____ <input type="checkbox"/>
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A. Development Number/Name	Work Stmt. for Year 1 FFY: 2005	Work Statement for Year 2 FFY: 2006	Work Statement for Year 3 FFY: 2007	Work Statement for Year 4 FFY: 2008	Work Statement for Year 5 FFY: 2009
NE001001 - Southside NE001004 - Spencer NE001005 - Pleasantview NE001007 - Park North & South, KayJay NE001009 - Pine, Benson NE001010 - Highland, Florence NE001011 - Jackson NE001012 - Underwood NE001017 - Crown NE001016, NE001019 NE001020, NE001021 NE001024, NE001026 NE001028, NE001030 NE001032, NE001033, NE001035	See Annual Statement				
B. Physical Improvements Subtotal		1,910,500	1,891,500	1,864,230	1,843,682
C. Management Improvements		300,000	309,000	318,270	327,818
D. HA-Wide Nondwelling Structures and Equipment		243,000	243,000	250,000	250,000
E. Administration		350,000	360,000	371,000	382,000
F. Other		500,000	500,000	500,000	500,000
G. Operations		400,000	400,000	400,000	400,000
H. Demolition					
I. Replacement Reserve					
J. Mod Used for Development		296,500	296,500	296,500	296,500
K. Total CGP Funds		4,000,000	4,000,000	4,000,000	4,000,000
L. Total Non-CGP Funds					
M. Grand Total		4,000,000	4,000,000	4,000,000	4,000,000

Signature of Executive Director and Date:
Brad Ashford

Signature of Public Housing Director/Office of Native American Programs Administrator & Date:

Five-Year Action Plan
PART II: Supporting Pages
Physical Needs Work Statement(s)
 Capital Fund Program (CFP)

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

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

Work Statement for Year 1 FFY2002	Work Statement for Year 2 FFY: 2006			Work statement for Year 3 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See	NE001001 - Southside, NE01004 - Spencer NE001005 - Pleasantview			NE001001 - Southside, NE01004 - Spencer NE001005 - Pleasantview		
	Appliance replacement Furnace Repair/Replacement Driveways, parking, sidewalks & retaining walls Painting, Siding and/or Brick repair/replacement Lead-based paint Abatement Tree Trimming, and landscaping Conversion, Hope VI revitalization Mixed Finance/Reduce density		25,000 50,000 80,000 45,000 70,000 35,000 300,000	Appliance Replacements Furnace Replacements Driveways, parking, sidewalks & retaining walls Painting, Siding and /or Brick repair/replacement Tree Trimming, and landscaping Roofing Conversion, Hope VI revitalization Mixed Finance/Reduce density		25,000 30,000 125,000 45,000 63,000 72,000 400,000
Annual	NE001007, NE001009, NE001010 NE001011, NE001012, NE001017			NE001007, NE001009, NE001010 NE001011, NE001012, NE001017		
Statement	Park North & South, KayJay, Pine, Benson, Highland Jackson, Florence, Underwood, Crown			Park North & South, KayJay, Pine, Benson, Highland Jackson, Florence, Underwood, Crown		
	Security systems Appliance Replacement Air Conditioners - (for indiv. Units) Driveways, parking, sidewalks & landscaping Roof Replacement Fire & Life Safety Conversion, reconfiguration reduce density, mixed finance		45,000 10,000 100,000 20,000 90,000 600,000 200,000	Security systems Appliance Replacement Air Conditioners - (for indiv. Units) Driveways, parking, sidewalks & landscaping Roof Replacement Fire & Life Safety Conversion, reconfiguration reduce density, mixed finance		45,000 25,000 100,000 45,000 150,000 350,000 100,000
	NE01016 & 019 Scattered Site Duplexes			NE01016 & 019 Scattered Site Duplexes		
	Appliance Replacement Hot Water Heater Replacement Painting & Siding Repair/Replacement Retaining Wall Repair / Replacement		7,000 15,000 5,000 15,000	Appliance Replacement Drainage - Grounds Flooring Water & Sewer Line Repair/Replacement		13,000 15,000 10,000 45,000
	NE001020, NE001021 NE001024, NE001026 NE001028, NE001030 NE001032, NE001035			NE001020, NE001021 NE001024, NE001026 NE001028, NE001030 NE001032, NE001035		
	Appliance Replacement Driveways, Parking, Sidewalks & Landscaping Retaining Walls Roofing, Shingles & Gutters Siding & Painting HVAC Replacement		10,000 60,000 20,000 60,000 10,000 38,500	Appliance Replacement Chimney repair / replacement Fence repair / replacement Retaining Wall repair / replacement Roofing, Shingles & Gutters Hot Water Heaters Flooring repair / replacement HVAC Replacement		18,500 15,000 30,000 45,000 50,000 10,000 25,000 40,000
	Conversion/reconfiguration of development under asset management plan			Conversion/reconfiguration of development under asset management plan		
	Subtotal of Estimated Cost		1,910,500	Subtotal of Estimated Cost		1,891,500

Five-Year Action Plan
PART II: Supporting Pages
Physical Needs Work Statement(s)
Capital Fund Program (CFP)

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

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

Work Statement for Year 1 FFY: 2002	Work Statement for Year 4 FFY: 2008			Work statement for Year 5 FFY: 2009		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See	NE001001 - Southside, NE01004 - Spencer NE001005 - Pleasantview Appliance replacement Furnace Repair/Replacement Driveways, parking, sidewalks & retaining walls Painting, Siding and/or Brick repair/replacement		25,000 30,000 50,000 45,000	NE001001 - Southside, NE01004 - Spencer NE001005 - Pleasantview Appliance replacement Furnace Repair/Replacement Driveways, parking, sidewalks & retaining walls Painting, Siding and/or Brick repair/replacement Lead-based paint Abatement		35,000 25,000 45,000 45,000 170,000
	Tree Trimming, and landscaping Conversion, Hope VI revitalization Mixed Finance/Reduce density		35,000 500,000	Tree Trimming, and landscaping Conversion, Hope VI revitalization Mixed Finance/Reduce density		35,000 500,000
Annual Statement	NE001007, NE001009, NE001010 NE001011, NE001012, NE001017 Park North & South, KayJay, Pine, Benson, Highland Jackson, Florence, Underwood, Crown Security systems Appliance Replacement Air Conditioners - (for indiv. Units) Driveways, parking, sidewalks & landscaping Roof Replacement Fire & Life Safety Conversion, reconfiguration reduce density, mixed finance		25,000 10,000 100,000 20,000 90,000 600,000	NE001007, NE001009, NE001010 NE001011, NE001012, NE001017 Park North & South, KayJay, Pine, Benson, Highland Jackson, Florence, Underwood, Crown Security systems Appliance Replacement Air Conditioners - (for indiv. Units) Driveways, parking, sidewalks & landscaping Roof Replacement Fire & Life Safety Conversion, reconfiguration reduce density, mixed finance		35,000 10,000 100,000 25,000 175,000 350,000
	NE01016 & 019 Scattered Site Duplexes Appliance Replacement Flooring repair / replacement Driveways, parking, sidewalks & retaining Walls, Ceilings & Windows		7,000 15,000 15,000 12,000	NE01016 & 019 Scattered Site Duplexes Flooring repair / replacement Driveways, parking, sidewalks & Painting & Siding Repair / Replacement		15,000 45,000 10,182
	NE001020, NE001021 NE001024, NE001026 NE001028, NE001030 NE001032, NE001035 Driveways, parking, sidewalks & Garage Repairs Retaining Walls Roofing, Shingles & Gutters Siding & Painting Hot Water Heater replacements Flooring repair / replacement Lead-based paint Abatement HVAC Replacement Conversion/reconfiguration of development under asset management plan		15,000 15,000 20,000 61,730 60,000 10,000 38,500 25,000 40,000	NE001020, NE001021 NE001024, NE001026 NE001028, NE001030 NE001032, NE001035 Driveways, parking, sidewalks & Retaining Walls Roofing, Shingles & Gutters Siding & Painting Electric Panels, wiring & radiation Systems Flooring repair / replacement Wall & Ceiling Surface Repairs HVAC Replacement Conversion/reconfiguration of development under asset management plan		15,000 20,000 59,000 21,000 15,000 38,500 15,000 40,000
	Subtotal of Estimated Cost		1,864,230	Subtotal of Estimated Cost		1,843,682

Five-Year Action Plan
PART III: Supporting Pages
Management Needs Work Statement(s)
 Capital Fund Program (CFP)

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

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

Work Statement for Year 1 FFY 2002	Work Statement for Year 2 FFY: 2006			Work statement for Year 3 FFY: 2007		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>OPERATIONS</u>		400,000	<u>OPERATIONS</u>		400,000
	<u>MANAGEMENT IMPROVEMENTS</u>			<u>MANAGEMENT IMPROVEMENTS</u>		
	Computer systems, consultants, and programs to enhance current systems		44,175	Computer systems, consultants, and programs to enhance current systems		53,175
	Training		20,000	Training		20,000
	Security Guards		235,825	Security Guards		235,825
	<u>ADMINISTRATION</u>			<u>ADMINISTRATION</u>		
	Salary, Fringe, and allocated admin. expenses		350,000	Salary, Fringe, and allocated admin. expenses		360,000
	<u>FEES AND COSTS</u>			<u>FEES AND COSTS</u>		
	A&E General, Site Improv., Demolition		300,000	A&E General, Site Improv., Demolition		300,000
	Relocation		200,000	Relocation		200,000
	<u>NONDWELLING EQUIPMENT</u>			<u>NON DWELLING EQUIPMENT</u>		
	Maintenance Vehicles		143,000	Maintenance Vehicles		143,000
Computer hardware upgrades		100,000	Computer hardware upgrades		100,000	
	Subtotal of Estimated Cost		1,793,000	Subtotal of Estimated Cost		1,812,000

Distribution of OHA Voucher Families by Jurisdiction by Poverty Rate of Census Tract
As of June 2004

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.

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	
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

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
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.

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	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 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					

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					

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 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					

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

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*/ 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 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	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 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	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 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	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 0074.48 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				
	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 0074.58 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

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 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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*/ 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 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

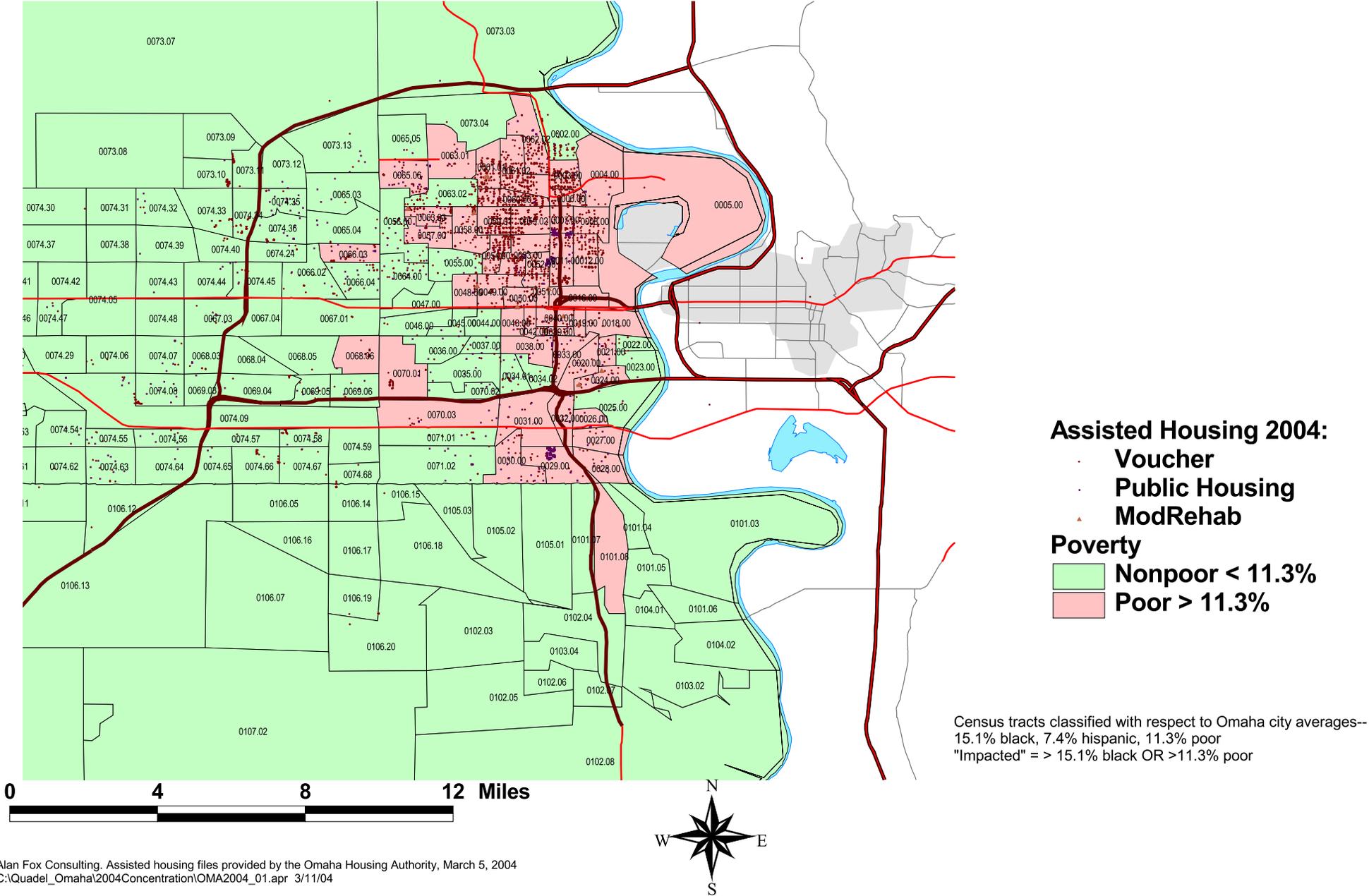
Omaha, Nebraska: 2000 Census Data

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

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

COMMENTS/RECOMMENDATIONS:

1. Executive Summary: OHA's Executive Summary indicates the OHA is currently studying the conversion of scattered site properties to tenant based Section 8 assistance. While this is allowable under QWHRA, the question arises as to whether this is a way to get around HUD's refusal to let OHA sell Hawkins replacement units. Please provide a complete list of the properties OHA proposes to convert under this program.
 - **Specific units will be identified through inspections and cost feasibility to determine if the units are viable to maintain as public housing. A complete list of units will be provided to HUD as they become available.**
2. Executive Summary: OHA's Executive Summary indicates that it is currently conducting a market study of their jurisdiction. Please provide a copy of this report when it is completed.
 - **Market Study is in final phase and will be provided when completed.**
3. Executive Summary - Physical Needs Assessment: OHA's Executive Summary indicates that a Physical Needs Assessment has been completed. Please provide a copy of the assessment.
 - **Physical Needs Assessment is in final phase and will be provided when completed.**
4. Executive Summary – Development of Replacement Units: According to our records, 112 demolished units at Hilltop Homes were replaced with 112 Section 8 Certificates. An additional 75 rental certificates and 25 rental vouchers were provided to fund budget shortfalls. Please explain the calculation for the 172-Section 8 replacement units relative to replacement housing.
 - **Executive summary in annual plan modified. OHA will research records for HUD approvals for Hawkins replacement units.**
5. Executive Summary – Energy Audit: OHA's Executive Summary indicates that in the next 12 months an energy audit will be completed. Please provide a copy of this audit when it is completed.
 - **An Energy Audit will be provided upon completion.**
6. Executive Summary – Audit and Item 16, Fiscal Audit: OHA's Executive Summary indicates no negative findings in the audits for the past four years. The audit has not been submitted to our office for review. If you have not already done so, please provide our office with a copy of the audit for the fiscal year ending December 31, 2003.
 - **OHA has provided a copy of the audit for fiscal year December 31, 2003 on December 1, 2004. Acknowledgement of receipt with letter dated December 9, 2004.**

7. PHA Policies Governing Eligibility, Selection, and Admissions: Currently, OHA has a large waiting list and a high number of vacancies. According to the plan, applicants are given three or more chances to accept a unit. We recommend OHA review this policy and consider reducing it to one or two chances before dropping the applicant to the bottom of the waiting list.
- **OHA is in agreement with your recommendation and will seek Board approval that will allow an applicant only two (2) chances to accept a unit before being dropped to the bottom of the waiting list. This would move the waiting list faster and reduce the possibility of having to update applicant information.**
8. PHA Rent Determination Policies, Public Housing: Question (1)f of this section indicates that tenant's must report all increases in income. OHA has been experiencing problems with the sheer number of interims that are conducted. We recommend that OHA consider changing their policy to all increases must be reported; however, interims would not be conducted unless a set dollar amount was exceeded (i.e., \$1,000 per year increase). This could also be applicable to the Section 8 program.
9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities: Currently, OHA has all units in the following towers designated as elderly only: Underwood, Florence, Crown, Kay Jay and Evans. These were approved on May 5, 2001. In addition to the above, OHA may seek designation of elderly only units for a portion of the units in the following towers: Benson, Park North, Park South, Jackson, and Highland.

Based on the current situation of high vacancies in the towers and a relatively small elderly waiting list, are these designations necessary? Also, how is OHA serving the needs of disabled individuals by designating these units as elderly only? Please confirm your intentions in seeking these designations and the reasoning behind them.

- **Proposed designation in the PHA Plan allows OHA to select any of our eleven (11) high-rise buildings for elderly designation. All Towers are under a strategic planning process designed to identify the number of units required to meet current and projected needs for elderly housing. OHA proposes to eventually reconfigure many of the eleven (11) towers to reduce density and provide large more marketable units to meet the housing needs of elderly & disabled. OHA is also considering conversion of certain tower to assisted living. The strategic plan is projected to be complete in early 2005. OHA will have the data and financial plans to support designated elderly and elderly disabled towers at that time. The PHA plan would require amending if the towers were not noted as under consideration for elderly designation.**
10. Conversion of Public Housing to Tenant-Based Assistance: It is our understanding that conversion assessments are currently be conducted for the following family developments: Southside Terrace, Pleasantview, and Spencer Homes. In addition, conversion assessments are being conducted for Florence and Evans Towers. Please provide this office with a copy of these assessments when they are completed.

- **OHA will provide conversion assessments as they are completed.**

11. HOPE VI and Public Housing Development Replacement Activities: Given the impending deadline to the Hawkins Settlement Agreement and the complex nature of the mixed-finance mixed-income approach, including any review and HUD approval, we recommend that you submit the mixed-finance applications for processing with our Headquarters Office immediately.

- **OHA does not propose to apply for HOPE VI during the 2005 plan year, but will pursue HOPE VI or other mixed finance after completion of Hawkins settlement.**

12. Annual Statement, FFY 2005 and Five-Year Action Plan for CFP: The OHA has proposed funding for conversion, HOPE VI, revitalization, mixed-finance, and density reduction. **Prior HUD approval separate from the Agency Plan process is necessary before any funds may be obligated for this purpose.** The Annual Statement and Five-Year Action Plan for CFP FFY 2006-2009 also proposes funding for conversion and reconfiguration of development under the asset management plan. If a formal Asset Management Policy or Plan has been developed, please forward to our office for review.

- **OHA will forward Asset Management policy/plan upon completion for HUD review.**