

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

PHA Plans

5 Year Plan for Fiscal Years 2005 - 2009 Revised
Annual Plan for Fiscal Year 2006

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

**PHA Plan
Agency Identification**

PHA Name: Housing Authority of the City of Omaha

PHA Number: NE001

PHA Fiscal Year Beginning: (mm/yyyy) 01/2006

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: (state mission here)

The OHA's mission is to provide quality, decent, safe and sanitary housing for eligible family and other eligible persons. To provide housing opportunities free from discriminations, 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	2005 Jan- June	Goals 12/31/2005
Total number units turned over	807	671	475	495	675 or less
Days required to get units ready	21.9	34	128	97	15
Total turnover time including leasing	73.3	84.47	184.97	146	20

- 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: (PHAS score) 81*

- **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	2001 Actual	2002 Actual	2003 Actual	2004 Actual	2005 Goals	Performance Progress
Physical	30.0	24.0	24.0	25.0	25.0	25.0	0
Financial	30.0	25.0	28.0	22.0	25.0	28.0	-3
Management	30.0	26.0	26.0	26.0	26.0*	27.0	-1
Resident	10.0	9.0	9.0	9.0	9.0	10.0	-1
Totals	100.00	84.00	87.00	82.0	81.0*	90.00	-5

* Actual Management score was reduce as a late penalty

- Improve voucher management: (SEMAP score) 93

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	93	-3

- 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 de-concentration 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 2006
[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

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

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

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

The Omaha Housing Authority (OHA) is an agency whose 5-member board of directors is appointed by the Mayor, and is responsible for the City's Public Housing Programs. The OHA currently administers 2,622 public housing units of which 1,410 are located in eleven high-rise towers originally built for the elderly, and 653 dwelling units of family housing that are situated in three older (1940-1950 vintage) public housing family developments, and 539 dwelling units that are single-family, duplex and other scattered site housing. The current vacancy rate is approximately 10%. Additionally, the OHA owns and manages 56 Section 8 eligible apartment units through a subsidiary entity, (Housing In Omaha, Inc.) and owns and manages 128 affordable non-public housing units at Northampton Apartments at 5615 Northampton Blvd.

Pubic Housing Replacement Units

On January 21, 1994, a Settlement Agreement to a discrimination lawsuit filed in 1990 was approved in U.S. Federal Court requiring HUD to provide funding for the replacement of 521 public housing units.

Between 1996 and 1997, 82-single family new construction units were built under development projects 33 & 35. The Agreement was amended on March 27, 2000. The amendment provided specific activities to be undertaken by HUD and OHA under a revised HUD approved Replacement Housing Plan that provided 112 Section 8 Vouchers as part of the Hilltop Homes replacement housing plan thus reducing the total number of required hard units from 521 to 409.

The amended March 2000 Agreement and revised Replacement Housing Plan now totaled 327 units remaining to be developed and extended the completion date to October 31, 2005.

Demolition & Replacement Plan

- 1) Provide one for one replacement housing funds for three demolition applications filed by OHA for the following public housing developments.

Properties	Demolition	Section 8 Replacement	Hard Unit Replacement
1996 – 1997 Scattered Sites			82
Logan Fontenelle South	194		112
Hilltop Homes	225	112	113
Towers East & West	102		102
TOTALS	521	112	409

- 2) Provide Section 8 certificates & vouchers to OHA to cover a portion of the required units, (A total of 112 certificates and vouchers were to be provided).
- 3) Provide funding for mobility counseling \$500,000 & \$300,000 supplemental for Section 8 Families, (These funds were provided and the programs completed, no other mobility counseling funds have been allocated).

During the period of 1998 to 2002 an additional 75-units were replaced under a development contract with Mercy Housing bringing the total of completed hard replacement units to 157. One unit was subsequently sold under the Homeownership Program that must now be replaced.

In November of 2003 OHA Staff reported to the Omaha Housing Authority Board of Commissioners that 252-units were required to be developed to complete the Replacement Housing Plan under the Hawkins' Settlement Agreement. Since then, OHA has received HUD approval of 83-units reducing the total remaining number of units to be replaced to 170-units.

The mixed-finance (Low-Income Housing Tax Credits (LIHTC)), method of development is being utilized to fully fund development of the remaining units. Keystone - Crown Creek a 37-unit subdivision will also receive CDBG funds in addition to LIHTCs and HUD development funds.

The mixed finance method is also utilized in combination with HUD development funds to complete the new construction (in-fill housing) of 24-units in North Omaha's District Two, (North Omaha Homes) and for 70-units (32-public housing and 38 affordable) at Ernie Chambers Court.

Building lots have been acquired from the City of Omaha and the Land Reutilization Commission for the North Omaha Homes development. The building lots are located within District Two, and the Cities Redevelopment Areas, which are also State and Federal, Enterprise Zones.

Successful completion of the Replacement Housing Plan now hinges on HUD approval of the acquisition of General Partner (GP) interests in five existing LIHTC Projects, the Keystone Crown Creek subdivision and the North Omaha Homes infill housing developments. Acquisition of the proposed GPs will facilitate the replacement of housing units identified in the final revision to the Hawkins' Replacement Housing Plan and will enable OHA to place under contract enough units to fulfill the Hawkins Replacement Housing Agreement by the October 31, 2005 deadline.

Public Housing Capital Improvements

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.

In 2005 OHA began strategic planning reviews of its entire public housing portfolio that included a comprehensive physical needs assessments and a lead-based paint risk assessment. An investment grade energy audit and a cost benefit analysis to determine the return on investment of the proposed Capital Fund improvements are planned to be completed in 2006.

Additionally, the Housing Authority will utilize a recently completed comprehensive market analysis to guide decisions for the future Capital Fund investments. The market analysis will be available to City and County Planning Departments.

Public Housing Capital Fund Program

In 2004 the housing authority drafted a new 5-year (2005 – 2009) and annual plan (2005) that was approved by HUD in February 2005. The new 5-year plan highlighted the direction and goals of the housing authority. Many aspects of the plan focus on reducing vacancy rates, improving fire and life safety systems, and improving security on an agency-wide basis. A significant portion of the Capital Fund Program (CFP) is allocated toward these areas. Lead-Based Paint (LBP) abatement is completed at Southside Terrace and other LBP management activities are planned in 2006 for Pleasant View, Spencer and the Scattered Site Developments under the agencies LBP Risk Assessment.

OHA's Capital Fund Program will also fund installation of fire sprinkler systems in 9-OHA Towers, this work must be completed within the next 6-years. OHA is researching the feasibility of adding air-conditioning to the dwelling-units at the time the fire sprinkler systems are being installed.

OHA and the Central Advisory Committee (a Resident Advisory Board comprised of Resident Council Leaders) completed three PHA Agency Plan workshops and have identified the following capital needs priorities to be submitted to the OHA Board of Commissioners for approval: 1) updating the major mechanical systems of high-rise towers, 2) lead-based paint management / abatement in family & scattered housing developments, 3) renovation and reconfiguration of high-rise facilities, as appropriate 4) renovation of Scattered Sites and Family Units and 5) improving security systems authority-wide.

Four Highrise Buildings have been designated elderly only and the transition from mixed age populations is planned to occur over the next 3 – 5 years. The OHA PHA Plan for 2005 is on file and available for review in the City of Omaha Planning Department. The Capital Fund Program (CFP) is the funding component of the PHA Plan and has been approved by HUD in the amount of \$3,827,506 for capital improvements to be completed over the next 36-months.

Public Housing Choice Voucher (Section 8) Program

The Omaha Housing Authority has 4,065 Housing Choice Voucher (HCV) and 175 Mod Rehab Certificates allocated. When the OHA opened the Housing Choice Voucher waiting list the self-imposed limit of 500 households was quickly achieved three times throughout the year of 2004. During the 2004 year 1500 applications were accepted and 583 families were housed under the Housing Choice Voucher Program. The increased allocation of Housing Choice Vouchers was added from Mod-Rehab Certificates expiring during 2004 and two privately owned section 8 subsidized housing projects that received Housing Choice Vouchers.

Public Housing Resident Initiatives

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

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

Public Housing Security Program

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 marked 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.

Public Housing Accomplishments

Capital Improvements & Development include: 1) Building, acquiring and submitting applications to HUD for enough public housing units to complete the Replacement Housing Plan under the Settlement Agreement, all development projects are now underway or awaiting final approval from HUD, 2) Site-Based Management started, 3) the renovation of 57 units of Spencer Homes family development, 4) modernization and repair at eleven high-rise towers that included power assisted doors, deadbolt locks, and security system improvements and painting of common areas, 5) commercial roof repairs and replacements at all eleven towers and non-dwelling facilities, and 6) site improvements at several tower locations, and 7) completion of lead paint abatement work at Southside Terrace.

The Omaha Planning Department assisted OHA in the development of new PHA housing units where appropriate through land acquisition and completion of environmental reviews. OHA and the Department will continue to work cooperatively in redeveloping target neighborhoods to meet affordable housing needs of the Community.

OHA has implemented a HOME Rental Assistance Program with the City of Omaha that is designed to give preference to families who have completed a transitional or supportive services program, who are at risk of becoming homeless or who are disabled. Approximately 100 Vouchers are utilized annually for this program.

OHA has implemented a policy amendment to provide housing to families displaced by disaster.

OHA has reduced its vacancy rate by more than 4% in the past year.

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 supportive.

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

	<u>Page #</u>
Annual Plan	
i. Executive Summary	
ii. Table of Contents	
1. Housing Needs	8
2. Financial Resources	15
3. Policies on Eligibility, Selection and Admissions	16
4. Rent Determination Policies	25
5. Operations and Management Policies	29
6. Grievance Procedures	31
7. Capital Improvement Needs	32
8. Demolition and Disposition	34
9. Designation of Housing	35
10. Conversions of Public Housing	35
11. Homeownership	36
12. Community Service Programs	41
13. Crime and Safety	44
14. Pets	46
15. Civil Rights Certifications (included with PHA Plan Certifications)	46
16. Audit	46
17. Asset Management	47
18. Other Information	48

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:

- Admissions Policy for Deconcentration
- FY 2006 Capital Fund Program Annual Statement
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart
- FY 2005 Capital Fund Program 5 Year Action Plan
- Public Housing Drug Elimination Program (PHDEP) Plan
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)

Other (List below, providing each attachment name)

Admissions Policy for Deconcentration:	(ne001a01.doc)
FY 2005 Capital Fund Program Annual Statement:	(ne001b01.xls)
PHA Management Organizational Chart	(ne001d01.pdf)
Comments of Resident Advisory Boards	(ne001e01.doc)
Definition of "Substantial Deviation"	(ne001f01.doc)
Identification of Resident Commissioner	(ne001h01.doc)
Deconcentration Plan (Revised 2004)	(ne001i01.doc)
RASS Implementation and Follow Up Plan	(ne001j01.doc)
OHA Pet Policy	(ne001k01.doc)
OHA Homeownership Policies (Public Housing & Section 8)	(ne001l01.doc)
OHA Public Housing Development Budget: NE26P001044	(ne001m01.xls)
OHA Capital Fund P&E Reports 2001, 2002, 2003, & 2004	(ne001n01.xls)
OHA Statement of Progress in Meeting Goals	(ne001o01.doc)
OHA Grievance Policy and Procedure	(ne001p01.doc)
OHA Community Service and Self Sufficiency Policy	(ne001q01.doc)
5yr Action Plan	(ne001r01.xls)
Designated Housing Plan	(ne001s01.doc)

Supporting Documents Available for Review

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

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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
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
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
X	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

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	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
X	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							

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Location
<=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: 2005
- 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 8/15/2005			
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	472	100%	1,347
Extremely low income <=30% AMI	445	94.3%	
Very low income	19	4.0%	

Housing Needs of Families on the Waiting List			
As of 8/15/2005			
(>30% but <=50% AMI)			
Low income (>50% but <80% AMI)	8	1.7%	
Families with children	214	45.3%	
Elderly families	18	3.8%	
Families with Disabilities	46	9.7%	
African-American	307	65.0%	
White	127	26.9%	
Hispanic	30	6.3%	
Other	8	1.8%	
Characteristics by Bedroom Size (Public Housing Only)	472	100%	
1BR	248	52.0%	
2 BR	100	21.0%	
3 BR	71	15.0%	
4 BR	38	8.0%	
5 BR	13	3.0%	
5+ BR	2	1.0%	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			
If yes:			
How long has it been closed (# of months)?			
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 8/15/2005			
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	246	100%	502

Housing Needs of Families on the Waiting List			
As of 8/15/2005			
Extremely low income <=30% AMI	235	95.5%	
Very low income (>30% but <=50% AMI)	8	3.2%	
Low income (>50% but <80% AMI)	3	1.3%	
Families with children	154	62.6%	
Elderly families	6	2.4%	
Families with Disabilities	18	7.3%	
African-American	210	85.4%	
White	29	11.8%	
Hispanic	2	0.8%	
Other	5	2.0%	
Characteristics by Bedroom Size (Public Housing Only)	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 (# of months)? 2 Months			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

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

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

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

Select all that apply

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

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

Select all that apply

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

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
 - 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 2005 grants)		
a) Public Housing Operating Fund	6,500,340	
b) Public Housing Capital Fund	3,827,506	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	42,700,800	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)		
g) Resident Opportunity and Self-Sufficiency Grants	125,000	
h) Community Development Block Grant	350,000	Crown Creek
i) HOME		
Other Federal Grants (list below)		
j) Replacement Housing Factor R501-03, 04, 05	422,521	Replacement Housing Plan
k) Weed & Seed Grant	77,952	Crime prevention at Southside
l) Upfront Grant	310,000	Chambers Court
2. Prior Year Federal Grants (unobligated funds only) (list below)		
501-04 & 501-05	5,827,506	Capital Improvements
Neighborhood Network	200,000	Resident Services
Development Funds	15,367,296	
3. Public Housing Dwelling Rental Income	3,542,774	Operations
4. Other income (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Non-Dwelling etc.	370,476	Operations
4. Non-federal sources (list below)		
Omaha City Transitional HOME Voucher	450,000	City Voucher Program
Total resources	80,072,171	

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:
- Other: (describe)

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 (describe)

- 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 (list below)

- 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?

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)
 - Homeownership
 - Hardship (resident request)

c. Preferences

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

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

Former Federal preferences:

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

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in the jurisdiction

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

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

1 Date and Time

Former Federal preferences:

- 1 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?

**Statistical Review by Property and Gross Income
As of 08/31/05**

	Under 5000	5000- 9999	10000- 14999	15000- 19999	20000- 24999	25000- 29999	30000- 34999	35000- 40000	Over 40000	Total Count Average
Pleasantview	94	52	18	7	8	0	0	1	2	182
	\$2,823	\$7,303	\$12,014	\$18,336	\$22,436	\$0	\$0	\$35,677	\$44,275	\$7,107
Spencer	57	33	9	5	4	0	1	1	0	110
	\$2,552	\$6,974	\$11,251	\$18,137	\$21,763	\$0	\$31,470	\$38,688	\$0	\$6,589
Southside	160	82	42	17	7	3	1	3	2	317
	\$2,437	\$6,884	\$12,046	\$17,268	\$21,991	\$27,297	\$34,636	\$38,416	\$48,714	\$7,057
Total:	311	167	69	29	19	3	2	5	4	609
	\$2,575	\$7,032	\$11,934	\$17,676	\$22,130	\$27,297	\$33,053	\$37,923	\$46,495	\$6,987

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?

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

- Additional affirmative marketing
 Actions to improve the marketability of certain developments
 Adoption or adjustment of ceiling rents for certain developments
 Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
 Other (list below)

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 (describe below)
- 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.

1 Date and Time

Former Federal preferences

- 1 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 Board approval of Hanna-Keelan market study 12/31/2005

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 (1/1/2005)	Expected Turnover
Public Housing	3,140	21.0%
Section 8 Vouchers	3,760	14.0%
Section 8 Certificates	N/A	
Section 8 Mod Rehab	223	39.0%
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug	N/A	

Elimination Program (PHDEP)		
Service Coordinators	1,500	10.0%
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	September 2005
M1105	Curfew Policy	January 1999
M1130	Resident Selection and Assignment Procedures	January 1999
M1140	Leasing Procedures	January 1999
M1150	Lease Termination Procedures	January 1999
M1170	Resident Grievance Procedures	January 1999
M1210	Sales and Services Assessment Procedures	January 1999
M1220	Procedures for Air Conditioner Permits, Installation and Charges	January 1999
M1230	Maintenance Services Practices	January 1999
M1240	After-Hours Procedures	January 1999
M1250	Trespassing Resolution	January 1999
M1270	Community Space	July 2000
<u>Finance</u>		
F3000	Procurement Policy	March 2000
F3010	Procurement Procedures	March 2000
F3020	Asset Accountability Policy	August 2000
F3030	Asset Accountability Procedures	August 2000
F3040	Petty Cash Policy	December 2000
F3050	Petty Cash Procedures	December 2000
F3070	Cash Disbursement Policy	December 2000
F3075	Cash Disbursement Procedures	December 2000
F3080	Investment Policy	July 1996
F3085	Cost Allocation Plan	August 2000
F3090	Write Off of Tenant Account Policy	August 2000
F3100	Records Retention Policy	August 2000
<u>Human Resources</u>		
H2000	Personnel Policies and Procedures	September 2002
H2010	Wage and Salary Administration Policy	February 2001
H2020	Wage and Salary Administration Procedures	February 2001
H2030	Organization Chart	December 2005
H2040	Affirmative Action Policy	January 1999
H2060	Job Performance Standards & Employee Performance Appraisal Policy	January 1999
H2070	Job Performance Standards Procedures (Non-Management)	January 1999
H2080	Employee Performance Appraisal Procedures (Management)	January 1999
H2090	Guidelines for Disciplinary Action	January 1999
H2100	Employee Training and Development	March 2002
H2110	Vacation Procedures	January 2001
H2120	Travel Policy	January 1999
H2130	Travel Procedures	March 2002
H2140	Drug and Alcohol-Free Workplace Policy	January 1999

H2150	Internet and Electronic Communication Policy	January 1999
S5000	Key & Access Control Card Practices and Procedures	September 1987
S5010	Safety Policies and Procedures	January 1999
S5020	Special Reporting Procedures	January 1999
<u>Resident Relations</u>		
R4000	Resident Relations Procedures	December 1997
R5000	Home Ownership Plan 2002 & Section 8 Home Ownership Plan	January 2002

(2) Section 8 Management: (list below)

Section 8 Management:

Last Revision Date

Administrative Plan – Section Eight

September 2005

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 903.79 (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 at 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

-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 Plan

- 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.)

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.

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 viability assessment has been completed and OHA will utilize the assessment report to develop any required actions under section 202 FY HUD appropriations act and/or final rule when it is published.
 - An Activity table for NE001-001 Southside Terrace has been included because the project has over 250 units. Density does not match that of the surrounding neighborhood.
 - An Activity table for NE001-005 Pleasantview Homes. Pleasantview has had a vacancy greater than 15% for the past three (3) years and has a higher density than the surrounding neighborhood.
 - Master planning of both Southside and Pleasantview to focus on redevelopment to reduce density and address vacancy problems.

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

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 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: 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 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: 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 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 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 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 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 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) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

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

2. Program Description:

a. Size of Program

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

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

- 25 or fewer participants
 26 - 50 participants
 51 to 100 participants
 more than 100 participants

b. PHA-established eligibility criteria

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

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

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 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? 04/20/03

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	Central Office	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 2005 Estimate)	Actual Number of Participants (As of: 06/30/05)
Public Housing	0 – Not Mandatory	54
Section 8	169	182

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)

3. 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
- Pine Project # NE16P001-009

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)
 - Weed and Seed Grant

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
- Pine Project # NE16P001-009

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
- Pine Project # NE16P001-009

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2005 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 2005 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

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)]

- 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.)
- Yes No: Was the most recent fiscal audit submitted to HUD?
- Yes No: Were there any findings as the result of that audit?
- Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? ____
- 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.
- 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 (**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:

- Utility (natural gas connections) repairs at Pleasant View
- Install carpet in dwelling units in the towers to cut down on noise from the floor above
- Install new, larger appliances; range hoods and stoves with controls at the back were recommended
- Improve lighting in the living rooms w/ an additional ceiling fixture
- Install ceiling fans in the living and bedroom areas

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)

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)

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

C. Statement of Consistency with the Consolidated Plan

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

1. Consolidated Plan jurisdiction: (provide name here)

- City of Omaha, Omaha, Nebraska

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

The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.

The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.

The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)

- New home construction in impacted areas
- Tax credits for affordable housing

Other: (list below)

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

- The OHA has provide comments to the City of Omaha Planning department for their revised "Action Plan".

D. Other Information Required by HUD

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

Attachments

- | | |
|---|----------------|
| 1. Admissions Policy for Deconcentration: | (ne001a01.doc) |
| 2. FY 2005 Capital Fund Program Annual Statement: | (ne001b01.xls) |
| 3. PHA Management Organizational Chart | (ne001d01.pdf) |
| 4. Comments of Resident Advisory Boards | (ne001e01.doc) |
| 5. Definition of "Substantial Deviation" | (ne001f01.doc) |
| 6. Identification of Resident Commissioner | (ne001h01.doc) |
| 7. Deconcentration Plan (Revised 2004) | (ne001i01.doc) |
| 8. RASS Implementation and Follow Up Plan | (ne001j01.doc) |
| 9. OHA Pet Policy | (ne001k01.doc) |
| 10. OHA Homeownership Policies (Public Housing & Section 8) | (ne001l01.doc) |
| 11. OHA Public Housing Development Budget: NE26P001044 | (ne001m01.xls) |
| 12. OHA Capital Fund P&E Reports 2001, 2002, 2003, & 2004 | (ne001n01.xls) |
| 13. OHA Statement of Progress in Meeting Goals | (ne001o01.doc) |
| 14. OHA Grievance Policy and Procedure | (ne001p01.doc) |
| 15. OHA Community Service and Self Sufficiency Policy | (ne001q01.doc) |
| 16. 5yr Action Plan | (ne001r01.xls) |
| 17. Designated Housing Plan | (ne001s01.doc) |

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

Optional Public Housing Asset Management Table

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

Public Housing Asset Management

Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
NE001-001 <i>Southside</i>	42-1 110-2 133-3 21-4 51-5 3-6 2-7	General Modernization Activities (see ne001b01.xls)				Prepare Analysis		Project Based Accounting
NE001-004 <i>Spenser Family</i>	9-1 59-2 39-3 4-4 2-5	General Modernization Activities (see ne001b01.xls)				Prepare Analysis		Project Based Accounting
NE001-005 <i>Pleasant View</i>	4-1 103-2 35-3 23-4 16-5	General Modernization Activities (see ne001b01.xls)				Prepare Analysis		Project Based Accounting
NE001-007 <i>North South Park, Evans Kay Jay</i>	18-0 398-1 24-2	General Modernization Activities (see ne001b01.xls)			Previously Designated Proposed Park N & S	Prepare Analysis		Project Based Accounting
NE001-009 <i>Pine, Benson</i>	238-0 48-1	General Modernization Activities (see ne001b01.xls)				Prepare Analysis		Project Based Accounting
NE001-010 <i>Highland, Florence</i>	174-0 34-1 4-2	General Modernization Activities (see ne001b01.xls)				Prepare Analysis		Project Based Accounting
NE001-011 <i>Jackson</i>	134-0 71-1 2-2	General Modernization Activities (see ne001b01.xls)				Prepare Analysis		Project Based Accounting
NE001-012 <i>Underwood</i>	82-0 21-1 1-2	General Modernization Activities (see ne001b01.xls)			Previously Designated	Prepare Analysis		Project Based Accounting
NE001-017 <i>Crown</i>	145-1 4-2	General Modernization Activities (see ne001b01.xls)			Previously Designated	Prepare Analysis		Project Based Accounting
NE001-020 <i>Scattered Sites</i>	21-3	As needed Modernization Activities (see ne001b01.xls)				Prepare Analysis	For Sale	Project Based Accounting

Public Housing Asset Management

Development Identification		Activity Description						
Name, Number, and Location	Number and Type of units	Capital Fund Program Parts II and III <i>Component 7a</i>	Development Activities <i>Component 7b</i>	Demolition / disposition <i>Component 8</i>	Designated housing <i>Component 9</i>	Conversion <i>Component 10</i>	Home-ownership <i>Component 11a</i>	Other (describe) <i>Component 17</i>
NE001-021 <i>Scattered Sites</i>	19-3	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-024 <i>Scattered Sites</i>	20-3	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-004 <i>Replacement</i>	4-1 34-2 19-3	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-016 <i>Duplex I</i>	14-2 54-3 4-4	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-019 <i>Duplex II</i>	36-2 6-3	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-026 <i>Scattered Sites</i>	8-2 96-3 6-4	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-028 <i>Scattered Sites</i>	1-2 22-3 2-4	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-030 <i>Scattered Sites</i>	21-3 1-4	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-032 <i>Scattered Sites</i>	2-2 47-3 4-4 1-5	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>	<i>For Sale</i>	<i>Project Based Accounting</i>
NE001-033 <i>Scattered Sites</i>	18-3 2-4	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>Prepare Analysis</i>		<i>Project Based Accounting</i>
NE001-035 <i>Scattered Sites</i>	49-3 12-4 1-5	<i>As needed Modernization Activities (see ne001b01.xls)</i>				<i>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 four (4) High Rise Towers from the deconcentration applicability because the towers are restricted to elderly and persons with disabilities. The remaining six (7) 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 (177 units); and Spencer (113 units) that are predominantly all extremely low income (AMI) in family income from \$7,057.00-Southside, \$6,589.00-Spencer, and \$7,107.00-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 86.4% to 93.2% of the average. OHA's average income range is \$7,628,00.

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 ACOP.

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. 06/30/2005)

HA Name Housing Authority of the city of Omaha	Comprehensive Grant Number NE26P001501-05	FFY of Grant Approval 2006
---	--	-------------------------------

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-CGP Funds				
2	1406 Operations (May not exceed 10% of line 20)	382,750			
3	1408 Management Improvements	300,000			
4	1410 Administration	350,000			
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	300,000			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	350,000			
10	1460 Dwelling Structures	1,730,756			
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 Nondwelling Equipment	-			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	-			
18	1498 Mod Used for Development	-			
19	1502 Contingency (may not exceed 8% of line 20)	-			
20	Amount of Annual Grant (Sum of lines 2 - 19)	3,827,506	-	-	-
21	Amount of line 20 Related to LBP Activities	-	-		
22	Amount of line 20 Related to Section 504 Compliance	-			
23	Amount of line 20 Related to Security	-			
24	Amount of line 20 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
--	--

(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	Operations	1406		382,750				
Agency Wide	Computer systems, consultants and programs to enhance current system	1408		50,000				
Agency Wide	Training	1408		14,175				
Agency Wide	Security Guards	1408		235,825				
Agency Wide	Salary, Fringe, and Allocated Admin. Expenses	1410		350,000				
Agency Wide	A&E for General Rehab/Development, Planning	1430		220,000				
Agency Wide	Energy Audit	1430		80,000				
1-7	Kay Jay Tower site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		140,000				
1-7,1-9,1-11,1-10, 1-12,1-17	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450						
1-016	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		20,000				
1-019	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		20,000				
1-20	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		12,000				
1-21	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		12,000	-			
1-24	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		12,000				

Signature of Executive Director and Date
 Brad Ashford, Executive Director

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

(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)	
1-26	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		12,000				
1-28	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		12,000				
1-30	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		12,000				
1-32	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		12,000				
1-35	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		12,000				
1-1	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		25,000				
1-4	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		25,000				
1-5	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		24,000				

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

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Family Dev								
1-1	Water Heater	1460		3,000				
1-4	Water Heater & furnace replacements	1460		13,500				
1-5	Water Heater & furnace replacements	1460		13,500				
1-1	Exterior Renovations, chimney repairs/replacement, roofs, gutters & downspouts, porches, siding, painting, windows & doors	1460		18,000				
1-4	Exterior Renovations, chimney repairs/replacement, roofs,	1460		16,000				
1-5	Exterior Renovations, chimney repairs/replacement, roofs,	1460		16,000				
1-1	General Renovation, window wells, stairwells, utility repair / replacement, cabinets, counters, fixtures , LBP Abatement, and Gas meters/regulators	1460		50,000				
1-4	General Renovation, window wells, stairwells, utility repair / replacement, cabinets, counters, fixtures , LBP Abatement, and Gas meters/regulators	1460		50,000				
1-5	General Renovation, window wells, stairwells, utility repair / replacement, cabinets, counters, fixtures , LBP Abatement, and Gas meters/regulators	1460		50,000				
Towers								
All Towers	Security systems & ADA compliance	1460		15,756				
All Towers	Air Conditioners	1460						
All Towers	Deferred Maintenance & cycle painting	1460						
1-7	Mechanical Systems, HVAC repair / replacement / controls	1460		172,000				
1-10 Highland	Mechanical Systems, HVAC repair / replacement / controls	1460		28,000				
All Towers	Mechanical Systems, HVAC repair / replacement / controls	1460						
1-10 Florence	Fire Alarm replacement/repair, Fire Sprinkler Systems	1460		900,000				
1-17 Crown Tower	Roofing repair / replacement exterior water proofing	1460		250,000				
All Towers	Conversion, reconfiguration, reduce density, mixed finance	1460						
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		20,000				
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		50,000				
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						

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

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	8/2007			8/2009			
Administration	8/2007			8/2009			
Non-dwelling Structures	8/2007			8/2009			
Dwelling Equip Equipment	8/2007			8/2009			
1-1, 1-4, 1-5	8/2007			8/2009			
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	8/2007			8/2009			
1-16, 1-19	8/2007			8/2009			
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	8/2007			8/2009			

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

Omaha Housing Authority – Central Advisory Committee (Resident Organization Officers)

Resident Organization Officers:

Charlesteen Henderson	Spencer
Jonita Watts	Pleasantview
Vacant	Southside Terrace
Pat Pettis	Park South
Tommy Watkins	Park North
Steve McFarlin	Crown Tower
Gail Milton	Florence Tower
June Jackman	Evans Tower
Vacant	Benson Tower
Mae Cody	Kay Jay Tower
Rebecca Wright	Jackson Tower
Nell Winford	Underwood Tower
David Standifer	Pine Tower
Don Rubek	Highland

Central Advisory Committee member participated in the same capacity as a Resident Advisory Board in the development and review process for the 2006 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.

**Annual Plan 2005 & Five-Year
Workshop Notes – Day 1
Central Advisory Committee / OHA Staff**

**OHA Board Room
August 18, 2005
12:00 – 3:00 p.m.**

As required by HUD's Quality Housing and Work Responsibility Act (QHWRA), OHA prepares a 5-Year and Annual Plan that is also consistent with the City's Consolidated Plan, and every year OHA solicits residents' input for the Plan. In the past, OHA met with each of the individual Resident Advisory Boards, but this year it was decided to meet with the CAC. The Housing Authority is looking for more creative ways to implement meaningful resident participation on an ongoing basis. Hopefully a method can be established to continue this dialogue by either OHA Staff attendance at the CAC meetings or perhaps by meeting with Ms. Winford each month. CAC will let OHA know the best way to accomplish this.

Each member of the CAC received a copy of the 2005 Annual Plan prior to meeting with OHA Staff in order to give everyone an opportunity to become familiar with the Plan. An additional handout was also distributed at the meeting that included:

- An Agenda
- A Print Out of the Power Point Presentation
- A Performance and Evaluation (P & E) Annual Statement
- 5-Year Immediate Needs Summary by Property
- A (23 page) Replacement/Repair of Assessed Condition by Facility & Systems

De-concentration is one of the Plan objectives. This could include reconfiguration of some of the Towers, some demolition / reconfiguration of Family Developments, and replacement of obsolete housing stock. Current physical needs of existing housing stock would require over one billion dollars to satisfy. There are more immediate needs than the budget can handle, so it is necessary to identify and break out the most critical.

Another objective is to create opportunities for social / economic uplift. Pleasantview could benefit from the development of mixed-income housing and commercial development. This Family Development is divided by 30th Street, which is a commercial corridor. With the acquisition of more land in that area and the use of mixed-income financing, one or two multi-family units perhaps three or four stories high could be constructed. That new construction combined with the construction or acquisition of other scattered site houses over a wider geographical area would allow for the demolition of some of the buildings along 30th Street that are currently part of that Development,

which in turn could attract investment and create commercial development opportunities along that corridor.

The Housing Authority is in the process of adding additional units to include the following projects:

- Alamo Plaza Apartments on North 36th Street (acquisition – 14 units)
- Cherry Tree Apartments on 83rd & Underwood (acquisition – 30 units)
- Keystone Crown Creed on 83rd & Boyd (new construction – 37 units)
- Long School Neighborhood (new construction - 7 single family homes)
- Ernie Chambers Court on 18th & Grace (acquisition / rehab – 32 Public Housing units)
- North Omaha Infill (new construction of 24 single family homes)
- Crown I & Crown II (combined total of 28 single family homes)
- General Partnership acquisition of the Securities Building (35 units)
- General Partnership acquisition of the Bayview Apartments (12 units)

This leaves only 27 more units that need to be acquired in order to complete the Hawkins Replacement Housing Plan.

A market study was done which the Housing Authority can use as a strategic planning tool to identify where housing needs exist and ways to meet those needs. With a large projected population growth over the next fifteen years, housing needs will exceed available housing. The types of housing needs will also change.

The Plan is based on four million dollars. Each Capital Fund Program has a budget and each budget needs to identify exactly where the money will be spent. At this time the budget is not specific, but reflects several developments in a cluster. That will be changed this year to give more definition.

REQUESTS:

- Increase employment opportunities for residents.
- Encourage commercial / economic development in the immediate areas in and around the developments.
- Provide better security, i.e. cameras & bars on glass doors, to prevent break-ins.
- Re-do lines in the parking lots.
- Install signs for each handicap parking space; also reserve/designate the spaces closest to the door for handicap parking.
- Install new carpet in the units.
- Provide envelopes in the monthly statements that are the right size to remit rent payments.
- Improve heating systems to allow for some control / adjustment in individual units.

Mr. Long advised the CAC that HTVN training opportunities exist for residents at the Gateway Building. He will obtain a schedule for those broadcasts from Viv Ewing.

**Annual Plan 2005 & Five-Year
Workshop Notes – Day 2
Central Advisory Committee / OHA Staff**

**OHA Board Room
August 19, 2005
12:00 – 2:00 p.m.**

Doug Dethloff, Facility Coordinator, told the group that OHA would soon be hiring temporary employees to paint and drywall units in the Family Developments, Towers, and Scattered Sites. The work to be done is based on unit inspections. The Inspector's categorize deficiencies as either as 1, 2, or 3, with category 3 being first priority. This going to be a big task; both occupied and unoccupied units will get paint. OHA will go through the Union to fill these positions. The question was asked about residents applying, if they have experience. Residents interested in either painting or dry walling need to fill out an OHA application at Central Office.

During a recap of the first day's meeting, several topics were again mentioned.

- Carpets: Residents would like carpets in the units to aid in noise reduction. There was also a request to clean carpets that already in existence in the hallways. The carpets are filthy and the hallways smell. The dumpsters also smell.
- Community Service: Residents noted that one janitor per tower can't cover everything that needs to be done and perhaps a contractor could be hired to do hallways. Another suggestion was made that people who are ordered to do community service perform some of these jobs. The recommendation was made to use community service to enhance custodial and grounds keeping needs and that the community service be enforced, which has been a problem in the past.
- Handicapped parking: The point was made that handicap spaces should be large enough to be wheelchair assessable.
- Heat: Complaints made yesterday about the heating system were reiterated.

ANNUAL PLAN:

During discussion and overview of the Annual Statement, the following concerns were raised:

- Concrete Repairs: The sidewalk at Underwood Tower is in bad shape, making it hard to walk on with walkers and canes. Also, concrete by the door at Evans needs repair. (Evans is scheduled for repairs within the next 40-45 days.)
- Elevator Repairs: The freight elevator at Evans is frequently out of service and people often get stranded. Park North experiences the same problem. (OHA is working on a new elevator service contract.)
- Appliances: All the Towers need stoves and larger refrigerators. Stoves with knobs on the front can accidentally be turned on so the request was made for stoves with knobs at the back. A stove model with a down draft would be desirable since smoke detectors in the units are quite sensitive and alarm easily. OHA will investigate moving the smoke detectors and see if stoves with a down draft are available in the size needed. Range hoods were also requested. Replacement of appliances has been as needed. Staff will look at creating an asset log to determine the age of the appliances in every unit.
- Check Wiring: Confirm that Highland has a GFI breaker.
- Lighting: Ceiling fixtures in the living areas are situated close to the kitchen, and the far side of the living room is dark. Residents would like an additional fixture in the living areas for improved lighting.
- Ceiling Fans: Ceiling fans in living rooms and/or bedrooms were requested.
- Paint: Many units have not had fresh paint since the resident moved in; some units have been continuously occupied for many years. Staff will run a report by unit number, not name, for length of occupancy and identify the units that need to be painted. Because of the expense involved to move furniture in occupied units, painting might be limited to areas with the worst wear.
- Furniture: Bid specifications for new furniture in the lobby areas of the Towers have been compiled, but not advertised. This will happen in the fall. Staff looked at the wants of each Resident Association and then standardized what was asked for so that the furniture will be interchangeable in the Towers.

FIVE-YEAR PLAN:

There was some discussion about perhaps reconfiguring the units in the high-rises for better use of space and to allow for larger appliances. Extension of the counter top would create an eating area. This might be a possibility when funding allows for the replacement of kitchen cabinets.

In each year's budget, certain work items indicated in the Plan have no funding. Money left over from other areas can be reallocated to those work items or those work items can be moved into a current funded program and completed. An option for the Five-Year Plan would be for OHA to leverage funds. HUD allows housing authorities to borrow up to 30% of their total budget amount, which would allow leverage of capital funds through a Fannie Mae loan, or a competitive bank loan. This might be a way to accomplish the inclusion of certain work items in the Plan that otherwise would not get done for years. For instance, six (6) high-rises require the installation of sprinkler systems. Leveraging funds would enable other upgrades, i.e. boilers, fire safety improvements, to be made at the same time.

It was suggested that installation of air conditioning be included in the Five-Year Plan. And a question was asked about plans for putting pull cords in the Tower units*. This topic is on the agenda of the August 25, 2005 OHA Board of Commissioners meeting. Another topic for discussion will be enforcing the One Strike Policy. It was noted that a big part of that problem is that the courts and the Douglas County judges aren't upholding the policy.

Florence Tower will be removed from Elderly designation in the new Designated Housing Plan. Elderly occupation at that Tower is low. And OHA is in the process of getting a conversion analysis done in order to determine whether it would be more economical to operate Southside, Pleasantview, Evans, Spencer and Florence as Section Eight or Public Housing.

The third meeting of the Central Advisory Committee and OHA Staff will be Monday, August 22, at which time we will complete an overview of the Plan. We will plan on meeting one or two more times before the Public Hearing. The CAC members will be provided with a contact list of OHA personnel for questions regarding the PHA Plan.

*Due to the cost of repair, maintenance, and liability, OHA intends to remove the call systems from all tower buildings. It is not financially feasible to replace these systems. The call systems are unreliable, can not be monitored, repaired or maintained and therefore should be removed.

**Annual Plan 2005 & Five-Year
Workshop Notes – Day 3
Central Advisory Committee / OHA Staff**

**OHA Board Room
August 22, 2005
12:00 – 2:00 p.m.**

A recap of Friday's meeting generated the following items:

RASS:

Nine hundred resident satisfaction surveys were sent out; 348 were returned. An increase in the return rate would improve the RASS score.

Speed Bumps:

Benson, Evans, Park North & Park South Towers all requested speed bumps to slow down traffic cutting through the parking lots, especially at Benson and Evans.

Signage:

"Private Parking" signs were also requested; unauthorized parking from the surrounding residential neighborhood is a problem, particularly after 5:00 p.m.

Elevator Repairs:

Pine Tower, Evans Tower and Benson all report problems with the elevators frequently being out of service and stranding passengers. Also, the elevator doors have graffiti and need to be repainted.

Additional Security Cameras:

It was suggested that cameras be positioned facing the elevators on each floor in the towers. Currently there are cameras at both ends of the hallways, but a lot of activity takes place near the elevators that those cameras do not pick up.

Bathroom Ventilation:

Residents would like the ventilation system in their bathrooms improved.

Public Restrooms:

Residents would like the restrooms in the common areas that are open to the public locked each night at 10:00 or 11:00 p.m.

2006 Plan:

A general overview of the Annual Plan and explanation of the budget was given by Staff. The following topics were covered in that discussion:

Appliances – OHA will identify the developments that will receive priority for new appliances and draft an Appliance Replacement Plan to allocate those funds.

Paint & Carpet – Residents requested that ample notice be given when occupied units are scheduled to be painted as many people have asthma or other health concerns and are sensitive to paint fumes. Staff stated that the Housing Authority has been using low VOC paint in all occupied units for the past couple of years. Some relocation funds are available if it becomes necessary to house someone in a motel for a day or two. Low VOC will also be used for carpet installation. Carpets will be something like a 100% nylon level loop that is easy to maneuver across with walkers. The question was asked who would be responsible for moving furniture and removing items from walls in the units to be painted. Those jobs will be done by someone who is bonded, either OHA employees or OHA will contract with a moving company.

Management Improvements / Safety & Security – Residents are concerned about illegal activity that occurs in and around the towers when OHA personnel are not on site. Specifically, Evans Tower noted issues with prostitution and drugs at the first of the month on an ongoing basis. It was suggested that OPD could assist if some arrests were made. OPD will be asked to do a stakeout at the various properties. Another problem area is the third floor of Benson Tower; it has become a party floor. There are frequent fights at Pine Tower.

Pet Policy – The Pet Policy is not being enforced. Pets should be restricted from all community functions and there needs to be a designated area where pets can be walked.

Parking Lot Replacement – The parking lot at Kay Jay needs to be replaced and funding will be allocated in the new Annual Statement for this purpose.

Resident Services – There needs to be more resident services available in the buildings. Service Coordinator funding has run out, but the services are needed.

Omaha Housing Authority – Community Representatives

Jim Anderson	City Planning Office
Marion Todd	City Planning Office
James Dickerson	City Fire Department
Pio Porta	City Fire Department
Captain Denise Cousin	Omaha Police Department
Lieutenant John Skanes, Sr.	Omaha Police Department
Alvin Goodwin	Omaha Economic Development Corporation
James Rieker	Equity Fund of Nebraska
Marilyn McGary	Urban League of Nebraska
Beverly Griffen	Eastern Nebraska Office on Aging
Casey Petersen	Eastern Nebraska Office on Aging
Bob Kubat	Nebraska Health & Human Services
Kathy Leinenkugel	Douglas County Health Department
Patricia Jurjevich	Region 6
Carole Boye	Community Alliance
Jerry Dantzler	Omaha 100
Sister Marilyn Ross	Holy Name Affordable Housing, Inc
Mary Graff	UNO Nebraska Business Development Center
Dr. Dennis Roncek	UNO Criminal Justice Department
Don Thompson	D. Thompson Realty & Property Management

* The draft PHA plan was mailed to the above list of community representatives who were asked for input and comments. See attached letters.

**OMAHA HOUSING AUTHORITY
2006 PHA PLAN PUBLIC HEARING**

“Building For A Brighter Tomorrow”

**October 13, 2005
2:00 P.M. - 3:00 P.M.**

Attendees: Barry Long, Joan Anderson, Cindy Miserez, Lisa Hinrichsen, Doug Dethloff, Brad Ullerich, and Nancy Anderson from OHA. Attached is the attendance sheet for the public.

Barry Long, Capital Improvement and Development Administrator, opened the meeting with a Power Point presentation of OHA's PHA Plan for 2006.

Resident, Sandy Confere, asked for clarification of who actually owns the Towers, the City of Omaha or HUD.

OHA (Barry Long) explained that the Housing Authority holds the Title of Deed. The U. S. Department of Housing and Urban Development (HUD) has control over the property for purposes of disposition, demolition, and reconfiguration. OHA is subject to HUD rules and regulations, but has internal regulations of its own, such as the Admissions of Continued Occupancy (ACOP) and the Admin Plan. Cindy Miserez (OHA) added that OHA is a municipal entity that was chartered by the City of Omaha in the 1930's and is responsible to the City to provide low income housing and other programs. Funding to implement those programs comes from HUD.

Resident, Tommy Watkins, asked if the Towers were included in the lead-based paint assessment.

OHA (Barry Long) said the Towers were included in that assessment and no extraordinary circumstances were found.

Ms. Confere asked if background checks are still conducted before admitting applicants to public housing.

OHA (Barry Long) said background checks continue to be done on all applicants.

Ms. Confere asked how often floor tiles are replaced in the units. Hers are chipped and mismatched from previous repairs.

OHA (Barry Long) said floor coverings have been included in the physical needs list. The data base will be reviewed for which items should receive first priority.

Mr. Watkins asked what the schedule is for replacing stoves and cabinets in the Towers.

OHA (Barry Long) referred him to Tab 4 of the Plan where work items are identified in either the 2006 Annual Plan or the 2005-2009 Five-Year Plan. He explained that the work item descriptions are general to encompass all facets of propose renovations. Cabinets will be spelled out in the 5 year action plan.

Mr. Watkins asked when the camera system in the Towers will be upgraded. He also asked about removing the phone in the vestibule. People come in off the street to use the phone and this creates problems.

OHA (Barry Long) explained that several security and safety improvements have been identified, but it has not been determined when those improvements will be funded. OHA has been mandated by the City to install fire sprinkler systems in the Towers so that is the main focus at this time.

Mr. Bey, an Evans resident, said even with the updated camera system at that Tower, there is still a problem with unauthorized people entering the building. They follow other people through the door. Mr. Bey asked about getting speed bumps installed in the parking lot.

OHA (Mr. Long) said speed bumps create some problems for snow removal. Improvements are currently under contract for the Evans Tower parking lot.

Mr. Watkins, who is President of the Resident's Association at Park North, asked if Mr. Long could attend a Resident Association meeting.

OHA (Mr. Long) indicated he would attend and advised Mr. Watkins that the meeting should be scheduled through the Site Manager and that Public Safety should also be invited to answer question on security.

Resident, Mae Cody, said there used to be security guards sitting by the entrances in the Towers. Mr. Watkins said the individual Resident Associations should have greater input and be more involved rather than having guards posted at the doors.

OHA (Brad Ullerich) said that program was funded under the Public Housing Drug Elimination Program (PHDEP) which is no longer in effect.

Mr. Bey asked OHA Public Safety doesn't patrol through the properties at night. Ms. Confere added that not all on-call site managers leave their cell phone turned on.

OHA (Doug Dethloff) reminded them to call the after-hours number in those types of circumstances. Public Safety staffing and schedules vary so they cannot be predicted.

With no further questions forthcoming, the meeting was adjourned.

SIGN-IN
OCTOBER 13, 2005
PUBLIC HEARING
2006 PHA PLAN

OMAHA HOUSING AUTHORITY BOARD ROOM
 540 SOUTH 27th STREET

	NAME	PHONE
1.	William Bay	637-6134
2.	Deanna Duff	781-6115
3.	Elizabeth Duff	781-6115
4.	James Duff	781-6115
5.	James Duff	781-6115
6.	James Duff K.J.	932-1261
7.	James Duff	334-6877
8.	James Duff	558-8588
9.	John Anderson	714-3324
10.	John Anderson	444-6964
11.	Matt Brose	931-3413
12.	James Duff	334-6877
13.	John Anderson	57-2148
14.	Cindy Moseley	481-5100 ext 257
15.	James Duff	603-78256
16.	James Duff	953-7454
17.	James Duff	314-6457 x 238
18.		



CRIMINAL JUSTICE

October 12, 2005

Mrs. Nancy Anderson
Omaha Housing Authority
Capital Improvements and Development
Omaha, Housing Authority

540 S. 27th St.
Omaha, NE 68135

Dear Mrs. Anderson:

Thank you for sending me the Housing Authority's latest plan. Once again, I have been impressed with the thoughtfulness, care, and attention to detail in this plan. I regret that a schedule conflict prevents from attending the meeting. I fully expect, that barring any major misfortunes, such as occurred in the South, the implementation of this plan will contribute substantially to enhancing the quality of life of the residents.

I hope to be able to attend future meetings.

Sincerely yours,

A handwritten signature in cursive script that reads "Dennis W. Forsack".

Dr. Dennis W. Forsack, Ph.D.
Professor of Criminal Justice



"Skanes, Lt Jahn
[OPDR]
jskanes@delaware.gov
msk

To: "fraser@delaware.gov" <fraser@delaware.gov>
Cc:
Subject: FW: Review of O, B, H, A Plans for Fiscal Year 2005 and 2006-2009
Year-end Review

10/10/2005 11:48 AM

Thank you for your patience.

Skanes

-----Original Message-----

From: Skanes, Lt Jahn [mailto:jskanes@delaware.gov]

Sent: Tuesday, October 11, 2005 4:52 PM

To: Fraser, David Thomas [mailto:fraser@delaware.gov]

Subject: Review of O, B, H, A Plans for Fiscal Year 2005 and 2006-2009

Dear David Thomas,

>

>

> To: Lt. Fr. Anderson,

>

> I have reviewed the O, B, H, A Plans for 2005-2006 and must say that

> I express with the strongest of confidence the citizen public's opinion. I

> sincerely and most likely will continue to support the initiation

> and continuation of the program in favor of more suitable ones such as

> scattered state schools. Yet, the O, B, H, A Plans are some distance away from

> in providing support that the Department of Education and Urban

> Development will approve despite funds for this year.

>

> Sincerely,

>

> Lt. Jahn Skanes

> Office of the Department

>

HOLY NAME
HOUSING
CORPORATION

To: Omaha Housing Authority

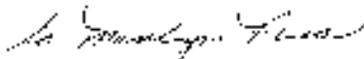
From: St. Mary's Cross, Executive Director

Re: Public Comment
Omaha Housing Authority PHA Plans
5-year Plan for Fiscal Years 2005-2009 Revised
Annual Plan for Fiscal Year 2006

I wish to express my approval for the Omaha Housing Authority PHA Plans. I am a supporter of the efforts of the Omaha Housing Authority to deliver housing that is both affordable and attractive to Omaha's low-income population.

As a community based housing developer with 23 years experience in developing housing, HNHC recognizes the difficulty of OHA's mission and applauds their efforts to not only provide decent affordable housing but to make their delivery system as fair, efficient as possible and to assure that it contributes to the neighborhoods where the housing is located.

Sincerely,



St. Mary's Cross

3014 North 45th Street
Omaha, Nebraska 68104
402-453-6100 • Fax 402-451-7197

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.

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 2005 - 2006

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 2006 Public Housing Agency (PHA) Plan.

The OHA RASS survey scores for 2003 - 2004 and goals for 2005 - 2006 are as follows:

Survey Section	2003	2004	National Average	Goals
Maintenance and Repair:	81.4%	78.1%	84.6%	85.0%
Communication:	66.4%	66.9%	75.2%	80.0%
Safety:	72.1%	69.3%	81.3%	80.0%
Services:	88.3%	84.9%	91.7%	90.0%
Neighborhood Appearance:	70.1%	68.4%	77.7%	80.0%

Surveys Sent	Surveys Returned	Response Rate	Undeliverable
975	348	40%	98

The National response rate was 64%

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 March 23, 2005 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 2005 – 2006**

Communication:

The OHA scored 66.9% 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 2005 – 2006**

- ***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 Service Coordinator 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 2005 – 2006 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 has opened in South Omaha at the LaFern Williams Center and will be accessible to any resident. The resource center includes 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 2005 – 2006**

- OHA has hired eight new Assistant Managers.. Six of the eight have been assigned to the Tower location, which now allows OHA to have a Manager or an Assistant Manager in each Tower everyday of the week. Each of the new staff are receiving training in the areas that will improve communication between staff and residents. The other two managers were assigned to family developments and are receiving the same training. 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.
- To further improve communications, OHA has extended office hours to 7:00pm three days a week to allow residents the flexibility of conducting business during later hours.
- All managers have attended Nan McKay training for Eligibility and Rent Calculations, In addition, OHA has plans for all managers to attend further training in Customer Service.

Target date of completion:

The proposed actions should result in improved RASS scores to exceed the minimum 75% by June 30, 2006.

PHA Planning Meetings will start in August 2005 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 2005 – 2006**

Safety:

The OHA scored 69.3% 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 2005 – 2006**

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 2005 – 2006**

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 2005 – 2006**

- **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, 2006.

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 2005 – 2006**

Housing Property Appearance:

The OHA scored 68.4% 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 90% complete at this time..
- 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 has been delivered. 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 2005 – 2006**

- OHA is investigating the use of the Capital Fund Program to plan and implement cycle painting of dwelling units and decorating of community areas.
- A contract has been executed with Auto 1 Towing to tow abandoned and dangerous cars from OHA property. Contractor will supply required signage in accordance with local government codes.
- A new contract has been awarded for monthly extermination services which includes baiting for rodents. Monthly reports, follow-up calls, and increased monitoring of problem units will improve on this problem.

Immediate needs must be quantified at each site for work to complete in 2005:

- 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 2005 - 2006:

- Section 504 Compliance & Fair Housing Act in Restrooms and Common Areas
- Power Assisted Door Operators – Currently under contract with work beginning in May 2005
- Alarmed Key Bank & lock Replacement – Currently under contract with work beginning in April 2005
- Site Improvement & Beautification – Signage – Parking

The primary objective for 2005 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, 2006.

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 2005.

End of Follow Up Plan

**RASS Implementation and Follow Up Plan
Omaha Housing Authority (OHA)
FFY 2005 – 2006**

Development	Maintenance & Repair	Communication	Safety	Services	Neighborhood Appearance
NE26P001007 FIVE HIGH RISE TOWERS	86.5	78.3	69.5	91.8	70.7
NE26P001009 BENSON/PINE TOWERS	72.4	65.3	57.3	85.4	58.7
NE26P001010 FLORENCE/ HIGHLAND TOWERS	90.0	64.8	63.5	91.4	74.9
NE26P001016 SCATTERED SITE DUPLEXES	71.8	60.3	75.8	87.0	80.5
NE26P001019 SCATTERED SITE DUPLEXES	75.7	61.9	74.5	81.2	79.9
NE26P001020 SCATTERED SITES	80.0	74.8	84.7	92.0	72.0
NE26P001021 SCATTERED SITE HOMES	86.4	72.6	92.0	90.2	93.6
NE26P001024 SCATTERED SITES	96.7	66.5	86.3	89.1	90.2
NE26P001026 SCATTERED SITES	86.0	77.1	88.6	99.1	84.0
NE26P001033 SCATTERED SITES	71.5	65.0	83.9	73.7	73.4
NE269001032 55 SCATTERED SITES	78.3	65.5	86.4	86.1	86.4
NE26P001035 62 SCATTERED SITES	83.5	70.7	86.3	82.5	87.1
NE26P001044 SCATTERED SITES HAWKINS	63.9	75.4	87.2	93.1	83.1
NE26P001017 CROWN TOWER	84.2	68.6	86.1	87.8	78.5
NE26P001012 UNDERWOOD TOWER	83.1	77.0	81.0	91.8	80.3
NE26P001011 JACKSON TOWER	83.8	63.4	66.5	86.9	66.6
NE26P001005 PLEASANTVIEW HOMES	68.6	54.5	54.9	84.2	55.4
NE26P001004 SPENCER HOMES	83.7	69.5	65.4	78.6	67.7
NE26P001001 SOUTHSIDE TERRACE HOME	56.7	53.4	57.1	62.7	44.4

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 \$100 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 6/30/05 (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	95,206.00	194,640.00		289,846.00	1,027.82
12	1410.2 Technical Salaries						
13	1410.4 Legal Expense	254,000.00	118,153.00	135,847.00		254,000.00	900.71
14	1410.9 Employee Benefit Contribution	86,953.84	88,353.00	(1,399.16)		86,953.84	308.35
15	1410.10 Travel						
16	1410.18 Equipment Expended						
17	1410.19 Sundry	187,108.42	114,576.00	72,532.42		187,108.42	663.51
18	Total Administration	817,908.26	416,288.00	# 401,620.26	-	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	18,678.00	6,322.00		25,000.00	88.65
Planning							
25	1430.1 Architectural & Engr Fees	217,000.00	191,117.00	25,883.00		217,000.00	769.50
26	1430.2 Consultant Fees	1,694,797.00	820,863.00	873,934.00		1,694,797.00	6,009.92
27	1430.6 Permit Fees	24,000.00	22,888.00	1,112.00		24,000.00	
28	1430.7 Inspection Costs	43,625.00	5,951.00	37,674.00		43,625.00	154.70
29	1430.9 Housing Surveys	51,000.00	30,306.00	20,694.00		51,000.00	
30	1430.19 Sundry Planning Costs	25,000.00	21,491.00	3,509.00		25,000.00	88.65
31	Total Planning	2,055,422.00	1,092,616.00	962,806.00	-	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 12/31/04 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
Site Acquisition							
32	1440.1 Property Purchases	3,800,000.00	3,844,232.00	(44,232.00)		3,800,000.00	13,475.18
33	1440.2 Condemnation Deposits						
34	1440.3 Excess Property						
35	1440.4 Surveys and Maps	25,000.00	19,907.00	5,093.00		25,000.00	88.65
36	1440.5 Appraisals	35,000.00	20,665.00	14,335.00		35,000.00	124.11
37	1440.6 Title Information	15,000.00	7,006.00	7,994.00		15,000.00	53.19
38	1440.8 Legal Costs - Site						-
39	1440.10 Option Negotiations	256,000.00	38,564.00	217,436.00		256,000.00	907.80
40	1440.12 Current Tax Settlement	10,000.00	16,303.00	(6,303.00)		10,000.00	35.46
41	1440.19 Sundry Site Costs	36,625.00	60,620.00	(23,995.00)		36,625.00	129.88
42	1440.20 Site Net Income						
43	Total Site Acquisition	4,177,625.00	4,007,297.00	170,328.00	-	4,177,625.00	14,814.27
44	1450 Site Improvements						
45	1460 Dwelling Construction						
46	1465 Dwelling Equipment						
47	1470 Nondwelling Construction						
48	1475 Nondwelling Equipment						-
49	1480 Contract Work in Progress	17,260,573.00	3,434,353.00	13,826,220.00		17,260,573.00	61,207.71
50	1485 Demolition						-
51	1450 Relocation Costs						
52	1499 Development Used for Mod.						
53	Total (Including Donations)						
54	Less Donations						
55	Total Before Contingency (less Donations)					-	-
56	Contingency: 1% to 5% (or less) of line 55						
57	Total Development Cost	24,336,528.26	8,969,232.00	15,367,296.26	-	24,336,528.26	86,299.75

Subpart II - Detail of Other in Developer's Price

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

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

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

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

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 06/30/05
 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	333,350	333,350	333,350
4	1410 Administration	260,000	270,261	270,262	270,262
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	501,310	398,099	398,099	398,099
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	184,383	188,551	188,551	188,551
10	1460 Dwelling Structures	2,539,547	2,643,107	2,643,107	2,643,107
11	1465-1 Dwelling Equipment - Nonexpendable	78,835	37,501	37,501	37,501
12	1470 Nondwelling Structures	72,012	66,425	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	4,470,547	4,470,547
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 2001 50101 - REV 3**

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
	SOUTHSIDE TERRACE 1-1						
		1460					
1.00	Bldg. Exteriors, roofs, gutters, downspouts (& Spencer)						
		Total			-	-	-
1.50	LBP Abatement in 85 units						
		Terracon	01-708-0022	42,297.91		16,739.03	16,739.03
		Rife Construction	03-501-0201			194,917.63	194,917.63
		Countertops Unlimited				328.37	328.37
		COLEMAN'S CONSTRUCTION	02-501-0104	801,341.99		19,970.55	19,970.55
		Total			231,956.00	231,955.58	231,955.58
2.00	EXTERIOR STAIRS & CANOPY REPAIR/REPLACEMENT & LIGHTING						
		Total			-	-	-
3.00	CEILING HEATER REPLACEMENT						
		Grainger		PO		4,061.72	4,061.72
		Total			4,062.00	4,061.72	4,061.72
	SOUTHSIDE TERRACE TOTALS:				236,018.00	236,017.30	236,017.30
	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.	02-501-0105	1,414,499.00		826,629.18	826,629.18
		Total			828,629.00	828,629.18	828,629.18
6.00	HVAC replacement						

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
		Prairie Mechanical Corp	02-501-0111	157,850.00		41,859.40	41,859.40
		Total			41,859.00	41,859.40	41,859.40
	SPENCER HOMES TOTAL:				870,488.00	870,488.58	870,488.58
	FAMILY DEVELOPMENTS 1-1, 1-4, & 1-5						
	1450						
7.00	SITE WORK,(ALL FMLY DEV.) SIDEWALKS, PARKING LOTS, RETAINING WALL REPAIR, GRADING & LANDSCAPING						
		MENARDS		PO		136.29	136.29
		Navarro	02-501-0113	150,000.00		41,420.05	41,420.05
		MICKLIN LUMBER CO.		PO		79.01	79.01
		Nebraska Hydro-Seeding		PO		825.42	825.42
		OUTDOOR JUNCTION		PO		279.46	279.46
		Jeff's Tree Service		PO		1,200.00	1,200.00
		A & C Tree Service		PO		1,617.00	1,617.00
		Walkup Tree Service		PO		970.00	970.00
		Ideal Lawn & Landscape		PO		1,859.69	1,859.69
		ANOITED HANDS PAINTING & CLEANING		PO		3,565.00	3,565.00
		LOVELAND LAWNS		PO		1,370.44	1,370.44
		SHOPKO		PO		1,146.21	1,146.21
				Total	54,469.00	54,468.57	54,468.57
	1460						
8.00	SIDING, PAINTING, ROOFING & EXTERIOR BRICK REPAIR/REPLACEMENT (1-1,1-4)						
		Blaha Roofing	03-501-0104	101,615.00		49,756.00	49,756.00
				Total	49,756.00	49,756.00	49,756.00
9.00	WATER HEATER REPLACEMENT(S)						
		Micklin		PO		4,814.67	4,814.67
		Burton Plumbing		PO			
		Briggs Inc.		PO		1,245.16	1,245.16
				Total	6,060.00	6,059.83	6,059.83
10.00	FURNACE REPLACEMENT						
		Prairie Mechanical Corp	02-501-0111	157,850.00		36,740.20	36,740.20
		Action Heating & Cooling	03-501-0105	139,000.00		64,873.47	64,873.47
		A-1 UNITED HEATING & A/C		PO		1,250.00	1,250.00

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
				Total	102,864.00	102,863.67	102,863.67
		1465					
11.00	REPLACE STOVES & REFRIGERATORS						
		16th Street Furniture & Appliance	00-2002-06	56,258.59		37,265.79	37,265.79
				Total	37,266.00	37,265.79	37,265.79
		1495					
11.5	Relocation cost						
		VARIOUS TENANTS					
		Total			-	-	-
	FAMILY DEVELOPMENTS TOTALS:				250,415.00	250,413.86	250,413.86
	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		PO		3,711.24	3,711.24
		K MART		PO		111.08	111.08
		MICKLIN LUMBER CO.		PO		56.97	56.97
		Navarro	02-501-0113	150,000.00		6,221.21	6,221.21
		WATKINS CONCRETE BLOCK CO.		PO		738.06	738.06
		Anderson Excavating		PO		9,400.00	9,400.00
		Total			20,238.00	20,238.56	20,238.56
		1460					
12.00	TOWER RENOVATION						
		Ray Martin Co.	02-501-0013	203,841.00		203,841.00	203,841.00
		Kasner Carpets, Inc.		PO		4,500.42	4,500.42
		Ray Martin Co.		PO		1,334.31	1,334.31
		N. Pitlor & Son, Inc.		PO		1,430.78	1,430.78
		Jim kankousky		PO		4,975.50	4,975.50
		Zenon Construction		PO		3,820.00	3,820.00
		Frank Merchant	01-708-0025	18,137.00		4,590.00	4,590.00
		Total			224,492.00	224,492.01	224,492.01

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
14.00	INSTALL ADDITIONAL LAUNDRY FACILITIES						
		Air Quality Svcs		PO		350.00	350.00
		Total			350.00	350.00	350.00
15.00	INTERIOR COMMON AREA RENOVATION						
		Keystone Carpets, Inc		PO		810.99	810.99
		Total			811.00	810.99	810.99
15.1	Crown Elevator						
		Eletech	02-501-0114	307,811.00		320,276.00	320,276.00
		Total			320,276.00	320,276.00	320,276.00
15.5	Trash compactor renovation pilot project						
		Mallard LTD Construction	03-501-0101	214,348.16		214,348.16	214,348.16
		Solid Waste Equipment	02-501-0012	59,999.00		59,999.00	59,999.00
		Total			274,347.00	274,347.16	274,347.16
16.00	EMERGENCY SYSTEMS - safety & security						
		SEI SECURITY EQUIPMENT, INC.	02-501-0107	375,132.81		17,811.62	17,811.62
		Surburban Electric Inc.		PO		762.00	762.00
		Black Box Svcs		PO		442.14	442.14
		Insight		PO		5,000.00	5,000.00
		Fireguard	Emergency PO	2003-06		21,346.50	21,346.50
		Fireguard	Emergency PO	PO 71137		9,419.84	9,419.84
		Fireguard	Emergency PO	PO 71145		6,056.75	6,056.75
		Fireguard		PO 70551		5,534.82	5,534.82
		American Security				37,415.76	37,415.76
		ELECTRONIC SOLUTIONS INC.		PO		1,848.65	1,848.65
		Total			105,638.00	105,638.08	105,638.08
16.50	ROOF REPAIRS						
		Toney's Roofing		PO		3,150.00	3,150.00
		Siouxland Roofing Services	01-708-0016	52,280.00		29,919.50	29,919.50
		Total			33,070.00	33,069.50	33,069.50
16.6	LIGHTING FOR HALLWAYS & COMMON AREAS						
		CMS Viron Corporation	01-708-0005	388,900.32		16,684.44	16,684.44
		Total			16,684.00	16,684.44	16,684.44

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
16.7	Water Heater Replacement						
		N Pitlor & Sons		PO		13,174.69	13,174.69
		Rasmussen		PO		10,160.07	10,160.07
				PO		-	
		Total			23,335.00	23,334.76	23,334.76
		1465					
17.00	REPLACE STOVES & REFRIGERATORS						
		16th Street Furnitur & Appliance				235.40	235.40
		Total			235.00	235.40	235.40
18.00	AIR CONDITIONERS						
		Total			-	-	-
				ELDERLY HIGHRISES TOTALS:	1,019,476.00	1,019,476.90	1,019,476.90
	DUPLEXES 1-16, 1-19						
		1450					
19.00	DRIVEWAYS, SIDEWALKS, RETAINING WALLS & LANDSCAPING						
		Jeff's Tree Service		PO		3,575.00	3,575.00
		Navarro	02-501-0113	150,000.00		40,831.40	40,831.40
		Walkup Tree Service		PO		9,265.00	9,265.00
		Total			53,671.00	53,671.40	53,671.40
		1460					
20.00	ROOF REPAIR/REPLACEMENT/SIDING & EXTERIOR WORK						
						-	
		Mickelson Home Improven	03-501-0105	178,605.78		109,869.54	109,869.54
		Blaha Roofing	03-501-0104	101,615.00		38,950.00	38,950.00
		Total			148,820.00	148,819.54	148,819.54
21.00	HOT WATER HEATERS						
		Total				-	-
21.1	Replace HVAC systems						
		Prairie Mechanical Corp	02-501-0111	157,850.00		56,398.58	56,398.58

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
		Total			56,399.00	56,398.58	56,398.58
	1465						
22.00	REPLACE STOVES & REFRIGERATORS						
		Total			-	-	-
			DUPLEXES 1-16, 1-19 TOTAL:		258,890.00	258,889.52	258,889.52
	SCATTERED SITES 1-20, 1-21, 1-26, 1-28, 1-30, 1-32, 1-35						
		1450					
23.00	DRIVEWAYS, SIDEWALKS, RETAINING WALLS & LANDSCAPING						
		Jeff's Tree Service		PO		2,750.00	2,750.00
		Navarro	02-501-0113	150,000.00		32,555.74	32,555.74
		Walkup Tree Service		po		2,590.00	2,590.00
		A & C Tree Service		PO		1,075.00	1,075.00
		Bob's Big Red Svcs Inc	03-501-0203			8,719.20	8,719.20
		Bob's Big Red Svcs Inc	03-501-0202			11,732.40	11,732.40
		TWO MEN MOWING		PO		750.00	750.00
		Total				60,172.00	60,172.34
		1460					
24.00	ROOF DRAINAGE REPAIR/REPLACEMENT						
		Blaha Roofing		PO		8,250.00	8,250.00
		Blaha Roofing	03-501-0104	101,615.00		15,035.00	15,035.00
		Total				23,285.00	23,285.00
25.00	Vinyl Siding						
		Mickelson Home Improvements	03-501-0105	178,605.00		36,388.19	36,388.19
		COLEMAN CONSTRUCTI	01-708-0024	87,901.00		250.00	250.00
		Herb Gibson Siding Inc		PO		5,058.00	5,058.00
		Total				41,696.00	41,696.19

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
26.00	FLOORING						
		Kasner Carpets, Inc.				17,879.03	17,879.03
		KEYSTONE CARPETS, INC.		PO		2,860.77	2,860.77
		Total			20,740.00	20,739.80	20,739.80
27.00	HVAC split systems & thermostats						
		A-1 United Heating & A/C	01-501-0002	161,492.60		16,882.62	16,882.62
		Action Heating & Cooling	03-501-0105	139,000.00		27,891.50	27,891.50
		Prairie Mechanical Corp			PO	1,024.78	1,024.78
		Prairie Mechanical Corp	02-501-0111	157,850.00		42,180.34	42,180.34
		Total			87,979.00	87,979.24	87,979.24
	1465						
28.00	REPLACE STOVES & REFRIGERATORS						
		Total			-	-	-
		SCATTERED SITE TOTAL:			233,872.00	233,872.57	233,872.57
	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
	1408						
30.00	COMPUTER SYSTEMS, CONSULTANTS AND PROGRAMS TO ENHANCE CURRENT SYSTEM						
		Quilogy Inc.		PO		1,495.00	1,495.00
		Travel		PO		1,533.58	1,533.58
		Meta		po		1,612.87	1,612.87
		BAIRD HOLM		PO		903.00	903.00
		YARDI SYSTEMS INC.		Training Expenses		5,615.49	5,615.49
		YARDI SYSTEMS INC.	2001-15	324,933.00		322,190.18	322,190.18
		Total			333,350.00	333,350.12	333,350.12

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
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
		Section 8 Repayment				(143,621.99)	(143,621.99)
31.10	ADMINISTRATIVE ALLOCATION				60,262.00	60,261.87	60,261.87
				Total	270,262.00	270,261.87	270,261.87
		1430					
32.00	A&E AGENCY WIDE					-	
		TSP Seven, Inc.	02-501-0102	16,350.00		16,350.00	16,350.00
		TSP Seven, Inc.		PO		2,989.20	2,989.20
		TSP Seven, Inc.	01-708-0023	12,526.98		12,526.98	12,526.98
		Batheja & Associates	02-501-0101	27,317.43		27,317.42	27,317.42
		Batheja & Associates	02-501-0003	9,944.00		9,944.00	9,944.00
		Batheja & Associates	01-708-0008	16,084.00		3,408.00	3,408.00
		Batheja & Associates	98-707-C-003	158,393.00		37,638.00	37,638.00
		Batheja & Associates	01-708-0018	32,474.99		25,406.99	25,406.99
		Prochaska & Assoc.	01-708-0009	82,410.00		31,357.00	31,357.00
		Prochaska & Assoc.	02-501-0112	47,940.00		47,940.00	47,940.00
		Prochaska & Assoc.	01-708-0002	780.00		780.00	780.00
		Prochaska & Assoc.	03-501-0204	20,990.00		20,990.00	20,990.00
		Schemmer & Associates	02-501-0106	19,750.00		20,508.00	20,508.00
		Schemmer & Associates		PO		-	
		Schemmer & Associates	02-501-0115	28,000.00		28,000.00	28,000.00
		Schemmer & Associates	01-708-0011	92,761.60		7,596.75	7,596.75
		Schemmer & Associates	03-501-0102	79,621.00		49,717.80	49,717.80
		Schemmer & Associates	01-501-0004	74,862.40		55,628.40	55,628.40
				Total	398,098.00	398,098.54	398,098.54
		1470					
32.5	MLK Center leasing office renovation						
		Repayment from Section 8				-	
		SEI	02-501-0107			36,864.43	36,864.43

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
				1502 TOTAL	-	-	-
				TOTAL	4,470,546.00	4,470,546.00	4,470,546.00
				LATEST OBLIGATION END DATE:	6/30/03	-	
				LATEST EXPENDED END DATE:	12/31/04		

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

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

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
Operations	6/30/2003		6/30/2003	6/30/2005		12/27/2004	
Management Improvements	6/30/2003		6/30/2003	6/30/2005		12/27/2004	
Administration	6/30/2003		6/30/2003	6/30/2005		12/27/2004	
Non-dwelling Structures	6/30/2003		6/30/2003	6/30/2005		12/27/2004	
Dwelling Equip Equipment	6/30/2003		6/30/2003	6/30/2005		12/27/2004	
1-1, 1-4, 1-5	6/30/2003		6/30/2003	6/30/2005		12/27/2004	
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	6/30/2003		6/30/2003	6/30/2005		12/27/2004	
1-16, 1-19	6/30/2003		6/30/2003	6/30/2005		12/27/2004	
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		12/27/2004	

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

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 06/30/05
 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	141,899	141,899	141,899
4	1410 Administration	262,435	262,427	262,427	262,427
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	180,000	359,657	359,657	356,281
8	1440 Site Acquisition	-			
9	1450 Site Improvement	343,000	221,743	221,743	206,038
10	1460 Dwelling Structures	2,326,766	2,292,794	2,292,794	2,133,803
11	1465-1 Dwelling Equipment - Nonexpendable	215,000	17,627	17,627	17,627
12	1470 Nondwelling Structures	163,000	503,148	503,148	483,199
13	1475 Nondwelling Equipment	136,877	71,384	71,384	71,384
14	1485 Demolition				
15	1490 Replacement Reserve Nondwelling Equipment				
16	1495.1 Relocation Costs	-	13,400	13,400	13,400
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	4,315,643	4,315,643	4,117,622
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 2002 50102 Rev 1**

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT
	SOUTHSIDE TERRACE 1-1					
	1460					
1.00	LBP Abatement in 85 dwelling units					
		GE Appliances	PO			28,233.02
		Hempel Sheet Metal	PO			85.60
		Countertops Unlimited				129.00
		Consolidated Supply	PO			2,059.20
		Micklin	PO			900.96
		Rife Construction	05-501-0302	799,655.00		591,264.83
		Rife Construction	03-501-0201	598,328.83		403,411.20
		Total			1,026,084.00	1,026,083.81
2.00	Ceiling Heater Replacement					
		Total				-
	SOUTHSIDE TERRACE TOTALS:				1,026,084.00	1,026,083.81
	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					

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT
4.00	Building Exterior, Roofs, gutters & downspouts, and porch renovation (1-1, 1-4, & 1-5)					
		Blaaha Corporation	PO	PO		230.00
		Masonry Construction	PO	PO		8,911.00
				Total	9,141.00	9,141.00
5.00	Water Heater Replacement					
				Total		-
6.00	Furnace Replacement	1-4 & 1-5				
		Prairie Mechanical	02-501-0111			3,236.71
		Richard & Sons Sheet Metal	PO	PO		2,566.80
				Total	5,804.00	5,803.51
	1465					
7.00	Replace Stoves & Refridgerators					
				Total		-
7.10	Furniture & Fixtures					
			Southside			277.14
			Pleasantview			
			Spencer			
				Total	277.00	277.14
	1495					
7.50	Resident Relocation					
		Resident Relocation				13,400.00
				Total	13,400.00	13,400.00
FAMILY DEVELOPMENTS TOTALS:					28,622.00	28,621.65
	ELDERLY HIGHRISES 1-7, 1-9, 1-10, 1-11, 1-12, 1-17					

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT
	1450					
8.00	Site Work (Driveway, Sidewalk, Parking lots, Retaining wall repair, and landscaping)					
		Indian Creek Nursery				184.85
		Electrical Company of Omaha		PO		10,171.59
		Total			10,356.00	10,356.44
	1460					
9.00	Tower Renovation Excluding Common Area					
		Buland Group Construction	04-501-0204	1,109,767.00		159,000.21
		Prochaska/Lund Ross	PO	PO		2,437.50
		Prochaska/Lund Ross	04-501-0203	892,430.00		889,088.99
		Security Equipment Inc		33,039.14		33,039.14
		Adirondack Direct				3,428.44
		Total			1,086,994.00	1,086,994.28
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				-
12.00	Water Shut-off valve installation and trash compactors					
	Moved to 2001					
		Total				-

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT
13.00	Vertical A/C systems in apts					
		Control Specialists	PO			7,469.67
		Total			7,470.00	7,469.67
13.50	Water Heater Replacement					
		N Pitlor & Sons		PO		28,599.00
		Mike Zabel Plumbing	Florence			10,245.25
		Total			38,844.00	38,844.25
14.00	Antenna platform construction and roof repair - Phase II (1-07)					
		Total				-
		1465				
15.00	Fixtures & Furniture					
		Benson				-
		Crown				820.70
		Evans				-
		Florence				880.62
		Highland				
		Jackson				991.90
		KJ				980.12
		Park North				917.00
		Park South				870.98
		Pine				891.32
		Underwood				811.06
		Total			7,164.00	7,163.70
16.00	Stoves & Refridgerators					

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT
		Whirlpool		PO		749.00
		GE Appliances		PO		385.20
		Total			1,134.00	1,134.20
17.00	Air Conditioners					
		Total				-
	1498					
18.00	Dwelling Unit Replacement of Burt Housing					
		Total			-	-
ELDERLY HIGHRISES TOTALS:					1,151,962.00	1,151,962.54
	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		6,717.50
		Total			6,718.00	6,717.50
	1460					
20.00	Roof, Bldg Exterior					
		Blaha Corp	PO	PO		6,953.00
		Mickelson Home Improvements	03-501-0105	178,605.78		40,009.87
		Total			46,963.00	46,962.87
21.00	HVAC					
		Action Heating & Air	03-501-0105			14,284.69
		Prairie Mechanical	02-501-0111			2,981.33
		Total			17,266.00	17,266.02

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT
	1465					
22.00	Stoves & Refridgerators					
		Total				-
			DUPLEXES 1-16, 1-19 TOTAL:		70,947.00	70,946.39
	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	66,518.10		43,015.05
		Bob's Big Red	03-501-0202	32,849.50		22,674.30
		Total			65,689.00	65,689.35
		1460				
24.00	Roof Drainage repair / replacement					
		Blaha Corp	03-501-0104			11,947.00
		Blaha Corp	PO			13,090.00
		Toney's Roofing	PO			8,144.00
		Professional Environmental	PO			909.50
		COLEMAN'S CONSTRUCTION	02-501-0104	801,341.99		
		Total			34,091.00	34,090.50
25.00	Flooring; Carpet & Tile					
		Total				-

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT
26.00	HVAC Systems					
		Action Heating & Air	03-501-0105			18,835.83
		Prairie Mechanical	02-501-0111			1,301.57
		Total			20,137.00	20,137.40
	1465					
27.00	Stoves & Refridgerators					
		GE Appliances	PO			9,052.20
		Total			9,052.00	9,052.20
			SCATTERED SITE TOTAL:		128,969.00	128,969.45
	AUTHORITY WIDE					
	1406					
28.00	Operations					431,564.00
		Total			431,564.00	431,564.00
	1408					
29.00	Computer Systems, Consultants, and programs to enhance current system					
		YARDI SYSTEMS INC.		Training Expenses		12,899.39
		Total			12,899.00	12,899.39
29.50	Security Guards					
		OHA Security Guards				129,000.00
		Total			129,000.00	129,000.00
	1410					
30.00	ADMINISTRATIVE SALARY & FRINGE					160,000.00
31.00	ADMINISTRATIVE ALLOCATION					102,426.59

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT
				Total	262,427.00	262,426.59
	1430					
32.00	A&E AGENCY WIDE					
		Schemmer & Associates	02-501-0106	19,750.00		
		Schemmer & Associates	03-501-0102	79,621.00		17,786.55
		Batheja	01-708-0018	3,265.00		3,265.00
		Professional Environmenta	04-501-0201	65,000.00		60,300.00
		Hanna Keelan	04-501-0202	50,000.00		35,200.00
		DLR	04-501-0205	255,799.00		243,105.58
		Prochaska and Assoc.	03-501-0204	20,990.00		
		Total			359,657.00	359,657.13
	1450					
33.00	Site Work (Sidewalk, Parking lots, Retaining wall repair, grading, and landscaping					
		Calvin Hinz / Barry Larson	04-501-0208	1,001,599.50		138,980.00
		Total			138,980.00	138,980.00
	1470					
34.00	Admin Bldg. Systems, Flooring/Carpeting, Common Area Renovations					
		SEI	PO			2,095.78
		Consolidated Electric				837.76
		Consolidated Supply	PO			138.58
		Lowe's	PO			34.45
		Millard Drywall				1,290.58
		Sandy Kasner	PO			8,646.07
		Sherwin Williams	PO			898.13
		Midwest Sign Crafters	PO			4,628.22
		National Electric	PO			2,525.00
		Petty cash				64.16
		Qwest Interprise America				748.00
		Richard & Sons Sheet Metal	PO			7,800.00
		Buland Group Construction	04-501-0204	1,109,767.00		75,465.00

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 06/30/05
 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	141,899	141,899	141,899
4	1410 Administration	262,435	262,427	262,427	262,427
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	180,000	359,657	359,657	359,657
8	1440 Site Acquisition	-			
9	1450 Site Improvement	343,000	221,743	221,743	221,743
10	1460 Dwelling Structures	2,326,766	2,292,793	2,292,794	2,292,794
11	1465-1 Dwelling Equipment - Nonexpendable	215,000	17,627	17,627	17,627
12	1470 Nondwelling Structures	163,000	503,148	503,148	503,148
13	1475 Nondwelling Equipment	136,877	71,384	71,384	71,384
14	1485 Demolition				
15	1490 Replacement Reserve Nondwelling Equipment				
16	1495.1 Relocation Costs	-	13,400	13,400	13,400
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	4,315,643	4,315,643
20	Amount of line 19 Related to LBP Activities	-	-		
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security				
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director and Date
X 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 2002 50102 Rev 1**

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION		CASH FLOW ANALYSIS
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
	SOUTHSIDE TERRACE 1-1						
	1460						
1.00	LBP Abatement in 85 dwelling units						
		GE Appliances	PO			28,233.02	28,233.02
		Hempel Sheet Metal	PO			85.60	85.60
		Countertops Unlimited				129.00	129.00
		Consolidated Supply	PO			2,059.20	2,059.20
		Micklin	PO			900.96	900.96
		Rife Construction	05-501-0302	799,655.00		591,264.83	591,264.83
		Rife Construction	03-501-0201	598,328.83		403,411.20	403,411.20
		Total				1,026,084.00	1,026,083.81
2.00	Ceiling Heater Replacement						
		Total				-	-
	SOUTHSIDE TERRACE TOTALS:					1,026,084.00	1,026,083.81
	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)						
		Blaha Corporation	PO	PO		230.00	230.00
		Masonry Construction	PO	PO		8,911.00	8,911.00
		Total				9,141.00	9,141.00
5.00	Water Heater Replacement						
		Total				-	-
6.00	Furnace Replacement	1-4 & 1-5					
		Prairie Mechanical	02-501-0111			3,236.71	3,236.71
		Richard & Sons Sheet Metal	PO	PO		2,566.80	2,566.80
		Total				5,803.51	5,803.51
	1465						

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION		CASH FLOW ANALYSIS
					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 Pittor & Sons		PO		28,599.00	28,599.00
		Mike Zabel Plumbing	Florence			10,245.25	10,245.25
		Total			38,844.00	38,844.25	38,844.25
14.00	Antenna platform construction and roof repair - Phase II (1-07)						
		Total				-	-
		1465					
15.00	Fixtures & Furniture						
		Benson				-	
		Crown				820.70	820.70
		Evans				-	
		Florence				880.62	880.62
		Highland					
		Jackson				991.90	991.90
		KJ				980.12	980.12
		Park North				917.00	917.00
		Park South				870.98	870.98
		Pine				891.32	891.32
		Underwood				811.06	811.06
		Total			7,164.00	7,163.70	7,163.70
16.00	Stoves & Refridgerators						
		Whirlpool		PO		749.00	749.00
		GE Appliances		PO		385.20	385.20
		Total			1,134.00	1,134.20	1,134.20
17.00	Air Conditioners						
		Total				-	-
		1498					
18.00	Dwelling Unit Replacement of Burt Housing						
		Total			-	-	-

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

As of: 2/22/2006

	LOCC #	#VALUE!			BUDGET VS. OBLIGATION		CASH FLOW ANALYSIS
#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
			ELDERLY HIGHRISES TOTALS:		1,151,962.00	1,151,962.54	1,151,962.54
	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		6,717.50	6,717.50
		Total			6,718.00	6,717.50	6,717.50
		1460					
20.00	Roof, Bldg Exterior						
		Blaha Corp	PO	PO		6,953.00	6,953.00
		Mickelson Home Improvements	03-501-0105	178,605.78		40,009.87	40,009.87
		Total			46,963.00	46,962.87	46,962.87
21.00	HVAC						
		Action Heating & Air	03-501-0105			14,284.69	14,284.69
		Prairie Mechanical	02-501-0111			2,981.33	2,981.33
		Total			17,266.00	17,266.02	17,266.02
		1465					
22.00	Stoves & Refridgerators						
		Total				-	-
			DUPLEXES 1-16, 1-19 TOTAL:		70,947.00	70,946.39	70,946.39
	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	66,518.10		43,015.05	43,015.05
		Bob's Big Red	03-501-0202	32,849.50		22,674.30	22,674.30
		Total			65,689.00	65,689.35	65,689.35
		1460					
24.00	Roof Drainage repair / replacement						
		Blaha Corp	03-501-0104			11,947.00	11,947.00
		Blaha Corp	PO			13,090.00	13,090.00
		Toney's Roofing	PO			8,144.00	8,144.00

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION		CASH FLOW ANALYSIS
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
		Professional Environment	PO			909.50	909.50
		COLEMAN'S CONSTRUCTION	02-501-0104	801,341.99			
		Total			34,091.00	34,090.50	34,090.50
25.00	Flooring; Carpet & Tile						
		Total				-	-
26.00	HVAC Systems						
		Action Heating & Air	03-501-0105			18,835.83	18,835.83
		Prairie Mechanical	02-501-0111			1,301.57	1,301.57
		Total			20,137.00	20,137.40	20,137.40
		1465					
27.00	Stoves & Refridgerators						
		GE Appliances	PO			9,052.20	9,052.20
		Total			9,052.00	9,052.20	9,052.20
		SCATTERED SITE TOTAL:			128,969.00	128,969.45	128,969.45
	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		12,899.39	12,899.39
		Total			12,899.00	12,899.39	12,899.39
29.50	Security Guards						
		OHA Security Guards				129,000.00	129,000.00
		Total			129,000.00	129,000.00	129,000.00
		1410					
30.00	ADMINISTRATIVE SALARY & FRINGE					160,000.00	160,000.00
31.00	ADMINISTRATIVE ALLOCATION					102,426.59	102,426.59
		Total			262,427.00	262,426.59	262,426.59
		1430					
32.00	A&E AGENCY WIDE						
		Schemmer & Associates	02-501-0106	19,750.00			
		Schemmer & Associates	03-501-0102	79,621.00		17,786.55	17,786.55

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION		CASH FLOW ANALYSIS
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
		Batheja	01-708-0018	3,265.00		3,265.00	3,265.00
		Professional Environmental	04-501-0201	65,000.00		60,300.00	60,300.00
		Hanna Keelan	04-501-0202	50,000.00		35,200.00	35,200.00
		DLR	04-501-0205	255,799.00		243,105.58	243,105.58
		Prochaska and Assoc.	03-501-0204	20,990.00			
		Total			359,657.00	359,657.13	359,657.13
		1450					
33.00	Site Work (Sidewalk, Parking lots, Retaining wall repair, grading, and landscaping)						
		Calvin Hinz / Barry Larson	04-501-0208	1,001,599.50		138,980.00	138,980.00
		Total			138,980.00	138,980.00	138,980.00
		1470					
34.00	Admin Bldg. Systems, Flooring/Carpeting, Common Area Renovations						
		SEI	PO			2,095.78	2,095.78
		Consolidated Electric				837.76	837.76
		Consolidated Supply	PO			138.58	138.58
		Lowe's	PO			34.45	34.45
		Millard Drywall				1,290.58	1,290.58
		Sandy Kasner	PO			8,646.07	8,646.07
		Sherwin Williams	PO			898.13	898.13
		Midwest Sign Crafters	PO			4,628.22	4,628.22
		National Electric	PO			2,525.00	2,525.00
		Petty cash				64.16	64.16
		Qwest Interprise America				748.00	748.00
		Richard & Sons Sheet Metal	PO			7,800.00	7,800.00
		Buland Group Construction	04-501-0204	1,109,767.00		75,465.00	75,465.00
		Big Red Billiards	PO			140.00	140.00
		Harper's Drapery				2,437.50	2,437.50
		Micklin	PO			494.24	494.24
		Professional Env Engineer	PO			2,918.00	2,918.00
		Scott Enterprises, Inc	04-501-0207	552,000.00		353,553.16	353,553.16
		Dean Koehn	PO			715.00	715.00
		Total			465,430.00	465,429.63	465,429.63
35.00	CO, Lavern, MLK Roof & Flooring, CO Parking Lot						
		MLK Section 8 adjustment					
		Navarro	02-501-0113	150,000.00		13,685.50	13,685.50
		JOHN LUCE COMPANY	02-501-0011	427,505.33		24,033.01	24,033.01
		Total			37,718.00	37,718.51	37,718.51
		1475					
36.00	Computer Hardware						
		PC Nation	PO			2,645.20	2,645.20
		Eagle				11,353.00	11,353.00
		CDW-G	PO			498.49	498.49
		Insight	PO			2,900.58	2,900.58
		Dell	PO			13,371.55	13,371.55
		Misc	PO			10,753.36	10,753.36
		Total			41,522.00	41,522.18	41,522.18
37.00	Replacement of Maint Vehicle Inventory (10%)						

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

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 06/30/05
 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	170,794
3	1408 Management Improvements	50,000	275,796	275,796	275,796
4	1410 Administration	320,000	320,000	320,000	184,440
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	380,000	212,069	212,069	136,654
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	107,000	767,672	767,672	23,799
10	1460 Dwelling Structures	1,518,700	516,328	516,328	217,422
11	1465-1 Dwelling Equipment - Nonexpendable	-			
12	1470 Nondwelling Structures	266,000	777,103	777,103	132,161
13	1475 Nondwelling Equipment	129,620	161,558	161,558	159,511
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		3,201,320	1,300,575
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: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
	FAMILY DEVELOPMENTS 1-1, 1-4, & 1-5						
		1450					
1.00	SITE WORK,(ALL FMLY DEV.) SIDEWALKS, PARKING LOTS, RETAINING WALL REPAIR, GRADING & LANDSCAPING						
		OPPD	04-501-0301	23,798.86		23,798.86	23,798.86
				Total	40,000.00	23,798.86	23,798.86
		1460					
2.00	LBP Abatement	PDQ				888.34	888.34
				Total	206,000.00	888.34	888.34
3.00	ADA Compliance						
				Total	7,000.00	-	-
4.00	Ceiling Heater Replacement						
				Total	15,000.00	-	-
5.00	Spencer 57, Interior Renovation						
				Total	30,000.00	-	-
6.00	Building Exterior, Roofs, gutters & downspouts, and porch renovation (1-1, 1-4, & 1-5)						
				Total	59,000.00	-	-
7.00	Water Heater Replacement						
				Total	30,000.00	-	-
8.00	Furnace Replacement						
				Total	9,000.00	-	-

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
	1465						
9.00	Replace Stoves & Refridgerators						
		Total				-	-
FAMILY DEVELOPMENTS TOTALS:					396,000.00	24,687.20	24,687.20
	ELDERLY HIGHRISES 1-7, 1-9, 1-10, 1-11, 1-12, 1-17						
	1450						
10.00	Site Work (Driveway, Sidewalk, Parking lots, Retaining wall repair, and landscaping)						
		Total			30,000.00	-	-
	1460						
11.00	Tower Renovation Excluding Common Area						
		Natkin Service Company	04-501-0206	777,103.00		188,536.65	182,038.60
		Tritz Plumbing	PO			12,735.29	12,735.29
		Scott Enterprises, Inc	04-501-0207	552,000.00		91,146.53	
		Total			420,000.00	292,418.47	194,773.89
12.00							
		Total				-	-
13.00	Sprinkler Systems - Florence						
		Total			370,000.00	-	-
14.00	Common Area Interior Renovations						
		Total				-	-
15.00	EMERGENCY SYSTEMS - safety & security						

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
		Fireguard	Emergency PO			21,759.36	21,759.36
		Buland Group Construction	04-501-0204	1,109,767.00		52,581.13	
		Total			7,000.00	74,340.49	21,759.36
16.00	Water Shut-off valves						
		Total			52,000.00	148,680.98	-
17.00	Vertical A/C systems in apts						
		Total				-	-
18.00	Water Heater Replacement						
		Total			13,000.00	-	-
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				-	-

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
		1498					
23.00	Dwelling Unit Replacement of Burt Housing						
		Total			-	-	-
ELDERLY HIGHRISES TOTALS:					892,000.00	515,439.94	216,533.25
	DUPLEXES 1-16, 1-19						
		1450					
24.00	Site Work (Sidewalk, Parking lots, Retaining wall repair, grading, and landscaping)						
		Total			7,000.00	-	-
		1460					
25.00	Exterior Renovation						
		Mickelson Home Improvements	030-501-0105				
		Total			7,000.00	-	-
26.00	Furnace and Water Heater Replacement						
		Total			7,000.00	-	-
		1465					
27.00	Stoves & Refridgerators						
		Total				-	-
DUPLEXES 1-16, 1-19 TOTAL:					21,000.00	-	-

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

As of: 2/22/2006

#	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					
28.00	Site Work (Driveway, Sidewalk, Parking lots, and retaining wall repair						
			Total		30,000.00	-	-
		1460					
29.00	ADA Compliance						
			Total		5,400.00	-	-
30.00	Exterior Renovation						
			Total		29,000.00	-	-
31.00	Siding & Painting						
			Total		57,500.00	-	-
32.00	Smoke & Fire Detectors						
			Total		7,800.00	-	-
33.00	HVAC Systems						
			Total		29,000.00	-	-
34.00	Flooring; Carpet & Tile						
			Total		39,000.00	-	-
35.00	Sewer Line Replacement						
			Total		58,000.00	-	-

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
36.00	Basement Waterproofing						
		Total			17,000.00	-	-
37.00	Entry Doors & Locks						
		Total			17,000.00	-	-
38.00	Garage Doors						
		Total			27,000.00	-	-
		1465					
39.00	Stoves & Refridgerators						
		Total				-	-
SCATTERED SITE TOTAL:					316,700.00	-	-
	AUTHORITY WIDE						
		1406					
40.00	Operations					170,793.67	170,793.67
		Total			430,000.00	170,793.67	170,793.67
		1408					
41.00	Computer Systems, Consultants, and programs to enhance current system						
		Dell				2,042.83	2,042.83
		Total			50,000.00	2,042.83	2,042.83
42.00	Security Guards						
						273,753.02	273,753.02
		Total			-	273,753.02	273,753.02

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
	1410						
43.00	ADMINISTRATIVE SALARY & FRINGE					150,000.00	88,982.39
44.00	ADMINISTRATIVE ALLOCATION					170,000.00	95,457.43
						-	
		Total			320,000.00	320,000.00	184,439.82
	1430						
45.00	A&E AGENCY WIDE						
		Calvin Hinz / Barry Larson	04-501-0208	153,215.50		167,615.50	136,442.32
		Architecture One				211.50	211.50
		DLR Group	04-501-0205	255,799.00		44,242.00	
		Total			380,000.00	212,069.00	136,653.82
	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	1,003,607.50		743,873.00	
		Total			-	743,873.00	-
	1470						
47.00	Common Area Rehab						
		Total			231,000.00	-	-
48.00	General Upgrades, Energy and Safety						
		Natkin Service Company	04-501-0206	777,103.00		777,103.00	125,438.61
		National Electric	PO			4,430.57	4,430.57
		Action Heating & Cooling	PO			2,292.11	2,292.11
		Scott Enterprises, Inc	04-501-0207	552,000.00		211,384.11	
		Total			20,000.00	777,103.00	132,161.29

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE	
49.00	Maintenance Bldg & Community Center Reserve							
		Total			9,000.00	-	-	
50.00	Employee Safety & Emergency Power System							
		Total			6,000.00	-	-	
		1475						
51.00	Computer Hardware							
		Dell Computers	PO	PO		47,105.78	47,045.50	
		Computers to Go	PO	PO		7,305.15	6,741.00	
		CDW	PO	PO		1,422.78		
		Total				55,833.71	53,786.50	
52.00	Replacement of Maint Vehicle Inventory (10%)							
		Ted's Mower Sales				945.88	945.88	
		Gregg Young Chevrolet				91,596.75	91,596.75	
		J and J Small Engine Service				13,182.00	13,181.44	
		Total			129,620.00	105,724.63	105,724.07	
AUTHORITY WIDE TOTALS:					1,575,620.00	2,661,192.86	1,059,355.02	
					TOTALS	3,201,320.00	3,201,320.00	1,300,575.47
					-	-	-	

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

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
				ACCOUNT #'s	BUDGETED	OBLIGATED	EXPENDED
				1406 TOTAL	430,000.00	170,793.67	170,793.67
				1408 TOTAL	50,000.00	275,795.85	275,795.85
				1410 TOTAL	320,000.00	320,000.00	184,439.82
				1411 TOTAL			
				1430 TOTAL	380,000.00	212,069.00	136,653.82
				1450 TOTAL	107,000.00	767,671.86	23,798.86
				1460 TOTAL	1,518,700.00	516,328.28	217,421.59
				1465 TOTAL	-	-	-
				1470 TOTAL	266,000.00	777,103.00	132,161.29
				1475 TOTAL	129,620.00	161,558.34	159,510.57
				1490 TOTAL			
				1495 TOTAL			
				1498 TOTAL	-	-	-
				1502 TOTAL			
			-	TOTAL	3,201,320.00	3,201,320.00	1,300,575.47
	LATEST OBLIGATION END DATE:				9/16/05		
	LATEST EXPENDED END DATE:				9/16/07		

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

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

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
Management Improvements	9/16/2005		6/30/2005	9/16/2007			
Administration	9/16/2005		6/30/2005	9/16/2007			
Non-dwelling Structures	9/16/2005		6/30/2005	9/16/2007			
Dwelling Equip Equipment	9/16/2005		6/30/2005	9/16/2007			
1-1, 1-4, 1-5	9/16/2005		6/30/2005	9/16/2007			
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	9/16/2005		6/30/2005	9/16/2007			
1-16, 1-19	9/16/2005		6/30/2005	9/16/2007			
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	9/16/2005		6/30/2005	9/16/2007			

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

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 NE26R001501-03	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 06/30/05
 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)				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465-1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve Nondwelling Equipment			-	-
16	1495.1 Relocation Costs				
17	1499 Development Cost Reserve	149,249			
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2 - 18)	149,249	-	-	-
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

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	Development Costs	1499		149,249		-	-	

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	
Agency Wide Development Cost Reserve	9/16/2005			9/16/2007			

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

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
NE26P001502-03

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 06/30/05
 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)	141,500		141,500	
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	566,172		566,172	
11	1465-1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve Nondwelling Equipment			-	-
16	1495.1 Relocation Costs				
17	1499 Development Cost Reserve				
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2 - 18)	707,672	-	707,672	-
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

**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		141,500	141,500	141,500	-	Expected Draw 2nd Qtr 2006
All Towers 1-7, 1-9, 1-10, 1-11, 1- 12, 1-17	General Renovation to Life/Fire Safety systems to include replacement of obsolete equipment, installation of public address systems or other electronic kiosk.	1460		566,172	342,243	566,172		\$1,109,767 Contract in progress. Funding split between 50103, 50203, and 50104. Expending oldest to newest. Expected completion 7/1/06
1-1, 1-4, & 1-5	Lead Based Paint Abatement	1460			157,425	157,425		Expended 7/05
All Towers 1-7, 1-9, 1-10, 1-11, 1-	Tower Renovation Excluding Common Area	1460			56,412	56,412		Expended 7/05
Scattered Site 1-20, 1-21, 1-24, 1-28, 1-30, 1-32, 1-35	HVAC Systems	1460			10,092	10,092		Expended 7/05

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	
Operations	2/12/2006		6/30/2005	9/30/2008			
Dwelling Structures	2/12/2006		6/30/2005	9/30/2008			

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

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

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

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

HA Name HOUSING AUTHORITY OF THE CITY OF OMAHA	Planning Document	Capital Fund Program Grant Number NE26P001501-04	FFY of Grant Approval 2004
--	-------------------	--	--------------------------------------

- 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		235,825	
4	1410 Administration	349,000		349,000	-
5	1411 Audit	-			
6	1415 Liquidated Damages	-			
7	1430 Fees and Costs	141,019			
8	1440 Site Acquisition	-			
9	1450 Site Improvement	722,000			
10	1460 Dwelling Structures	1,438,000			
11	1465-1 Dwelling Equipment - Nonexpendable	151,000			
12	1470 Nondwelling Structures	-			
13	1475 Nondwelling Equipment	264,000		63,937	23,143
14	1485 Demolition	-			
15	1490 Replacement Reserve				
16	1495.1 Relocation Costs	-			
17	1498 Mod Used for Development	-			
18	1502 Contingency (may not exceed 8% of line 19)				
19	Amount of Annual Grant (Sum of lines 2 - 18)	3,773,019		648,762	23,143
20	Amount of line 19 Related to LBP Activities	350,000			
21	Amount of line 19 Related to Section 504 Compliance				
22	Amount of line 19 Related to Security	250,000			
23	Amount of line 19 Related to Energy Conservation Measures				

Signature of Executive Director and Date

Brad Ashford, Interim E.D.

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

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

**Omaha Housing Authority
CFP Grant Budget 2004 50104**

As of: 2/22/2006

LOCC # 1				BUDGET VS. OBLIGATION (life of the grant)			
#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED
	FAMILY DEVELOPMENTS 1-1, 1-4, & 1-5						
	1450						
1.00	Site Work including lighting, concrete work retaining walls, fence, grading & landscaping						
				Total	283,140.00	-	-
	1460						
2.00	Exterior Renovations, chimney r/r, roofs, gutters & downspouts, porches, siding , painting, windows & doors						
				Total	94,300.00	-	-
3.00	General Renovation, window wells, stariwells, utility r/r, cabinets, counters, fixtures & LBP Abatement						
				Total	471,900.00	-	-
4.00	Water Heater Replacement						
				Total	23,500.00	-	-
4.00	HVAC Replacement						
				Total	28,300.00	-	-
4.00	Vacancy Reduction						
				Total	84,900.00	-	-
	FAMILY DEVELOPMENTS TOTALS:				986,040.00	-	-
	ELDERLY HIGHRISES 1-7, 1-9, 1-10, 1-11, 1-12, 1-17						

**Omaha Housing Authority
CFP Grant Budget 2004 50104**

As of: 2/22/2006

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION (life of the grant)		
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED
	1450						
5.00	Site Work including lighting, concrete work						
	retaining walls, fence, grading & landscaping						
		Total			320,890.00	-	-
	1460						
6.00	Security Systems and ADA						
		Total			113,000.00	-	-
7.00	Vacancy Reduction						
		Total			94,000.00	-	-
9.00	Deferred Maintenance and Cycle Painting						
		Total			28,300.00	-	-
10.00							
		Total			-	-	-
11.00	Roofing repair, replacement, exterior water proofing						
		Total			212,300.00	-	-
	1465						
11.50							

**Omaha Housing Authority
CFP Grant Budget 2004 50104**

As of: 2/22/2006

LOCC # 1				BUDGET VS. OBLIGATION (life of the grant)			
#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED
		Total			-	-	-
ELDERLY HIGHRISES TOTALS:					768,490.00	-	-
	DUPLEXES 1-16, 1-19						
		1450					
12.00	Site Work including lighting, concrete work retaining walls, fence, grading & landscaping						
		Total			37,750.00	-	-
		1460					
13.00	Interior Renovation Wall & ceiling repairs, flooring, range hoods, hot water heaters, mold remediation, cabinets, counters, fixtures, & LBP abatement						
		Total			42,300.00	-	-
14.00	Water and sewer line replacement						
		Total			28,300.00	-	-
15.00	Vacancy Reduction						
		Total			4,700.00	-	-
DUPLEXES 1-16, 1-19 TOTAL:					113,050.00	-	-
	SCATTERED SITES 1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35						

**Omaha Housing Authority
CFP Grant Budget 2004 50104**

As of: 2/22/2006

LOCC # 1				BUDGET VS. OBLIGATION (life of the grant)			
#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED
		1450					
16.00	Site Work including lighting, concrete work retaining walls, fence, grading & landscaping						
		Total			80,220.00	-	-
		1460					
17.00	Interior Renovation						
	Wall & ceiling repairs, flooring, range hoods, hot water heaters, mold remediation, cabinets, counters, fixtures, & LBP abatement						
		Total			37,700.00	-	-
18.00	Vacancy Reduction						
		Total			56,600.00	-	-
19.00	Exterior repairs replacement, roof, gutter porches, siding, painting, windows & doors						
		Total			117,900.00	-	-
			SCATTERED SITE TOTAL:		292,420.00	-	-
	AUTHORITY WIDE						
		1406					
20.00	Operations					-	
		Total			406,000.00	-	-
		1408					
21.00	Computer Systems, Consultants, and programs to enhance current system						

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

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

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
Operations Management Improvements	9/13/2006			9/13/2008			
Administration	9/13/2006			9/13/2008			
Non-dwelling Structures	9/13/2006			9/13/2008			
Dwelling Equip Equipment	9/13/2006			9/13/2008			
1-1, 1-4, 1-5	9/13/2006			9/13/2008			
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	9/13/2006			9/13/2008			
1-16, 1-19	9/13/2006			9/13/2008			
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	9/13/2006			9/13/2008			

Signature of Executive Director and Date

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

x
 Brad Ashford, Interim E.D.

x

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

Annual Statement / Performance and Evaluation Report Capital Fund Program (CFP) Part 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 NE26RP001501-04	FFY of Grant Approval 2004
--	-------------------	---	--------------------------------------

- 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				
3	1408 Management Improvements				
4	1410 Administration				-
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465-1 Dwelling Equipment - Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				-
14	1485 Demolition				
15	1490 Replacement Reserve	183,966			
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)	183,966			-
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, 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 III: Implementation Schedule

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

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

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates 2
	Original	Revised ¹	Actual ²	Original	Revised ¹	Actual ²	
Management Improvements	9/16/2006			9/30/2008			
Administration	9/16/2006			9/30/2008			
Non-dwelling Structures	9/16/2006			9/30/2008			
Dwelling Equip Equipment	9/16/2006			9/30/2008			
1-1, 1-4, 1-5	9/16/2006			9/30/2008			
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	9/16/2006			9/30/2008			
1-16, 1-19	9/16/2006			9/30/2008			
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	9/16/2006			9/30/2008			

Signature of Executive Director and Date

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

OMAHA HOUSING AUTHORITY FFY 2006 - 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:

Over the last six months, OHA has hired several additional temporary maintenance and painting staff to handle the backlog of vacant units to reduce vacancies and unit turnaround time in the 3rd and 4th Quarter of 2005. Occupancy should be improved through use of more effective marketing and through more efficient management of units that become available. Current efforts have been made to accommodate people effected by resent natural disasters.

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.

Description of Measurement	Total on 12-31-02	Total on 12-31-03	Total on 12/31/04	Total on 06/30/05	Goals 12/31/05
Total Number Units Turned Per Year	807	671	475	495	675 or less
Days Required to Rehab Units	21.90	34.00	128	97	15
Days to Lease	51.4	50.47	56.97	49	5
Total Turnaround Time	73.3	84.47	184.97	146	20
Total Vacant Units	257	223	378	234	

There were, 234-vacant units reported as of 06-30-2005 compared to 378-vacant units as of June 30, 2004 for a decrease of 144-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
Proposed Development												
+ Crown Creek	40	37	0			\$ 5,896,240	\$ 147,406	\$ 2,181,000	\$ 54,525	\$ 4,100,000	\$ 7,536,000	\$ 188,400
* Ernie Chambers Court	70	32	32			\$ 6,161,680	\$ 88,024	\$ 2,260,167	\$ 32,288	\$ 4,683,490	\$ 8,118,857	\$ 115,984
District Two Single Family:												
Phase I - Long School	7	7	7			\$ 840,000	\$ 120,000	\$ 945,000	\$ 135,000		\$ 945,000	\$ 135,000
Phase II - North Omaha Inf	24	24	24			\$ 3,120,000	\$ 130,000	\$ 898,034	\$ 37,418	\$ 4,292,635	\$ 5,190,669	\$ 216,278
^ Farnam Building	30	30	0	\$ 750,000	\$ 25,000			\$ 1,405,000	\$ 46,833		\$ 1,405,000	\$ 46,833
^ Securities Building	35	35	0	\$ 875,000	\$ 25,000			\$ 1,400,000	\$ 40,000		\$ 1,400,000	\$ 40,000
^ Bayview Apartments	12	12	0	\$ 300,000	\$ 25,000			\$ 480,000	\$ 40,000		\$ 480,000	\$ 40,000
^ South Omaha Affordable Hsg												
Crown I Units	16	16	6	\$ 980,000	\$ 61,250			\$ 980,000	\$ 61,250		\$ 980,000	\$ 61,250
Crown II Units	12	12		\$ 723,600	\$ 60,300			\$ 723,600	\$ 60,300		\$ 723,600	\$ 60,300
Total	246	205	69	\$3,628,600	\$ 39,310	\$16,017,920	\$ 121,358	\$11,272,801	\$ 60,693.00	\$13,076,125	\$26,779,126	\$ 100,449
+ Crown Creek development includes CDBG Funding \$350,000 and Burt Tower Funds \$905,000.												
* Total Development Costs for Chambers Court include a \$310,000 Upfront Grant from HUD; \$271,200 in Burt Funds for the acquisition of land to the north of Chambers Court												
^ Acquisition of general partnership interest in existing LIHTC Limited Partnerships.												

D.) Improve the Quality of Assisted Housing:

Improve public housing management: (PHAS score) 81*

PHAS Indicators	Max Scores	2001 Actual	2002 Actual	2003 Actual	2004 Actual	2005 Goals	Performance Progress
Physical	30.0	24.0	24.0	25.0	25.0	25.0	0
Financial	30.0	25.0	28.0	22.0	25.0	28.0	-3
Management	30.0	26.0	26.0	26.0	26.0*	27.0	-1
Resident	10.0	9.0	9.0	9.0	9.0	10.0	-1
Totals	100.00	84.00	87.00	82.0	81.0*	90.00	-5

* Actual Management score was reduce as a late penalty

Improve voucher management: (SEMAP score) 93

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	93	-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	2004 Actual	Performance Goal
Maintenance & Repair	87%	81.4%	78.1%	100%

Communication	68%	66.4%	66.9%	100%
Safety	63%	72.1%	69.3%	100%
Services	91%	88.3%	84.9%	100%
Development Appearance	71%	70.1%	68.4%	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 12/31/2005 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 12/31/05.

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.

#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 2005, service coordination will be continued at all OHA towers. Research Assistance is being provided by the University of Nebraska at Omaha (UNO). UNO and the OHA are 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	Central Office	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 2005 Estimate)	Actual Number of Participants (As of: 06/30/05)
Public Housing	0 – Not Mandatory	54
Section 8	169	182

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.

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 in favor of OHA, which denies the relief requested by the complainant in whole or in part, shall not constitute a waiver of, nor affect in any manner whatever, any rights the complainant may have to a trial de novo or judicial review in any judicial proceeding, which may thereafter be brought in the matter.

11. JUDICIAL RELIEF FROM THE DECISION OF THE HEARING PANEL

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

12. EVICTON ACTIONS BASED ON DECISION OF HEARING PANEL

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

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

-OR-

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

13. MISCELLANEOUS PROVISIONS

- a. Amendments: No substantive amendments to these rules or significant changes in procedures may be made without first posting said amendments for a period of thirty (30) days as set forth in Subsection B herein, and providing the residents an opportunity to present written comments which shall be taken into consideration by OHA prior to the amendment becoming effective.

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

14. ADMINISTRATION

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

Reserved

OMAHA HOUSING AUTHORITY

COMMUNITY SERVICE AND SELF SUFFICIENCY POLICY

A. Background

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

B. Definitions

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

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

Note: Political activity is excluded.

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

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

Exempt Adult – an adult member of the family who

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

C. Requirements of the Program

1. The eight (8) hours per month may be either volunteer work or self-sufficiency program activity, or a combination the two.
2. At least eight (8) hours of activity must be performed each month. An individual may not skip a month and then double up the following month, unless special circumstances warrant special consideration. The Authority will make the determination of whether to allow or disallow a deviation from the schedule.

3. Activities must be Performed within the community and not outside the jurisdictional area of the Authority.
4. Family obligations
 - At lease execution or re-examination after February 1, 2000, all adult members (18 or older) of a public housing resident family must
 1. provide documentation that they are exempt from Community Service requirement if they qualify for an exemption, and.
 2. sign a certification that they have received and read this policy and understand that if they are not exempt, failure to comply with the Community Service requirement will result in non-renewal of their lease.
 - At each annual re-examination, non-exempt family members must present a completed documentation form (to be provided by the Authority) of activities performed over the previous twelve (12) months. This form will include places for signatures of supervisors, instructors, or counselors certifying to the number of hours contributed.
 - If a family member is found to be noncompliant at re-examination, he/she and the Head of Household will sign an agreement with the Authority to make up the deficient hours over the next twelve (12) month period.
5. Change in exempt status:
 - If, during the twelve (12) month period, a non-exempt person becomes exempt, it is his/her responsibility to report this to the Authority and provide documentation of such.
 - If, during the twelve (12) month period, an exempt person becomes non-exempt, it is his/her responsibility to report this to the Authority. The Authority will provide the person with the Recording/Certification documentation form and a list of agencies in the community that provide volunteer and/or training opportunities.

D. Authority obligations

1. To the greatest extent possible and practicable, the Authority will:

- provide names and contacts at agencies that can provide opportunities for residents, including disabled, to fulfill their Community Service obligations. (*According to the Quality Housing and Work Responsibility Act, a disabled person who is otherwise able to be gainfully employed is not necessarily exempt from the Community Service requirement*); and
 - provide in-house opportunities for volunteer work or self-sufficiency programs.
2. The Authority will provide the family with exemption verification forms and Recording/Certification documentation forms and a copy of this policy at initial application and at lease execution.
 3. The Authority will make the final determination as to whether or not a family member is exempt from the Community Service requirement. Residents may use the Authority's Grievance Procedure if they disagree with the Authority's determination.
4. Noncompliance of family member:
- At least thirty (30) days prior to annual re-examination and /or lease expiration, the Authority will begin reviewing the exempt or non-exempt status and compliance of family members;
 - If the Authority finds a family member to be noncompliant, the Authority will enter into an agreement with the noncompliant member and the Head of Household to make up the deficient hours over the next twelve (12) month Period;
 - If, at the next annual re-examination, the family member still is not compliant, the lease will not be renewed and the entire family will have to vacate, unless the noncompliant member agrees to move out of the unit;
 - The family may use the Authority's Grievance Procedure to protest the lease termination.

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** Original Revision No:

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 Installation of carpet Additional lighting in dwelling units Installation of Ceiling fans Installation of new cabinets		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 Installation of carpet Additional lighting in dwelling units Installation of Ceiling fans Installation of new cabinets		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		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		15,000 20,000 59,000 21,000 15,000 38,500 15,000 40,000
	Conversion/reconfiguration of development under asset management plan			Conversion/reconfiguration of development under asset management plan		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

Checklist for 2-year Extension of Designated Housing Plan

1. Describe how the Designated Housing Plan is working. This should include, but not be limited to, the impact of designation on non-designated groups.
 - The Allocation plan adding 3 additional towers, Underwood, Florence, and Kay Jay, was implemented on January 1, 2002. The Evans Tower currently has 68% occupancy. The Crown Tower has 72% occupancy. All designated elderly/near elderly towers have sustained vacancy for the last 18 months.
2. Provide waiting list and occupancy data (as evidence of the continued need for designation) for the affected development.
 - Waiting list data. (See attached chart in narrative) Elderly and near elderly disabled seeking one bedroom apartments in towers have a small waiting list of less than 50, and they can be accommodated, if their leasing information is verified within two weeks.
3. Provide the number of tenant-initiated requests for transfers to and from designated development(s) by elderly and non-elderly families during the designation period.

Transfers Initiated to OHA Designated Towers

- Evans Tower - 0
- Underwood – 3 current residents
- Kay-Jay – 4 current residents
- Florence - 0
- Crown Tower - 3 current residents

Tenant Initiated Transfers from OHA Designated Towers

- Evans Tower - 0
 - Underwood - 0
 - Kay-Jay - 0
 - Florence - 0
 - Crown Tower - 0
4. Update the number of units currently available by bedroom size, including the number of accessible units (for designated and non-designated developments).
 - (See narrative chart)
 5. Provide the number of certificates/vouchers issued to non-elderly persons with disabilities in support of Designated Housing Plans and/or Mainstream vouchers for the disabled (this should be broken down by type).

- Zero.
6. Include the percentage of non-elderly persons with disabilities able to find suitable housing on the private market with the certificates/vouchers referenced in #5 above.
- Zero Percent
7. Describe other resources employed to make the impact of the Designated Housing Plan on non-designated groups minimal (such as assistance in finding accessible units, funding for renovations to make units accessible, local preference on PHA's Section 8 waiting list for non-designated group, educating Section 8 landlords regarding needs and rights of non-designated groups, etc.)
- The Omaha Housing Authority is issuing about 45 new vouchers for Section 8 each month to eligible persons. 751 families with disabilities now are leasing with OHA Section 8. 409 tenants over the age 62 are now leasing with Section 8 vouchers.
8. Describe how the PHA has met any conditions outlined in the approval letter (if applicable).
- OHA has offered non-elderly public housing tenants opportunity to apply for Section 8 vouchers.
 - Elderly persons have a very short wait for housing (2 weeks).
 - Disabled near elderly (age 50+) persons may lease at all designated tower and any other tower having vacancies.
 - UFAS handicapped accessible apartments are available at all OHA project locations.
9. Provide information on the pre-designation waiting time for both groups and the current waiting time.

Before designation

- Tower 1 BDE/EFF for elderly- 4 weeks.
- Tower 1 BDE/EFF for disabled non-elderly-6 weeks.

After designation January 1, 2002

- Tower 1 BDE/EFF for elderly- 2 weeks
- Tower 1 BDE/EFF for disabled non-elderly-2 weeks

10. If the Plan provided that near-elderly families would be admitted if insufficient elderly families were available to fill the units, provide data on the number of near-elderly families needed to fill units in designated development(s).
- See chart in narrative, which has April 5, 2005 data.

**Designated Housing Extension request: 2004-2006
Housing Needs of the Elderly and Disabled Populations**

The Designated Housing Plan at OHA:

The Housing Authority of the City of Omaha is requesting a two-year extension of the allocation designated housing plan approved by HUD originally in August 1997, and subsequently amended in November 2001. The plan approval was extended for two years ending on August 2004. This request will reduce the number of tower locations from five (5) towers as elderly only and allow "near elderly" disabled persons to four (4) tower buildings with a total of 480 units. OHA retain the designation with Crown Tower, Evans Tower, Underwood Tower, and Kay-Jay Tower as elderly and "near elderly". Over the last two years occupancy rates have lowered agency wide as other housing options for the elderly have become available. Over all the plan has worked very well and occupancy rates have been consistent in the remaining designated tower locations. The waiting list for eligible, elderly persons, or disabled, near elderly persons is now less than 3 weeks long in Omaha. The verification of criminal record checks usually takes the longest time. Once verified persons can sign the lease for a tower unit within one week.

In the 3 newly designated towers (Underwood, Florence, and Kay-Jay) that were added to the allocation plan in January 1, 2002, no non-elderly person was required to move if they were not aged 62, or near elderly disabled. OHA does not require involuntary transfers. Residents may move through the voluntary transfer program if they desire a move to a mixed population tower, or mixed finance property.

According to the Consolidated Plan, the City of Omaha's elderly population, 62 + years of age, was just under 52,000, or 15.4% of the population in 1990. According to the 2000 census, this population had increase to just over 54,000, or 13.6% of the population in 2000. In terms of over all population by age, the largest age group with a declining population is the age composition of 62 to 74, which experienced a decrease in population of 23.8% between the 1990 census and 2000¹.

Waiting List Summary

<input type="checkbox"/>	Waiting list type: (select one)		
<input type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input checked="" type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
	If used, identify, which development/ jurisdiction:		
	# Of families	% Of total families	Annual Turnover
Waiting list total	988	100%	
Extremely low Income <=30% AMI	876	89%	
Very low income (>30% but <~50% AMI)	92	9%	
Low income (>50% but	20	2%	

¹ Consolidated Plan, Pages 10 and 11

<80% AMI)			
Families with children	594	60%	
Elderly families	36	4%	
Families with Disabilities	133	13%	
African-American	528	53%	
White	279	28%	
Hispanic	71	7%	
Other	121	12%	
Characteristics by Bedroom Size (Public Housing Only)	614	100%	
1 BR	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 (# of months)?			
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"/> N/A			

In Omaha, previous figures taken from the Consolidated Plan indicate that one and two member elderly households comprise 24% of extremely low-income renters (0-30% of AMI), 23% of very low-income renters (30-50% of AMI) and 13% of low-income households (50-80% of AMI). Elderly households experience cost burdens (spending 30% or more of household income on housing) as shown by the following:

In addition to this evidence of need, there is a strong demand for affordable rental housing for the elderly. Using a market analysis from a HUD approved Section 202 application in the City of Omaha, of the 11 existing Section 202 properties surveyed (412 units), each had a 100% sustained occupancy status and each had a waiting list.

Based on 2000 census figures, the consolidated plan also indicates that almost 6,300 elderly persons in the City of Omaha have a mobility and/or self-care limitation. This is a further demonstration of the need for affordable housing for area seniors. With an Increase in this population since 1990, this number can be expected to have increased. The consolidated plan indicates that there exists a total unmet income-eligible, elderly renter housing need of 293 units². However, this number includes licensed Assisted Living and licensed Nursing Home facilities, which recent construction has meet some of the needs of Omaha's elderly population³.

² After reducing OHA's designated units

³ Consolidated Plan pages 70, 71, and 119

Elderly tenants currently occupy 546 OHA public housing units (plus an additional 23 in scattered and other sites), as indicated in Table 2.

The combined public housing and Section 8 waiting list as of June 31, 2004 contains 36 elderly families and 133 disabled families. Because of the variety of disabilities represented in the classification of disabled, it is difficult to have a successful community in a building with the designation of “disabled only”.

The problem of vacancies in the mixed developments stems from a variety of factors other than the need for quality affordable housing. The construction/development of marketable elderly only units under the Section 202 Supportive Housing Program, the conditions of the current mixed population units in terms of size and the differing lifestyles of the young disabled are all major contributors. Elderly residents are often threatened by the lifestyles of younger disabled residents in the mixed population towers, and our occupancy rates have increased in our non-elderly towers and remaining consistent.

The modernization and reconfiguration of units, the designation of certain buildings as elderly only, the partnerships with disabled advocacy groups and providers, the introduction of flat rents, should create more marketable developments and assist in significantly increasing the occupancy rates

Persons with both physical and mental disabilities are in dire need of safe, accessible and affordable housing. The greatest need is for subsidized public housing, Section 8 units, group homes and single-family homes to enable people with disabilities to live in the community rather than in institutions. The ability to live independently in turn is directly affected by the level of supportive services provided by the city, local agencies, advocates and service providers. OHA will be working with disabled advocacy groups, service providers and nonprofit developers to explore ways to use OHA properties as supported homes for various classes of disabled in order to provide the targeted supportive services needed to allow each group to live independently in a quality environment.

Non-elderly persons with disabilities currently occupy 487 (plus an additional 71 in scattered and other sites) OHA public housing units, as indicated in Table 2.

Table 2: Number of Elderly and Non-Elderly Disabled Households in OHA Public Housing*

	Total Dwelling Units	Total Occupied Units	Elderly Households	% Elderly Households	Non-Elderly Disabled Households	% Non-Elderly Disabled Households
Elderly Only						
Evans	110	75	65	86.67%	10	13.33%
Underwood	104	72	41	56.94%	27	37.5%
Kay Jay	117	79	52	65.82%	30	37.97%
Florence	106	39	17	43.59%	18	46.15%
Crown	149	108	88	81.48%	20	18.52%
Mixed Population						
Highland	106	101	39	38.61%	40	39.6%
Park North	106	92	16	17.39%	43	46.74%

Park South	116	99	31	31.31%	44	44.44%
Pine	143	111	28	25.23%	43	38.74%
Benson	144	140	27	19.29%	63	45.0%
Jackson	207	175	32	18.29	73	41.71%
Totals - Family Developments	653	551	19	3.45%	76	13.79%
Totals - Mixed and Family Developments	2061	1269	192	15.13%	382	30.1%

Source: OHA Occupancy Figures and Head of Household Demographics 04/05/05.

*In addition, OHA owns and operates 588 scattered site and other units. Of these units, there are 23 elderly and 71 disabled families residing there as of 4/05/05.

Description of Development to remove designation

Florence Tower

OHA requests from the U.S. Department of Housing and Urban Development (HUD) to remove the continued designation of Florence Tower as housing for elderly families which began in January 2002. OHA will renovate Florence Tower in the next five years to make the building more attractive to mixed population and to explore the possibility of utilizing faith based transitional housing to increase occupancy.

1. Site Description

Florence Tower is a 14-story high-rise containing 106 units. The development is located in a middle and working class residential neighborhood in North Omaha. The current configuration consists of 1 efficiency, 103 one-bedroom and 2 two-bedroom apartments.

2. Occupancy

The site is currently 37% occupied and with 43.59% of the households are elderly. There are currently 18 non-elderly disabled and 4 "other" (primarily singles) households within the development.

As the above numbers indicate, Florence Tower has moved towards an elderly/disabled-only building. OHA strongly believes that designation for "elderly residents only" is limiting the properties ability increase the occupancy. OHA believes the location has the ability to significantly increase and stabilize the number of residents upon removing the designation, and that elderly persons may want to transfer to other designated properties that exists solely for their age group.

The site has been plagued by problems such as stolen vehicles, residential burglaries and other incidents. There is no doubt that there have been some past problems that residents were reluctant to report. The residential security situation has greatly improved at Florence in 2002

3. Supportive Services

The residents of Florence Tower can take advantage of multiple amenities and supportive services. A bus stop is located in front of the building. The Property has a multi-purpose community/lunch/game room and also has a laundry room.

Description of Developments currently designated

Underwood Tower

OHA requests from the U.S. Department of Housing and Urban Development (HUD) that Underwood Tower remain designated as housing for elderly families only.

1. Site Description

Underwood Tower is a 6-story high-rise containing 104 apartments. The property is in the very desirable and marketable Dundee neighborhood of Omaha. The current unit configuration consists of 82 efficiencies, 21 one-bedroom and 1 two-bedroom units.

2. Occupancy

The site is currently 69% occupied and with 56.94% of the households are elderly. There are currently 27 non-elderly disabled and 4 "other" (primarily singles) households within the development.

Additionally, elderly persons who were previously discouraged from applying to public housing because of the negative images of the mixed population environment will be more likely to apply if they know that OHA has developments designated solely for their age group.

3. Supportive Services

The residents of Underwood Tower benefit from the availability of multiple amenities and supportive services. The proximity of the development to shopping and other commercial businesses, when combined with its residential neighborhood location, makes Underwood a very attractive location for seniors. A bus Station is right outside of the building and contracted transportation is available through OHA. The property has a multi-purpose community/lunch/game room and has a laundry room.

OHA provides case management for all Underwood residents who wish to take advantage of the service.

Kay Jay Tower

OHA requests from the U. S, Department of Housing and Urban Development (HUD) the designation of Kay Jay Tower as housing for elderly families only for an additional two years.

1. Site Description

Kay Jay Tower is a 14-story highrise containing 117 apartments located off 24h Street in South Omaha. The current unit configuration consists of 18 efficiencies, 95 one bedroom and 4 two bedroom apartments. Kay-lay has been designated elderly only since January 2002,

2. Occupancy

Kay Jay Tower is currently 68% occupied. About 66% of the households are elderly and there are 30 non-elderly disabled households within the development.

The mix of the young disabled interferes with the peaceful and quiet enjoyment of the site's elderly inhabitants. OHA strongly believes that the percentage of elderly residents will significantly increase and stabilize once the development is designated for elderly residents only. Residents are less likely to relocate once they feel comfortable and safe in their living environment. Additionally, elderly persons who were previously discouraged from applying to public housing because of the negative images associated with the mixed population environment will be more likely to apply if they know that OHA has developments designated solely for their age group.

3. Supportive Services

The residents of Kay Jay Tower benefit from the availability of multiple amenities and supportive services. The development is located in a residential neighborhood, but within close proximity to shopping and other commercial business. Medical offices are located adjacent to the site. The property has a multi-purpose community/lunch/game room and has a laundry room.

Highland Tower

OHA requests from the U.S. Department of Housing and Urban Development (HUD) that Highland Tower remain a mixed population property.

1. Site Description

Highland Tower is a 14-story high-rise containing 106 apartments located in the Highland Park neighborhood of South Omaha, a primarily single-family residence area. The current unit configuration consists of 87 efficiency, 17 one-bedroom and 2 two bedroom apartments.

2. Occupancy

Highland Tower is currently 95% occupied, with 38.61% of the households as elderly. There are 40 non-elderly disabled households within the development

This is one OHA's developments where the relationships between the mixed populations appears to be working fairly well for the most part, although at times the age and lifestyle differences still serve to disturb the peaceful and quiet enjoyment of the building's elderly residents.

3. Supportive Services

The residents of Highland Tower benefit from the availability of multiple amenities and supportive services. The proximity of the development to shopping and other commercial businesses, when combined with its residential Highland Park neighborhood location, makes Highland a very attractive location. The property has a multi-purpose community/lunch/game room and has a laundry room. Highland Tower also has its own nutrition center

OHA is committed to working with organizations and in developing new partnerships to assure that Highland residents receive the wide array of services that are needed based upon their individual circumstances.

Park North Tower

OHA requests from the U. S. Department of Housing and Urban Development (HUD) that Park North Tower remain designated as mixed population housing for both elderly families and non-elderly persons with disabilities.

1.Site Description

Park North Tower is a 14-story high-rise containing 106 units and located directly across from Hanscom Park. The development contains 6 efficiencies, 95 one-bedroom and 5 two-bedroom apartments.

2. Occupancy

Park North Tower is currently 87% occupied and only 17.39% of the households are elderly, There are 43 non-elderly disabled households currently residing within the development.

3.Supportive Services

The residents of Park North can take advantage of multiple amenities and supportive services. A bus stop is located in front of the building. The property has a multi-purpose community/lunch/game room and has a laundry room.

OHA is committed to working with organizations and in developing new partnerships to assure that Park North residents receive the wide array of services that are needed based upon their individual circumstances.

Park South Tower

OHA requests from the U.S, Department of Housing and Urban Development (HUD) that Park South Tower remains designated as mixed population housing for both elderly families and non-elderly persons with disabilities.

1. Site Description

Park South Tower is a 14-story high-rise with a total of 116 apartments. The development is located directly across from Hanscom Park. The site is configured with 6 efficiencies, 105 one-bedroom and 5 two-bedroom units

2. Occupancy

The development is currently 85% occupied and only 31.31% of the households are elderly There are 44 non-elderly disabled households currently residing within the development.

3. Supportive Services

The residents of Park South can take advantage of multiple amenities and supportive services. The property has a multi-purpose community/lunch/game room and has a laundry room. OHA is committed to working with organizations and in developing new partnerships to assure that Park South residents receive the wide may of services that are needed based upon their individual circumstances.

Pine Tower

OHA requests from the U. S, Department of Housing and Urban Development (HUD) that Pine Tower remain designated as mixed population housing for both elderly families, and non-elderly persons with disabilities,

1. Site Description

Pine Tower is a 14-story high-rise consisting of 143 units located just beyond the downtown area. The site is configured with 117 efficiency and 26 one-bedroom units.

2. Occupancy

The site is currently 78% occupied. 25.23% of the households are elderly. There are 43 non-elderly disabled households within the development

3. Supportive Services

The residents of Pine Tower can take advantage of multiple amenities and supportive services. The property has a multi-purpose community/lunch/game room and has a laundry room. OHA is committed to working with organizations and in developing new partnerships to assure that Pine Tower residents receive the wide array of services that are needed based upon their individual circumstances

Benson Tower

OHA requests from the U, S. Department of Housing and Urban Development (HUD) that Benson Tower remain designated as mixed population housing for both elderly families and non-elderly persons with disabilities&.

1. Site Description

Benson Tower is a 14-story high-rise containing 144 units. The site is currently configured with 118 efficiencies and 26 one-bedroom units.

2. Occupancy

The site is currently 97% occupied. 19.29% of the households are elderly. There are currently 63 non-elderly disabled households within the development.

3. Supportive Service

The residents of Benson Tower can take advantage of multiple amenities and supportive services. The property has a multi-purpose community/lunch/game room and has a laundry room. OHA is committed to working with organizations and in developing new partnerships to assure that Benson Tower residents receive the wide array of services that are needed based upon their individual circumstances

Jackson Tower

OHA requests from the U.S. Department of Housing and Urban Development (HUD) that Jackson Tower remain designated as mixed population housing for both elderly families and non-elderly persons with disabilities

1. Site Description

Jackson Tower consists of two adjoining high-rise buildings containing a total of 207 units. The development is located immediately next door to the central OHA office building. The current configuration consists of 130 efficiencies, 75 one-bedroom and 2 two-bedroom apartments

2. Occupancy

The site is 85% occupied. 18.29% of the households are elderly. There are 73 non-elderly disabled and 70 "other" (mostly singles) households within the development.

3. Supportive Services

The residents of Jackson Tower can take advantage of multiple amenities and Supportive services. A bus stop is located in front of the building. The property has a multi-purpose community/lunch/game room and has a laundry room. OHA is committed to working with organizations and in developing new partnerships to assure that Jackson Tower residents receive the wide array of services that are needed based upon their individual circumstances.

Evans Tower

OHA requests from the U.S. Department of Housing and Urban Development (HUD) that Evans Tower remain designated as housing for elderly families only.

1. Site Description

Evans Tower is a 12-story high-rise containing 110 units located on 24th Street in the Northeast portion of the City of Omaha. Evans Tower is currently designated as elderly only via HUD approval of a previously submitted plan. The site has undergone a major renovation of its units (both exterior and interior), common areas and systems in 1997. Each individual unit contains air conditioning.

2. Occupancy

The site is 68% occupied with 86.67% of the households as elderly and 10 near-elderly disabled household.

3. Supportive Services

The residents of Evans Tower can take advantage of multiple amenities and supportive services. A bus stop is located in front of the building. Smaller retail businesses are located nearby on 24th Street, and regular transportation is provided to grocery stores, pharmacies and medical offices. OHA is committed to working with organizations and in developing new partnerships to assure that Evans Tower residents receive the wide array of services that are needed based upon their individual circumstances.

Crown Tower

OHA requests from the U.S. Department of Housing and Urban Development (HUD) that Crown Tower remain designated as housing for elderly families only.

1. Site Description

Crown Tower is a 14-story high-rise containing 149 units located in the Northwest section of the City of Omaha. The site is currently configured with 4 efficiency, 141 one-bedroom and 4 two bedroom apartments. Crown Tower is currently designated as elderly only via HUD approval of a previously submitted plan. The site has undergone a recent major renovation of its

units (both exterior and interior), common areas and systems. The building now contains central air conditioning, which is extremely beneficial to the elderly. Residents are using some land for gardening.

2. Occupancy

The site is currently 72% occupied, 81.48% of the households are elderly. There are currently 20 non-elderly disabled residents.

3. Supportive Services

The residents of Crown Tower can take advantage of multiple amenities and supportive services. A bus stop is located in front of the building. Immanuel Medical Center is located less than one mile away and there are several specialty clinics, grocery stores and pharmacies located only blocks away. The building contains a community room ideal for elderly recreational activities. OHA is committed to working with organizations and in developing new partnerships to assure that Crown Tower residents receive the wide array of services that are needed based upon their individual circumstances.

Housing Resources Available to Non-Designated Families

Because the units being designated for elderly tenants only under this plan are currently designated for elderly and non-elderly disabled tenants, the term "non-designated families" will refer to non-elderly disabled households. This Allocation Plan will not diminish the number of units available to non-elderly disabled families.

In conjunction with this Allocation Plan, OHA will apply for designated housing vouchers to provide rental assistance for non-elderly disabled families in support of this plan to help meet the unmet needs of low and very low income non-elderly disabled families in Omaha. Upon HUD approval, OHA will use its existing allocation of Section 8 vouchers to house any non-elderly disabled families wishing to relocate from elderly only designated properties.

OHA-Owned Public Housing and Section 8 Allocation

OHA owns and operates 2,774 public housing units. Of these units, 1,408 are comprised of tower units, which 586 are presently designated for elderly and/or disabled tenants (Crown, Evans, Florence, Kay Jay, and Underwood Towers) are designated for elderly families only.

This Allocation Plan results in the designation of 480 units for elderly tenants only. 928 units will still be available in mixed population properties for non-elderly disabled tenants. As discussed above, OHA will apply for designated housing vouchers so that housing resources available to non-designated families will not be reduced.

In addition, OHA will use Section 8 vouchers, upon HUD approval, from its current allocation to facilitate initial voluntary relocations by non-elderly disabled families. The OHA currently administers 4,019 Section 8 vouchers, of which 3,865 are in use.

Section 504 Accessible Housing

OHA realizes that there may be persons in the non-designated group (i.e., non-elderly disabled persons) who need accessible housing, as defined by section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794). OHA has been in the process of building an impressive portfolio of Section 504 accessible units in both family and mixed population developments. This increased availability will enable tenants with physical disabilities to reside in a wider array of public housing developments than was previously possible,

Should an accessible unit become vacant, it is the intention of OHA to "reach down" the waiting list and offer the particular unit to the next applicant with a documented need, such as mobility or hearing/visually impaired. It is OHA's intention to add accessible units to better utilize OHA housing stock and best serve the needs of this special population segment of public housing.

Treatment of Current Tenants Because of Designation

As of January 1, 2002, OHA started the new designated housing policy in the above described five towers. As required by law, no tenants currently residing in any of the newly designated developments are mandated to relocate because of the designation. However, OHA will give such tenants who belong to a non-designated group the opportunity to transfer out of the designated development if they wish or to receive a Section 8 voucher. Such transfers will be completely voluntary on the part of the tenants. No tenants will be involuntarily transferred because of the change designation.

Each tenant of a designated development who does not fall into the designated group will receive written notice of his or her opportunity to voluntarily transfer out of the designated development or to receive a Section 8 voucher. OHA will give tenants notice in accordance with the procedures listed in the Omaha Housing Authority Residential Lease Agreement for Providing Notice.

The notice will describe OHA's statutory obligations to those people who are willing to relocate, including a description of available relocation benefits, the right to relocate to housing that is comparable in costs, services, and design factors and payment of actual, reasonable moving expenses. The notice will also state that relocation is voluntary and that no one will be required to relocate because of the change in designation.

Applicant/Tenant Pool for Developments Designated for Elderly Families-Near Elderly and Near elderly Disabled Residents

As a result of the existing vacancies and voluntary relocations resulting from implementation of an approved designated housing plan, OHA hopes to generate a greater demand for available designated units than there will be available units. However, if OHA determines that it does not have and can not recruit enough elderly families (aged 62 and over) to fill all of the units in the designated developments, OHA may place eligible "near-elderly" families (aged 50-61) from the waiting list.

Term of Designated Housing Plan: Continuation to August 8, 2004.

This allocation plan will be continued for an additional two-year period from the date of HUD's notification to OHA (August 8, 2004), to the period of August 8, 2006. Under the statute, HUD must, "notify each public housing agency submitting a plan whether the plan complies... not later than 60 days after receiving the plan. If... (HUD)... does not notify the public housing agency... the plan shall be considered ... to comply... and... (HUD) shall be considered to have notified the agency of such compliance upon the expiration of such 60 day notice period".

Following the approval of the continuation of this plan, OHA may amend the plan before the expiration of the two-year extension period by submitting a revised plan to HUD. In 2004, OHA will submit a new allocation plan to HUD for approval.

Designated Elderly Only							
Location/Unit size	# of Units	Occupied	Vacancy %	Elderly	% Elderly	Disabled	% Disabled
Crown							
0	4	4	0.00%				
1	141	102	27.66%				
2	4	2	50.00%				
Non-Dwelling	1						
Total*	149	108	27.52%	88	81.48%	20	18.52%
Evans							
1	103	71	31.07%				
2	7	4	42.86%				
Non-Dwelling	1						
Total*	110	75	31.82%	65	86.67%	10	13.33%
Florence							
0	86	32	62.79%				
1	18	5	72.22%				
2	2	2	0.00%				
Non-Dwelling	1						
Total*	106	39	63.21%	17	43.59%	18	46.15%
Kay Jay							
0	18	11	38.89%				
1	95	64	32.63%				
2	4	4	0.00%				
Non-Dwelling	1						
Total*	117	79	32.48%	52	65.82%	30	37.97%
Underwood							
0	82	56	31.71%				
1	21	15	28.57%				
2	1	1	0.00%				
Non-Dwelling	1						
Total*	104	72	30.77%	41	56.94%	27	37.50%
Non-Designated							
Park North							
0	6	6	0.00%				
1	95	83	12.63%				
2	5	3	40.00%				
Non-Dwelling							
Total*	106	92	13.21%	16	17.39%	43	46.74%
Park South							
0	6	3	50.00%				
1	105	93	11.43%				
2	5	3	40.00%				

Non-Dwelling	1							
Total*	116	99	14.66%	31	31.31%	44	44.44%	
Pine								
0	117	91	22.22%					
1	26	20	23.08%					
Non-Dwelling	1							
Total*	143	111	22.38%	28	25.23%	43	38.74%	
Highland								
0	87	82	5.75%					
1	17	17	0.00%					
2	2	2	0.00%					
Non-Dwelling	1							
Total*	106	101	4.72%	39	38.61%	40	39.60%	
Jackson								
0	130	110	15.38%					
1	75	63	16.00%					
2	2	2	0.00%					
Non-Dwelling	1							
Total*	207	175	15.46%	32	18.29%	73	41.71%	
Benson								
0	118	118	0.00%					
1	26	22	15.38%					
Non-Dwelling								
Total*	144	140	2.78%	27	19.29%	63	45.00%	

	# of Units	Occupied	Vacancy %	Elderly	% Elderly	Disabled	%Disabled
Elderly only units	586	373	36.35%	263	70.51%	105	28.15%
Non-designated units	822	718	12.65%	173	24.09%	306	42.62%
Total Vacant Elderly	213						
Total Elderly non-designated	173						

*Unit Totals do not include Non-Dwelling units