

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

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# PHA Plans

5 Year Plan for Fiscal Years 2008 - 2012

Annual Plan for Fiscal Year 2008



# Omaha Housing Authority

WILLIAM A, BEGLEY, CHAIRMAN  
JOAN NIGRO, VICE CHAIRWOMAN  
DONNA WIMAN, COMMISSIONER  
NELL WINFORD, COMMISSIONER  
TONY WELCHEN, COMMISSIONER

STAN TIMM, INTERIM EXECUTIVE DIRECTOR

540 SOUTH 27<sup>TH</sup> STREET  
OMAHA NEBRASKA 68105-1521  
402-444-6900 PHONE  
402-444-4887 FAX



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

## PHA Plan Agency Identification

**PHA Name:** Housing Authority of the City of Omaha

**PHA Number:** NE001

**PHA Fiscal Year Beginning:** (01/2008)

**PHA Programs Administered:**

**Public Housing and Section 8**

Number of public housing units: 2,892

Number of S8 units: 4,173

**Section 8 Only**

Number of S8 units:

**Public Housing Only**

Number of public housing units:

**PHA Consortia:** (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

### 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 2008 - 2012**  
[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 safe, secure, quality affordable housing and help build a foundation for homeownership and promote economic self-sufficiency.

**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 12/31/2012 and reduce turnaround time to 20-days average*)
- Through 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	2006	2007 Jan- June	Goal 12/31/2012
Total number units turned over	807	671	475	946	462	304	675 or less
Days required to get units ready	21.90	34.00	128.00	111.52	110.78	127.17	15
Total turnover time including leasing	73.30	84.47	184.97	225.20	149.78	168.83	20

- 2005 was a pivotal year where 946 units were made ready and leased. The Agency normally turns about 650 units annually so the 2005 effort accrued many of the long term vacant days thus increasing the average turnaround time for that year. It is the Agencies intent to reduce turnaround times through the following strategies;
- More effective marketing will be achieved through community outreach and referrals through support services 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 standardized; however, we are also making organizational changes, which will improve production through scheduling routine and planned maintenance activities.
- Utilize CFP funding to contract unit turnarounds to catch up the backlog of vacant units.

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

Acquire or build units or developments

- Utilize Replacement Housing Factor Funds to acquire 3 units of replacement housing. The Faircloth amendment restricts Omaha Housing Authority from new construction of public housing. 3 four bedroom single family units will be acquired to assist larger families on the waiting list.

Other (list below)

- Continue to reduce the backlog of vacant units through concentrated lease up efforts.

PHA Goal: Improve the quality of assisted housing  
Objectives:

Improve public housing management:

- As part of the OHA restructuring to meet asset management requirements, two positions were filled;

**Facilities Manager** – Provides technical assistance for Site Management and Maintenance with a focus on Public Housing Assessment System (PHAS) Indicators. The FM is responsible for tracking and reporting Management Assessment Sub-System (MASS) and Physical Assessment Sub-System (PASS) performance. Accompanies Real Estate Assessment Center (REAC) inspectors on the Uniform Physical Condition System (UPCS) inspections and is responsible for developing plans to improve physical condition of public housing through maintenance plans and initiatives.

The Facilities Manager provided planning and oversight in the recent removal of nonfunctioning nurse call (pull cord) and intercom systems from 11 Tower buildings. These systems had been abandoned in place for a number of years and negatively affected OHA PHAS scores. These improvements helped to improve scores at 10 of OHA’s 11 Tower buildings.

**Service Contract Manager** – Provides contract management services for OHA Service Contracts that include but are not limited to Elevators, Commercial HVAC, Fire and Life Safety Inspections and Maintenance of these systems. This position has significantly improved the quality of service and cost controls. Improvements to HVAC systems included the addition of remote shut-off switches and energy saving improvements to domestic hot water systems in OHA Tower buildings.

The Service Contract Manager also coordinates casualty loss restorations and manages several Indefinite Delivery – Indefinite Quantity (IDIQ) contracts that include residential roofing, electrical services, plumbing, exterior maintenance of gutters and downspouts and siding for the residential properties.

Additionally, OHA is focused on the following;

- Training for Management and Maintenance Staff in UPCS Inspections.
- Reduce turnaround time on resident requested work orders and turnaround time on vacant units.
- New work schedules of office staff to extend office hours to accommodate residents after normal business hours.
- Improve and monitor the condition of scattered site units. Assigned Staff reports lease violations and deficiencies to the Scattered Site Manager.
- Develop a plan for disposition of non-contributing public housing units and make applications for disposition over the next five years.

<b>PHAS Indicators</b>	<b>Max Scores</b>	<b>2002 Actual</b>	<b>2003 Actual</b>	<b>2004 Actual</b>	<b>2005 Actual</b>	<b>2006 Actual</b>	<b>2006 Goals</b>	<b>Performance Progress '06</b>
Physical	30.0	24.0	25.0	25.0	19	21	<b>27.0</b>	+2
Financial	30.0	28.0	22.0	23.0	26	25	<b>28.0</b>	-1
Management	30.0	26.0	26.0	26.0	26	26	<b>28.0</b>	0
Resident	10.0	9.0	9.0	9.0	9	9	<b>9.0</b>	0
<b>Totals</b>	<b>100.00</b>	<b>87%</b>	<b>82%</b>	<b>83%</b>	<b>80%</b>	<b>81%</b>	<b>92%</b>	<b>+1%</b>

- ☒ Improve voucher management: (SEMAP score for 2006 was not available at time of report)

Year	Goal %	Actual %
1999	80	89
2000	85	67
2001	85	81
2002	90	81
2003	92	96
2004	98	93
2005	98	90
2006	98	<b>92</b>

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

- ☒ Increase customer satisfaction:

- OHA 2005 Resident Assessment Sub-System (RASS) Follow Up Plan addresses improved communication, safety and neighborhood appearance, (see attachment 8 RASS Implementation and Follow up Plan, ne001j01.doc).

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

- Establishing site management offices at properties
- Strengthening LAN and WAN network system for all sites
- Improving asset management systems and inventory systems
- Improved financial automation application
- Continue to meet PHAS requirements for Operating Reserves
- Consolidate administrative operations to the Gateway Center at 4401 N. 21<sup>st</sup> St. or build a new administrative facility.

- ☒ Renovate or modernize public housing units:

- Install Fire Sprinkler Systems Fire Alarm / Life Safety up-grades in all 11-Tower Buildings.
- Improve or replace Intercom Systems in all Tower Buildings.
- Complete Site Improvements and Interior Renovations OHA – Wide.
- Implement a HUD approved Energy Audit and Performance Contract.
- Re-engineer air distribution system and make structural repairs at Crown Tower to address long-standing moisture and building pressurization issues.
- Implement an exterior waterproofing program for all 11 Tower buildings
- Upgrade camera surveillance systems to current technology.
- Complete interior renovations and window replacement at all 11 Towers in response to ongoing seal failure issues.
- Reconfigure one or more Towers by combining efficiency and 1 bedroom units into larger 1 and 2 bedroom units of accessible housing, thus reducing density.

- Complete a housing accessibility study at all OHA properties and develop plans to improve the availability of accessible housing.
- Convert two and three bedroom units by combining them into larger four to seven bedroom units to better meet housing needs of families on the wait list.

Demolish or dispose of obsolete public housing:

- Coordinate efforts with City of Omaha to develop a Master Plan for the redevelopment of the Pleasant View Homes development site.
- Make application for HOPE VI and other Mixed Finance sources to implement redevelopment plans for the Pleasant View Homes site.
- Make applications for Disposition of obsolete Scattered Site Public Housing units identified in strategic planning process.

Provide replacement public housing:

- Implement the Replacement Housing Factor Replacement Housing Plan to acquire 3 four bedroom single family, detached units.
- Utilize proceeds from sale of 5(h) scattered site units for new construction of small multi-family in-fill housing through mixed finance method of development.

Provide replacement vouchers:

- Make application for special use vouchers for Pleasant View families displaced by demolition.

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:
  - Monitor family incomes in all public housing developments to assure that lower income developments are also renting to higher income public housing households.
  - Implement capital improvements that improve the living environment of the public housing stock; e.g. new kitchen cabinets, appliances, site improvements and energy conserving measures.
  - Utilize the Capital Fund Financing Program (CFFP) to fund major fire sprinkler and life safety improvements, reconfiguration of buildings to reduce density and better meet housing needs of families on the wait list and to address long standing maintenance problems.
  
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - Improve use of existing automated system for tracking applicant and 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 applicant categories. This information may be used to develop strategies for improving housing choices for lower income families to higher income developments.
  
- Implement public housing security improvements:
  - Monitor crime rates in all public housing developments through Omaha Police Department and University of Nebraska at Omaha study program.
  - Implement Weed and Seed programs in public housing developments with high crime rates.
  - Implement capital improvements to include; 1) improved lighting, 2) improved security surveillance systems, 3) improved building access - physical security.
  
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
  - Four Tower Buildings are designated Elderly and Disabled only; Underwood, Crown, Kay Jay and Evans.
  
- Other: (list below)

- Convert / Combine smaller units into larger four, five, six and seven bedroom units in family and scattered site developments to meet housing needs of families on the waiting list.

**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:

- Implement working family incentives.

Provide or attract supportive services to improve assistance recipients' employability:

- Partner 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.

- Partner with Community Service Agencies through the Service Coordinator Program for the Towers and Family Developments
- Provide Service Coordination at all eleven OHA Towers
- Utilize Research Assistance provided by the University of Nebraska at Omaha (UNO)
- Expand computer access and training for all residents

Other: (list below)

**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:

- Reconfigure select Tower units to provide adequately sized accessible units for elderly persons with disabilities.
- Convert one or more Towers to Congregate Living to better meet housing needs of the community.

Other: (list below)

**Other PHA Goals and Objectives: (list below)**

**Annual PHA Plan**  
**PHA Fiscal Year 2008**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the PHA will submit.

- Standard Plan**
- 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, confirmed by the Omaha City Counsel and is responsible for the City's Public Housing Programs. The OHA currently administers 2,892 public housing units of which 1,406 are located in eleven high-rise towers originally built for the elderly, and 713 dwelling units of family housing that are situated in three older (1940-1950 vintage) public housing family developments. The remaining 795 dwelling units are a mix of small multifamily, single-family and duplex scattered site housing of which 412 units were developed as replacement housing units under a court ordered settlement (Hawkins') agreement. Many of these units were developed through the OHA's developer affiliate Housing in Omaha, Inc. (HIO).

The acquisition of General Partner interests in five existing Low Income Housing Tax Credit (LIHTC) projects and utilization of the LIHTC programs to renovate other property acquisitions and to build new construction enabled OHA to place under contract all of the units required to fulfill the Hawkins Replacement Housing Agreement by the October 31, 2005 deadline and to deliver those units within the allocated budget.

In the course of the extensive development work OHA experienced some increases in its vacancy rate and unit turnaround days in the existing public housing units. OHA is implementing plans to reduce unit turnaround time through contract services and refocusing force account labor on planned and scheduled maintenance.

The housing authority has prepared a new 5-year (2008 – 2012) and annual plan (2008) based on current physical needs assessments, REAC Inspections and input from the Central Advisory Committee (CAC) and Community Leaders. The plan focuses on improving the overall performance of the agency through demolition and disposition of obsolete housing stock, consolidation of administrative operations, continuance of vacancy reduction strategies, complying with all fire and life safety systems requirements, improving security on an agency-wide basis and development of new affordable housing opportunities.

**CONSOLIDATION**

OHA proposes to consolidate its administrative operations into one facility. Currently operations are managed from three primary locations; Applications and scattered site management / maintenance are located at the Gateway Center, a 56,000 square foot two story facility at 4401 North 21<sup>st</sup> Street, Section 8 leasing and administrative operations are located at the MLK Building at 3005 Emmett Street and OHA Executive, Finance, Purchasing and Planning Operations are located at the Central Office at 540 South 27<sup>th</sup> Street. This consolidation would be funded in part from the proceeds of the sale of these facilities and from either Development Funding remaining from the completion of the Hawkins' Replacement Housing Plan or CFP. OHA is also initiating the sale of two non-public housing properties consisting of 166 units and a non-public housing off-site community building to reduce debt and streamline operations

## **DISPOSITION**

The OHA Board of Commissioners has approved staff to plan an application for disposition of scattered site public housing units that have been determined to no longer be viable contributing units. OHA will give first consideration for units (with LBP) built prior to 1950.

OHA proposes to incrementally disposition up to 270 of the least viable units of its scattered site inventory over the next five to seven years and to utilize the proceeds to leverage development of new affordable and mixed income properties through its developer affiliate Housing in Omaha, (HIO) Inc.

## **DEMOLITION**

OHA has prepared and submitted an application for the demolition of the Pleasant View Homes Development which consists of 182 units and was built in 1953.

- The costs associated with bringing the existing development into compliance with current standards are prohibitively expensive.
- The location of the development is no longer conducive to residential use in its current design and is plagued with crime.
- The land on which the development was built is sufficiently valuable and should be revitalized with mixed use development to include commercial / retail and mixed income housing.
- Demolishing the development will allow the development site to be renewed and revitalized through the development of commercial / retail and new construction of mixed income rental and homeownership housing. The OHA is working with the City of Omaha Planning Department to develop a Master Plan for the Revitalization of this neighborhood. (Highlander Neighborhood Redevelopment Plan).

OHA Board of Commissioners has approved staff to prepare an application for demolition of the Cherry Tree (NE001-055) Garage. The garage is under utilized and the costs to repair it are estimated at \$75,000. Removal of the garage will also be necessary to install accessible housing improvements. Two of the thirty units will be converted to accessible housing under Section 504 and the entire site will be made accessible. Replacing the garage with new surface parking will provide adequate space for sidewalks and ramps to the buildings and provide enough parking to meet the needs of the tenants and their guests.

## **REVITALIZATION**

### **Public Housing Capital Improvements**

The Capital Fund Program (CFP) will be utilized to make capital investments in viable public housing developments and to address code compliance and HUD regulatory deficiencies identified through management and physical needs assessments and HUD REAC Inspections.

The CFP can be utilized to leverage OHA Revitalization Plans for the Pleasant View site and Development of New Mixed Income Housing to further the OHA Mission of providing quality, affordable, safe and sanitary housing for eligible families and other eligible persons. To provide housing opportunities, free from discrimination, and promote self-sufficiency and economic independence for residents.

Specific work items are identified in the attached Annual Statement for 2008 and the Five Year Action Plan (2008 – 2012).

OHA proposes to utilize the Capital Fund Finance Program (CFFP) to complete the following improvements.

- Fire Sprinkler & Life Safety upgrades in Tower Buildings to meet the 2011 compliance deadline.
- Fund Energy Efficiency and Utility upgrades that exceed Energy Performance contract funding limits.
- Conversion of Tower units to reduce poverty and provide new housing choices in these buildings.
- Reconfiguration of Family and Scattered Site units to create larger 4 to 7 bedroom units to meet housing needs of families on the wait list.
- Planning costs for Pleasant View Redevelopment Plans and other housing programs.
- Use of Contract Labor to complete Unit Turnarounds and reduce turnaround time.
- Use of Force Account Labor to implement planned & scheduled maintenance programs to improve the quality and condition of the housing units.

### **Development and Rehabilitation of Affordable Housing**

OHA will continue to work with Housing in Omaha, Inc. (HIO) to develop affordable housing choices for eligible families.

- Rehabilitation of Project NE26-0048-001
- In-Fill Housing - New Modular Construction in target North Omaha Neighborhoods.
- Development of New Construction – Mixed Finance Properties for Elderly and Disabled

### **Public Housing Choice Voucher (Section 8) Program**

The Omaha Housing Authority has 4,016 Housing Choice Voucher (HCV) and 157 Mod Rehab Certificates allocated. When the OHA opened the Housing Choice Voucher waiting list, the self-imposed limit of 750 households was quickly achieved twice throughout the year of 2006. During the 2006 year 1,500 applications were accepted and 657 families were housed under the Housing Choice Voucher Program. The increased allocation of Housing Choice Vouchers was added from Mod-Rehab Certificates expiring during 2006.

### **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 and increase housing choices in Omaha.

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

### **Public Housing Security Program**

The OHA Public Safety & Compliance 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.

The OHA Public Safety Office is a state of the art information center headquartered at Jackson Tower. The department is run by the Director of Public Safety & Compliance who has a law enforcement background including community policing and gang/drug experience.

Equipment used includes digital surveillance and recording systems at each Tower location, proximity card access control, two-way radios, base radios, cell phones and digital police scanners. Officers patrol OHA development sites in marked cruisers and seasonal bike patrols. Officer assignments and work schedules are varied from day-to-day to eliminate predictability. The OHA Public Safety & Compliance Department is “service oriented” and applies multi-faceted problem solving techniques in addressing resident issues and concerns regarding safety and security.

### **Public Housing Accomplishments**

OHA is in the process of completing renovations and program close outs of the eleven development projects that were approved to complete the Hawkins’ Replacement Housing Plan. The Replacement Housing Plan was completed on time and under budget. OHA proposes to utilize the remaining development funds to a.) Complete renovations to the Ernie Chambers Court Community Building and the Strehlow Garage to provide facilities for tenant use and management and maintenance services, b.) Convert development funds to CFP funds to complete significant modernization and restoration work at Crown Tower (NE001-017) and, c.) Fund non-technical administrative salaries expensed to develop and complete the projects.

Over \$2.5 million was invested in site improvements and kitchen cabinet replacements at Southside Terrace and Spencer Homes in 2006 and 2007. These improvements improved the quality of housing and raised the 2006 Physical Condition Scores for these developments.

OHA completed engineering studies for fire sprinkler systems and contracted the installation of fire sprinkler systems in two buildings totaling \$1,498,498. The remaining seven buildings requiring fire sprinkler systems will be planned for completion by the 2011 deadline through the CFFP program.

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 policy amendments to provide housing to families displaced by disaster and preferences to working families on the waiting list.

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.

OHA has updated policies for the following areas of operation;

- Resident Selection and Assignment Procedures
- Leasing Procedures
- Emergency Procedures – Handbook for Residents
- Personnel Policies and Procedures
- Organization Chart
- Job Performance Standards & Employee Performance Appraisal Policy
- Job Performance Standards for Non-Management
- Employee Performance Standards for Management
- Guidelines for Disciplinary Action
- Travel Policy
- Drug and Alcohol - Free Workplace Policy
- Administrative Plan – Section 8

## **Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

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

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### **Attachments**

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

#### Required Attachments:

- Admissions Policy for Deconcentration
- FY 2008 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)
- List of Resident Advisory Board Members
- List of Resident Board Member
- Community Service Description of Implementation
- Information on Pet Policy
- Section 8 Homeownership Capacity Statement, if applicable
- Description of Homeownership Programs, if applicable

#### Optional Attachments:

- PHA Management Organizational Chart

- FY 2008 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 2008 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 2007)	(ne001i01.doc)
RASS Implementation and Follow - Up Plan(2006)	(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 2003, 2004, 2005 & 2006	(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)

**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.

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
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	Annual Plan: Housing Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	support statement of housing needs in the jurisdiction	
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
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	Annual Plan: Capital Needs

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
	attachment (provided at PHA option)	
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing ( <b>Pleasant View</b> )	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-ability	Size	Location
Income <= 30% of AMI	18,691	5	5	5	5	5	5
Income >30% but <=50% of AMI	18,390	4	3	5	3	4	4
Income >50% but <80% of AMI	31,996	3	5	4	4	3	4
Elderly	32,179	3	3	3	4	3	4
Families with Disabilities	22,245	4	5	4	5	4	5
Race/Ethnicity - B	18,661	5	5	5	3	4	4
Race/Ethnicity -W	125,022	3	4	3	3	3	3
Race/Ethnicity - H	7,081	5	5	5	3	5	4
Race/Ethnicity - A	2,214	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:
- U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- American Housing Survey data  
Indicate year:
- Other housing market study  
Indicate year:
- Other sources: (list and indicate year of information)

- City of Omaha Community Planning Department

## 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 6/30/2007			
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/sub-jurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	352	100%	612
Extremely low income <=30% AMI	225	95.2%	
Very low income (>30% but <=50% AMI)	17	4.8%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	212	60.2%	
Elderly families	10	2.8%	
Families with Disabilities	17	4.8%	
African-American	230	65.3%	
White	81	23.0%	
Hispanic	20	5.7%	
Other	30	8.5%	
Characteristics by Bedroom Size (Public Housing Only)	352	100%	
1BR	124	35.2%	
2 BR	63	17.9%	
3 BR	32	9.1%	
4 BR	122	34.7%	
5 BR	10	2.8%	
5+ BR	1	.3%	
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 6/30/2007

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	337	100%	616
Extremely low income <=30% AMI	288	85.5%	
Very low income (>30% but <=50% AMI)	42	12.5%	
Low income (>50% but <80% AMI)	7	2.1%	
Families with children	294	87.2%	
Elderly families	7	2.1%	
Families with Disabilities	36	10.7%	
African-American	253	75.1%	
White	63	18.7%	
Hispanic	16	4.7%	
Other	5	1.5%	

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)?  No  Yes

If yes:

How long has it been closed (# of months)? 5 Months

Does the PHA expect to reopen the list in the PHA Plan year?  No  Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No  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)
  - Development proposal to be submitted to HUD for approval to utilize Replacement Housing Factor (RHF) funds to acquire three single family detached units.

**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)

**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.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2005 grants)</b>		
a) Public Housing Operating Fund	6,499,321	
b) Public Housing Capital Fund	3,773,073	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	27,437,811	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds) (weed & seed)	0	
g) Resident Opportunity and Self-Sufficiency Grants	596,177	
h) Community Development Block Grant	0	
i) HOME and Shelter Plus	524,248	
Other Federal Grants (list below)		
<b>PH FSS SEC8 FSS</b>	123,840	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>	0	
<b>ROSS</b>	0	
CFP 50103 – 07 & RHF	5,323,897	
Development Funds	4,809,354	
<b>3. Public Housing Dwelling Rental Income</b>	5,736,785	
	0	
	0	
<b>4. Other income (list below)</b>	0	
<b>INTEREST</b>	315,334	
<b>NON-DWELLING</b>	417,318	
<b>5. Non-federal sources (list below)</b>	0	
1. OHA Vending	6,640	
2. Gateway Rent	144,360	
	0	
<b>Total resources</b>	<b>55,708,158</b>	

### **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: (state time)
- 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 public housing waiting list will be maintained as a separate waiting list at 4401 North 21<sup>st</sup> Street, Omaha, NE
- b. Where may interested persons apply for admission to public housing?
- PHA main administrative office
- PHA development site management office
- Other (list below)
- NE001-011 Jackson Tower – 600 South 27<sup>th</sup> Street, Omaha, NE
  - Community-wide waiting list, the mixed finance public housing waiting list and the scattered sites public housing waiting list will be maintained separately at 4401 North 21<sup>st</sup> Street, Omaha, NE

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

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

**Four (4) or more**

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? **Three(3)**

- Mixed Finance public housing
- Jackson Tower
- Scattered Sites

3.  Yes  No: May families be on more than one list simultaneously

If yes, how many lists? **Two (2)**

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)

- Mixed Finance public housing and Scattered Sites public housing - 4401 North 21<sup>st</sup> Street, Omaha, NE
- NE001-011 Jackson Tower - 600 South 27<sup>th</sup> Street, Omaha, NE

### **(3) Assignment**

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

- One
- Two
- Three or More

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

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

### **(4) Admissions Preferences**

a. Income targeting:

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

b. Transfer policies:

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

- Emergencies  
 Over-housed  
 Under-housed  
 Medical justification  
 Administrative reasons determined by the PHA (e.g., to permit modernization work)  
 Resident choice: (state circumstances below)  
 Other: (list below)
- 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 06/30/2007**

	<b>Under 5000</b>	<b>5000- 9999</b>	<b>10000- 14999</b>	<b>15000- 19999</b>	<b>20000- 24999</b>	<b>25000- 29999</b>	<b>30000- 34999</b>	<b>35000- 40000</b>	<b>Over 40000</b>	<b>Total Count Average</b>
Pleasantview	<b>63</b>	<b>37</b>	<b>18</b>	<b>8</b>	<b>6</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>137</b>
	\$2,564	\$7,167	\$11,674	\$17,396	\$22,420	\$27,865	\$33,384	\$38,532	\$0	<b>\$7,821</b>
Spencer	<b>68</b>	<b>36</b>	<b>19</b>	<b>7</b>	<b>4</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>137</b>
	\$2,332	\$7,020	\$12,189	\$16,906	\$21,616	\$28,350	34,849	\$0	\$0	<b>\$6,903</b>
Southside	<b>159</b>	<b>98</b>	<b>23</b>	<b>24</b>	<b>10</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>4</b>	<b>218</b>
	\$2,539	\$7,050	\$12,571	\$17,773	\$22,477	\$28,670	\$33,630	\$36,824	\$48,457	<b>\$7,164</b>
<b>Total:</b>	<b>290</b>	<b>171</b>	<b>60</b>	<b>39</b>	<b>20</b>	<b>6</b>	<b>8</b>	<b>3</b>	<b>4</b>	<b>601</b>
	<b>\$2,496</b>	<b>\$7,069</b>	<b>\$12,181</b>	<b>\$17,540</b>	<b>\$22,288</b>	<b>\$28,348</b>	<b>\$33,873</b>	<b>\$37,393</b>	<b>\$48,457</b>	<b>\$5,956</b>

- 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)
- 95<sup>th</sup> 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)

**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
  - 102% 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 72<sup>nd</sup> Street-112% FMR.
    - Board Resolution No. 2007-84 increased the Payment Standard from 100% to 105% of FMR, which applies to the units east of 72<sup>nd</sup> Street only. The Payment Standard for units located west of 72<sup>nd</sup> street reduced to 112% 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.
- 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.)

<b>Program Name</b>	<b>Units or Families Served at Year Beginning (1/1/07)</b>	<b>Expected Turnover</b>
Public Housing	2,892	21.0%
Section 8 Vouchers	3,953	15.0%
Section 8 Certificates	N/A	
Section 8 Mod Rehab	137	41.0%
Special Purpose Section 8 Certificates/Vouchers (list individually)	N/A	
Public Housing Drug Elimination Program (PHDEP)	N/A	
	N/A	
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>Last Revision Date</u>
<b><u>Housing Administration and Maintenance</u></b>	
M1100 Admission and Continued Occupancy Policy	June 2007
M1105 Curfew Policy	January 1999
M1130 Resident Selection and Assignment Procedures	April 2007
M1140 Leasing Procedures	June 2007
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
Emergency Procedures-Handbook for Residents (introduced in 2007)	July 2007
Emergency Procedures-Handbook for Staff and Key Staff (introduced in 2007)	
<b><u>Finance</u></b>	
F3000 Procurement Policy	February 2006
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	November 2004
F3080 Investment Policy	December 2000
F3085 Cost Allocation Plan	August 2000
F3090 Write Off of Tenant Account Policy	August 2000
F3100 Records Retention Policy	August 2000
<b><u>Human Resources</u></b>	
H2000 Personnel Policies and Procedures	July 2007
H2010 Wage and Salary Administration Policy	February 2001
H2020 Wage and Salary Administration Procedures	February 2001
H2030 Organization Chart	January 2007
H2040 Affirmative Action Policy	January 1999
H2060 Job Performance Standards & Employee Performance Appraisal Policy	July 2007
H2070 Job Performance Standards Procedures (Non-Management)	July 2007
H2080 Employee Performance Appraisal Procedures (Management)	July 2007
H2090 Guidelines for Disciplinary Action	July 2007
H2100 Employee Training and Development	March 2002
H2110 Vacation Procedures	January 2001
H2120 Travel Policy	July 2007
H2130 Travel Procedures	March 2002
H2140 Drug and Alcohol-Free Workplace Policy	July 2007
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
<b><u>Resident Relations</u></b>	
R4000 Resident Relations Procedures	December 1997
R5000 Home Ownership Plan 2002 & Section 8 Home Ownership Plan	January 2002

### (2) Section 8 Management: (list below)

	<u>Last Revision Date</u>
<b><u>Section 8 Management</u></b>	
Administrative Plan – Section Eight	March 2007

## **6. PHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

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

### **A. Public Housing**

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

If yes, list additions to federal requirements below:

- The Grievance procedures for Public Housing and Section 8 are currently under review. The revised procedures will address the necessary procedure for when a grievance is presented to the Board of Commissioners.
- The OHA determines the effective date of the Notice to Vacate public housing as the last calendar day of the month following the date of the notice, but should not precede the date of response to grievance hearing.
- OHA's Grievance Policy and Procedures are contained in Attachment ne001p01

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

- PHA main administrative office  
 PHA development management offices  
 Other (list below)
- The Gateway Building

### **B. Section 8 Tenant-Based Assistance**

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

If yes, list additions to federal requirements below:

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

- PHA main administrative office  
 Other (list below)
- Section 8 Administrative offices at 3005 Emmett Street, Omaha, Nebraska

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

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

### **A. Capital Fund Activities**

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

#### **(1) Capital Fund Program Annual Statement**

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

Select one:

The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan 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 (**ne001r01.xls**)

-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:
- NE26 P001 005 Pleasant View
- 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:
- Close out of 8 mixed finance development programs
  - New development & rehabilitation of HIO, Inc Properties
- 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 has currently completed construction of the approved projects for the Hawkins Settlement Agreement for Replacement Housing and is closing out the projects.
  - OHA will submit a development proposal for acquisition of three (3) four (4) bedroom units under the Replacement Housing Factor (RHF) funding program.
  - OHA is initiating the sale of two non-public housing properties consisting of 166 units and an off-site community building to reduce debt and streamline operations. OHA also proposes to consolidate its

administrative operations into one facility. Currently operations are managed from three primary locations; Applications and scattered site management / maintenance are located at the Gateway Center, a 56,000 square foot two story facility at 4401 North 21<sup>st</sup> Street, Section 8 leasing and administrative operations are located at the MLK Building at 3005 Emmett Street and OHA Executive, Finance, Purchasing and Planning Operations are located at the Central Office at 540 South 27<sup>th</sup> Street. This consolidation would be funded in part from the proceeds of the sale of these facilities and from either Development Funding remaining from the completion of the Hawkins' Replacement Housing Plan or CFP

**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.)

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>Pleasant View</b>	
1b. Development (project) number: <b>NE26 P001 005</b>	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input checked="" type="checkbox"/> <b>Submitted August 27, 2007</b> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u><b>27/08/07</b></u>	
5. Number of units affected: <b>182</b>	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: <b>November 2007</b> b. Projected end date of activity: <b>June 2009</b>	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>Scattered Sites (Acquisition Method)</b>	
1b. Development (project) number: <b>NE26 P001 020</b>	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <b><u>(30/09/08)</u></b>	
5. Number of units affected: <b>20</b>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development <b>The least viable units will be identified in the application</b>	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <b>December 2008</b>	
b. Projected end date of activity: <b>December 2012</b>	
<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>Scattered Sites (Acquisition Method)</b>	
1b. Development (project) number: <b>NE26 P001 021</b>	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <b><u>(30/09/08)</u></b>	
5. Number of units affected: <b>19</b>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development <b>The least viable units will be identified in the application</b>	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <b>December 2008</b>	
b. Projected end date of activity: <b>December 2012</b>	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>Scattered Sites (Acquisition Method)</b>	
1b. Development (project) number: <b>NE26 P001 024</b>	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <b><u>(30/09/08)</u></b>	
5. Number of units affected: <b>20</b>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development <b>The least viable units will be identified in the application</b>	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <b>December 2008</b>	
b. Projected end date of activity: <b>December 2012</b>	

Demolition/Disposition Activity Description	
1a. Development name: <b>Scattered Sites (Acquisition Method)</b>	
1b. Development (project) number: <b>NE26 P001 026</b>	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <b>(30/09/08)</b>	
5. Number of units affected: <b>105</b>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development <b>The least viable units will be identified in the application</b>	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <b>December 2008</b>	
b. Projected end date of activity: <b>December 2012</b>	

Demolition/Disposition Activity Description	
1a. Development name: <b>Scattered Sites (Acquisition Method)</b>	
1b. Development (project) number: <b>NE26 P001 028</b>	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <b>(30/09/08)</b>	
5. Number of units affected: <b>24</b>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development <b>The least viable units will be identified in the application</b>	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <b>December 2008</b>	
b. Projected end date of activity: <b>December 2012</b>	

Demolition/Disposition Activity Description	
1a. Development name: <b>Scattered Sites (Acquisition Method)</b>	
1b. Development (project) number: <b>NE26 P001 030</b>	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <b>(30/09/08)</b>	
5. Number of units affected: <b>21</b>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development <b>The least viable units will be identified in the application</b>	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <b>December 2008</b>	
b. Projected end date of activity: <b>December 2012</b>	

Demolition/Disposition Activity Description	
1a. Development name: <b>Scattered Sites (Acquisition Method)</b>	
1b. Development (project) number: <b>NE26 P001 032</b>	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <b>(30/09/08)</b>	
5. Number of units affected: <b>51</b>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development <b>The least viable units will be identified in the application</b>	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <b>December 2008</b>	
b. Projected end date of activity: <b>December 2012</b>	

Demolition/Disposition Activity Description	
1a. Development name: <b>Central Office</b>	
1b. Development (project) number: <b>NE26 P001 011</b>	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <b>(31/03/08)</b>	
5. Number of units affected: <b>0 - No dwelling units are affected – non-dwelling use only</b>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <b>March 2008</b>	
b. Projected end date of activity: <b>December 2008</b>	

Demolition/Disposition Activity Description	
1a. Development name: <b>Cherry Tree - Parking Garage</b>	
1b. Development (project) number: <b>NE26 P001 055</b>	
2. Activity type: Demolition <input checked="" type="checkbox"/>	Disposition <input type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <b>(31/12/07)</b>	
5. Number of units affected: <b>0 - No dwelling units are affected – non-dwelling use only</b>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development – <b>NON-DWELLING STRUCTURE – PARKING GARAGE</b>	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <b>December 2007</b>	
b. Projected end date of activity: <b>December 2008</b>	

<b>Demolition/Disposition Activity Description</b>	
1a. Development name: <b>MLK Building (OHA Applications &amp; Section 8 Office)</b>	
1b. Development (project) number: <b>Not Under ACC</b>	
2. Activity type: Demolition <input type="checkbox"/>	Disposition <input checked="" type="checkbox"/>
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input checked="" type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <b>(31/03/08)</b>	
5. Number of units affected: <b>0 - No dwelling units are affected – non-dwelling use only</b>	
6. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity: <b>March 2008</b>	
b. Projected end date of activity: <b>December 2008</b>	

## **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.

<b>Designation of Public Housing Activity Description</b>	
1a. Development name: <b>Evans Tower &amp; Kay Jay Tower</b>	
1b. Development (project) number: <b>NE26 P001 007</b>	
2. Designation type:	
Occupancy by only the elderly <input checked="" type="checkbox"/>	
Occupancy by families with disabilities <input type="checkbox"/>	
Occupancy by only elderly families and families with disabilities <input type="checkbox"/>	
3. Application status (select one)	
Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date this designation approved, submitted, or planned for submission: <b>(10/07/07)</b>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? <b>Two Year Extension of Approved Plan</b>	
6. Number of units affected: <b>227</b>	
7. Coverage of action (select one)	
<input checked="" type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	

<b>Designation of Public Housing Activity Description</b>	
1a. Development name: <b>Underwood Tower</b>	
1b. Development (project) number: <b>NE26 P001 012</b>	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <b>(10/07/07)</b>	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? <b>Two Year Extension of Approved Plan</b>
7. Number of units affected: <b>104</b>	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

<b>Designation of Public Housing Activity Description</b>	
1a. Development name: <b>Crown Tower</b>	
1b. Development (project) number: <b>NE26 P001 017</b>	
2. Designation type:	Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA's Designation Plan <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <b>(10/07/07)</b>	
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input checked="" type="checkbox"/> Revision of a previously-approved Designation Plan? <b>Two Year Extension of Approved Plan</b>
8. Number of units affected: <b>149</b>	
7. Coverage of action (select one)	<input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

## 10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

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

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

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

#### 2. Activity Description

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

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name: <b>Southside Terrace</b>	
1b. Development (project) number: <b>NE001-001</b>	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <b>November 2005 (Viability Assessment Report)</b> <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)

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name: <b>Pleasant View</b>	
1b. Development (project) number: <b>NE001-005</b>	
2. What is the status of the required assessment?	<input type="checkbox"/> Assessment underway <input checked="" type="checkbox"/> Assessment results submitted to HUD <b>November 2005 (Viability Assessment Report)</b> <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 checked="" type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <b>27/08/2007</b> <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

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

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

### **11. Homeownership Programs Administered by the PHA**

[24 CFR Part 903.7 9 (k)]

#### **A. Public Housing**

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

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

#### 2. Activity Description

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

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

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: <b>5(h) Homeownership Project</b>	
1b. Development (project) number: <b>NE001-020</b>	
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 ( <b>effective 10/1/99</b> )
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: <b>(Approved 04/09/2003)</b>	
5. Number of units affected: <b>20</b>	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: <b>5(h) Homeownership Project</b>	
1b. Development (project) number: <b>NE001-021</b>	
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 ( <b>effective 10/1/99</b> )
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: <b>(Approved 04/09/2003)</b>	
5. Number of units affected: <b>19</b>	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: <b>5(h) Homeownership Project</b>	
1b. Development (project) number: <b>NE001-024</b>	
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 ( <b>effective 10/1/99</b> )
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: <b>(Approved 04/09/2003)</b>	
5. Number of units affected: <b>20</b>	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: <b>5(h) Homeownership Project</b>	
1b. Development (project) number: <b>NE001-026</b>	
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 ( <b>effective 10/1/99</b> )
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: <b>(Approved 04/09/2003)</b>	
5. Number of units affected: <b>105</b>	
6. Coverage of action: (select one)	<input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

<b>Public Housing Homeownership Activity Description (Complete one for each development affected)</b>	
1a. Development name: <b>5(h) Homeownership Project</b>	
1b. Development (project) number: <b>NE001-028</b>	
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 ( <b>effective 10/1/99</b> )
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: <b>(Approved 04/09/2003)</b>	
5. Number of units affected: <b>24</b>	
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: <b>5(h) Homeownership Project</b>	
1b. Development (project) number: <b>NE001-030</b>	
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: <b>(Approved 04/09/2003)</b>	
5. Number of units affected: <b>21</b>	
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: <b>5(h) Homeownership Project</b>	
1b. Development (project) number: <b>NE001-032</b>	
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: <b>(Approved 04/09/2003)</b>	
5. Number of units affected: <b>51</b>	
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 (l)]

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

### **A. PHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

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

If yes, what was the date that agreement was signed? **04/20/2003**

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. )

<b>Services and Programs</b>				
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)
Certificate Program	Open	All Residents	Metro Community College	Public Housing Section 8
Work Transportation Assistance For first 6 Months of Employment	Open	All Working Tenants	Based out of the Family Service Ctr.	Public Housing Section 8
Elderly Service Coordinator	Open	Disabled/Elderly	Towers	Public Housing
ROSS –Family Homeownership	250	All Families	La Fern Williams, Gateway and Towers	Public Housing
PH & HCV Homeownership Programs	Open	All Families	Central Office	Public Housing Section 8
Resident Study Center and Computer Lab	Open	All Residents	La Fern Williams, Pleasant View, Spencer, Gateway, Benson and Underwood	Public Housing / Section 8
ROSS RSDM Youth Activities	500	All Families	LaFern Williams Center	Public Housing
Computer Labs	250	All Families	LaFern Williams Center, Gateway, Underwood and Benson	Public Housing

**(2) Family Self Sufficiency program/s**

a. Participation Description

<b>Family Self Sufficiency (FSS) Participation</b>		
Program	Required Number of Participants (start of FY 2006 Estimate)	Actual Number of Participants (As of: 06/30/07)
Public Housing	0 – Not Mandatory	48
Section 8	167	155

- 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)

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

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

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

### **13. PHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

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

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

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

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

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

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

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
- Spencer                     Project # NE16P001-004

#### **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)

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
- Spencer Project # NE26P001-004

### 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
- Spencer Project # NE26P001-004

### 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? 9
  - 6 from 2005
  - 3 from 2006
- Yes  No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?
  - December 31, 2006

#### **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.

- 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 expanded the use of Yardi financial / information management system to track and monitor all long-term maintenance, development projects and capital improvement needs and investments. Implementation of the Yardi Construction module for tracking and controlling all OHA Jobs, Grants, Development Projects and Contracts related to the above was started in February of 2007 and will be completed by the end of 2007.

The following enhancements are the result of this effort:

- Task Order/Purchase Order requests are now being tracked electronically.
- All OHA Yardi users now have access to the Task Order/P.O. Request Function.
- A new menu tab has been added for all users (P.O.) for quick access to these functions.
- Permission Trees have been activated for the electronic approval of purchasing requests.
- All current Development and Capital Contract Jobs are loaded.
- All current Development and Capital Contracts will be loaded by those facilitating those contracts by the end of 2007.
- Category numbers have been set up to track grants utilizing HUD numbers (separate from finances general ledger account numbers).
- Five weeks of specialized on-site Yardi training was offered to all OHA, specific to their position over the course of in the first and second quarter of 2007.

Yardi 6.0 is the latest version of this powerful software. This upgrade will greatly enhance Management reporting, Contract tracking and Governmental reporting. It is now available to the OHA and will be loaded by 10/30/07. Two weeks of on site training has been reserved for the implementation of this upgrade.

- Completed physical needs assessment is being utilized in strategic planning to comprehensively assess the entire OHA public housing portfolio.

- These needs assessments will be upgraded in 2008 and all new (Hawkins) developments added.
- Completed comprehensive market study identifies housing needs in 14 major Omaha neighborhoods and shall be utilized to assist OHA in locating sites for new development and to determine what investments to make at existing 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 or shall be planned for demolition, disposition or conversion.

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

### **18. Other Information**

[24 CFR Part 903.7 9 (r)]

#### **A. Resident Advisory Board Recommendations**

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

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)

Attached at Attachment (File name) (**ne001e01.doc**)

Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

Considered comments, but determined that no changes to the PHA Plan were necessary.

The PHA changed portions of the PHA Plan in response to comments

List changes below: (**Residents requested priority be given to the following**)

- Improve lighting & accessible parking in the Tower parking lots
- Improve intercom systems in the Tower Buildings
- Kay Jay parking lot contract bid and award

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: (**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)

- Proposed Demolition of Pleasant View Homes
- Development of new housing choices in North Omaha Neighborhood Redevelopment Strategic Areas (NRSA) through Housing in Omaha, Inc.

- Other: (list below)

## 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 2008 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 (2006)            | (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 2003, 2004, 2005 & 2006    | (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) |

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

# PHA Plan Table Library

## Component 7 Capital Fund Program Annual Statement Parts I, II, and II

### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number                      FFY of Grant Approval: (MM/YYYY)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP 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	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	
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	

**Annual Statement  
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

**Annual Statement**

**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
<b>Total estimated cost over next 5 years</b>				

## 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)				Update 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)				Update Analysis		Project Based Accounting
NE001-004 <i>Replacement</i>	4-1 34-2 19-3	As needed Modernization Activities (see ne001b01.xls)				Update 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)		Demolition Application 08/27/2007		Update 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	Update Analysis		Project Based Accounting
NE001-009 <i>Pine, Benson</i>	238-0 48-1	General Modernization Activities (see ne001b01.xls)				Update Analysis		Project Based Accounting
NE001-010 <i>Highland, Florence</i>	174-0 34-1 4-2	General Modernization Activities (see ne001b01.xls)				Update Analysis		Project Based Accounting
NE001-011 <i>Jackson</i>	134-0 71-1 2-2	General Modernization Activities (see ne001b01.xls)		Disposition Central Office		Update Analysis		Project Based Accounting
NE001-012 <i>Underwood</i>	82-0 21-1 1-2	General Modernization Activities (see ne001b01.xls)		Reconfigure to create 20 Sec. 504 units	Previously Designated	Update Analysis		Project Based Accounting
NE001-016 <i>Duplex I</i>	14-2 54-3 4-4	As needed Modernization Activities (see ne001b01.xls)				Update Analysis		Project Based Accounting
NE001-017 <i>Crown</i>	145-1 4-2	General Modernization Activities (see ne001b01.xls)			Previously Designated	Update Analysis		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>
NE001-019 <i>Duplex II</i>	36-2 6-3	<i>As needed Modernization Activities (see ne001b01.xls)</i>				Update Analysis		Project Based Accounting
NE001-020 <i>Scattered Sites</i>	21-3	<i>As needed Modernization Activities (see ne001b01.xls)</i>		Disposition Application 2008		Update Analysis	For Sale	Project Based Accounting
NE001-021 <i>Scattered Sites</i>	19-3	<i>As needed Modernization Activities (see ne001b01.xls)</i>		Disposition Application 2008		Update Analysis	For Sale	Project Based Accounting
NE001-024 <i>Scattered Sites</i>	20-3	<i>As needed Modernization Activities (see ne001b01.xls)</i>		Disposition Application 2008		Update Analysis	For Sale	Project Based Accounting
NE001-026 <i>Scattered Sites</i>	8-2 96-3 6-4	<i>As needed Modernization Activities (see ne001b01.xls)</i>		Disposition Application 2008		Update Analysis	For Sale	Project Based Accounting
NE001-028 <i>Scattered Sites</i>	1-2 22-3 2-4	<i>As needed Modernization Activities (see ne001b01.xls)</i>		Disposition Application 2008		Update Analysis	For Sale	Project Based Accounting
NE001-030 <i>Scattered Sites</i>	21-3 1-4	<i>As needed Modernization Activities (see ne001b01.xls)</i>		Disposition Application 2008		Update Analysis	For Sale	Project Based Accounting
NE001-032 <i>Scattered Sites</i>	2-2 47-3 4-4 1-5	<i>As needed Modernization Activities (see ne001b01.xls)</i>		Disposition Application 2008		Update Analysis	For Sale	Project Based Accounting
NE001-033 <i>Scattered Sites</i>	18-3 2-4	<i>As needed Modernization Activities (see ne001b01.xls)</i>				Update Analysis		Project Based Accounting
NE001-035 <i>Scattered Sites</i>	49-3 12-4 1-5	<i>As needed Modernization Activities (see ne001b01.xls)</i>				Update Analysis		Project Based Accounting
NE001-044 <i>Scattered Sites</i>	37	<i>As needed Modernization Activities (see ne001b01.xls)</i>				Update Analysis		Project Based Accounting
TBD	3-4	<i>Replacement Housing Factor Funds – Application Submitted September 28, 2007</i>	<i>Acquisition of 3-4 Bedroom Units</i>					

**Public Housing Asset Management**

<b>Development Identification</b>		<b>Activity Description</b>						
Name, Number & 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>
NE001-046 Chambers Court	9-1 42-2 13-3 6-4	N / A	Project Proposal Amendment to add Funding for Annex & Strehlow Garage					Project Based Accounting
NE001-047 Crown Creek	8-2 23-3 6-4	N / A	Close – out Development Program					Project Based Accounting
NE001-048 North Omaha Homes	21-3 3-4	N / A	Project Proposal Amendment to add land to 2437 Ellison Avenue					Project Based Accounting
NE001-049 Securities Building	10-1 20-2 5-3	N / A	Complete & Close Out Development Program					Project Based Accounting
NE001-050 Crown I	16-3	N / A	Complete & Close Out Development Program					Project Based Accounting
NE001-051 Crown II	12-3	N / A	Complete & Close Out Development Program					Project Based Accounting
NE001-052 Bay View Apartments	12-3	N / A	Close – out Development Program					Project Based Accounting
NE001-053 Farnam Building	18-2 12-3	N / A	Complete & Close Out Development Program					Project Based Accounting
NE001-054 Alamo Apartments	6-1 8-2	N / A	Complete & Close Out Development Program					Project Based Accounting
NE001-055 Cherry Tree Apartments	16-2 16-3	N / A	Complete & Close Out Development Program	Demolition Application for Garage Only				Project Based Accounting
NE001-056 Long School	7-3	N / A	Complete & Close Out Development Program					Project Based Accounting

**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 seven (7) towers have family incomes within 85% to and 115% percent of the average family income range for all of the tower properties.

Public Housing Scattered Sites. The Housing authority has followed the *Hawkins' Settlement Agreement*, in developing scattered site homes. Currently, all scattered site housing is primarily duplexes or single-family structures mixed into existing neighborhoods. 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 (181 units); and Spencer (171 units) that are predominantly occupied by families with extremely low income where the average family income is \$6,747. The average income for each development is; \$7,533.00-Southside, \$6,454.00-Spencer, and \$5,343.00-Pleasantview. Most families are in the very low, 0-30% of the area adjusted median income (AMI) 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 or mixed income mixed finance projects in higher income developments. Within the 3 family developments, the range of incomes is within 79.19% to 111.65% of the overall family income average.

Policy. It is OHA's policy to use counseling (Family Housing Advisory 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

HA Name <b>Housing Authority of the city of Omaha</b>	Comprehensive Grant Number <b>NE26P001501-08</b>	FFY of Grant Approval <b>2008</b>
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Original Annual Statement    
  Reserve for Disasters/Emergencies    
  Revised Annual Statement/Revision Number \_\_\_\_    
 Performance and Evaluation Report for Program year Ending \_\_\_\_  
 Final Performance and Evaluation Report

Line No	Summary by Development Account	Total Estimated Cost		Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended
1	Total Non-CGP Funds	7,000,000			
2	1406 Operations (May not exceed 10% of line 20)	400,000			
3	1408 Management Improvements	335,825			
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	329,446			
10	1460 Dwelling Structures	1,533,000			
11	1465-1 Dwelling Equipment - Nonexpendable	100,000			
12	1470 Nondwelling Structures	50,000			
13	1475 Nondwelling Equipment	230,000			
14	1485 Demolition	550,000			
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	<b>Amount of Annual Grant (Sum of lines 2 - 19 )</b>	<b>4,178,271</b>			-
21	Amount of line 20 Related to LBP Activities	85,000	-		
22	Amount of line 20 Related to Section 504 Compliance	250,000			
23	Amount of line 20 Related to Security	255,825			
24	Amount of line 20 Related to Energy Conservation Measures	-			

Signature of Executive Director and Date <b>X</b> Stan Timm, Interim Executive Director	Signature of Public Housing Director Office of Native American Programs Administrator and Date <b>X</b>
--	--

(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

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		400,000				
	<b>MANAGEMENT IMPROVEMENTS</b>							
Agency Wide	Computer systems, consultants and programs to enhance current system	1408		60,000				
Agency Wide	Training	1408		20,000				
Agency Wide	Security Guards	1408		235,825				
Agency Wide	Replacement Security Vehicles	1408		20,000				
	<b>ADMINISTRATION</b>							
Agency Wide	Salary, Fringe, and Allocated Admin. Expenses	1410		350,000				
	<b>FEES AND COSTS</b>							
Pleasantview 1-5	<b>Consulting Services for HOPE VI Application</b>	CFFP		500,000				
Agency Wide	A&E for General Rehab and Planning	1430		300,000				
	<b>SITE IMPROVEMENTS</b>							
All Towers 1-7,1-9,1-11,1-10, 1-12,1-17	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		131,776				
1-016,1-019, 1-20, 1-21, 1- 24, 1-26, 1-28, 1-30, 1-32, 1- 35	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		128,010				
Southside & Spencer 1-1, 1-4	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		69,660				

Signature of Executive Director and Date

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

X  
 Stan Timm, Interim 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

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)	
<b>DWELLING STRUCTURES</b>								
Southside & Spencer 1-1, 1-4	General Repairs including: HVAC Repair / Replacement, Roofing, Plumbing, Interior & Exterior Renovations	1460		115,000				
All Towers 1-7, 1-9, 1-10, 1-11, 1-12, 1-18	Fire Alarm testing, Maintenance & Life Safety Improvements	1460		100,000				
All Towers 1-7, 1-9, 1-10, 1-11, 1-12, 1-18	Fire Sprinkler Systems & Life Safety Improvements	CFFP		2,000,000				
All Towers 1-7, 1-9, 1-10, 1-11, 1-12, 1-19	HVAC Improvements & PM Program	1460		250,000				
Crown Tower 1-19	Structural, Masonry, HVAC Rebuild	DEV44		1,913,959				
Crown Tower 1-19	Structural, Masonry, HVAC Rebuild	CFFP		2,086,041				
Agency-wide	Section 504 Compliance & Intercoms	1460		150,000				
All Towers 1-7, 1-9, 1-10, 1-11, 1-12, 1-20	General renovations including window replacement and trash compactors	1460		200,000				
Scattered Sites 1-20, 1-21, 1-24, 1-26, 1- 28, 1-30, 1-32, 1-33, 1-35	Lead-Based Paint Abatement	1460		85,000				
Scattered Sites 1-20, 1-21, 1-24, 1-26, 1- 28, 1-30, 1-32, 1-33, 1-35	Exterior Renovations - Roofing, Shingles, Gutters (all projects)	1460		118,000				
Southside & Spencer 1-1, 1-4	<b>Interior Renovation specific to Unit Turnarounds</b>	1460		200,000				
Scattered Sites 1-20, 1-21, 1-24, 1-26, 1- 28, 1-30, 1-32, 1-33, 1-35	<b>Interior Renovation specific to Unit Turnarounds</b>	1460		200,000				
Scattered Sites 1-20, 1-21, 1-24, 1-26, 1- 28, 1-30, 1-32, 1-33, 1-35	HVAC & Hot Water Heater / Plumbing Replacement (all projects)	1460		115,000				
<b>DWELLING EQUIPMENT</b>								
Agency-wide	Appliance Replacements	1465		100,000				
<b>NON-DWELLING STRUCTURES</b>								
Central Office Gateway Center	Management Improvements related to Central Office Efficiencies	1470		50,000				
<b>NON-DWELLING EQUIPMENT</b>								
Agency-wide	Maintenance Vehicles	1475		130,000				
Agency-wide	Computer hardware upgrades	1475		100,000				
<b>RE-DEVELOPMENT &amp; DEMOLITION</b>								
Pleasantview 1-5	Demolition - Hope VI or other mixed (CFFP) finance	1485		500,000				
Cherry Tree 1-55	Demolition of Garage	1485		50,000				
Agency-Wide	Conversion, Density Reduction	CFFP		500,000				

Signature of Executive Director and Date

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

x  
 Stan Timm, Interim 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

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 <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	
Management Improvements	7-18-2010			7-18-2012			
Administration	7-18-2010			7-18-2012			
Non-dwelling Structures	7-18-2010			7-18-2012			
Dwelling Structures	7-18-2010			7-18-2012			
Dwelling Equip	7-18-2010			7-18-2012			
Nondwelling Structures	7-18-2010			7-18-2012			
Nondwelling Equipment	7-18-2010			7-18-2012			
Demolition	7-18-2010			7-18-2012			
Relocation	7-18-2010			7-18-2012			

Signature of Executive Director and Date

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

X  
 Stan Timm, Interim Executive Director

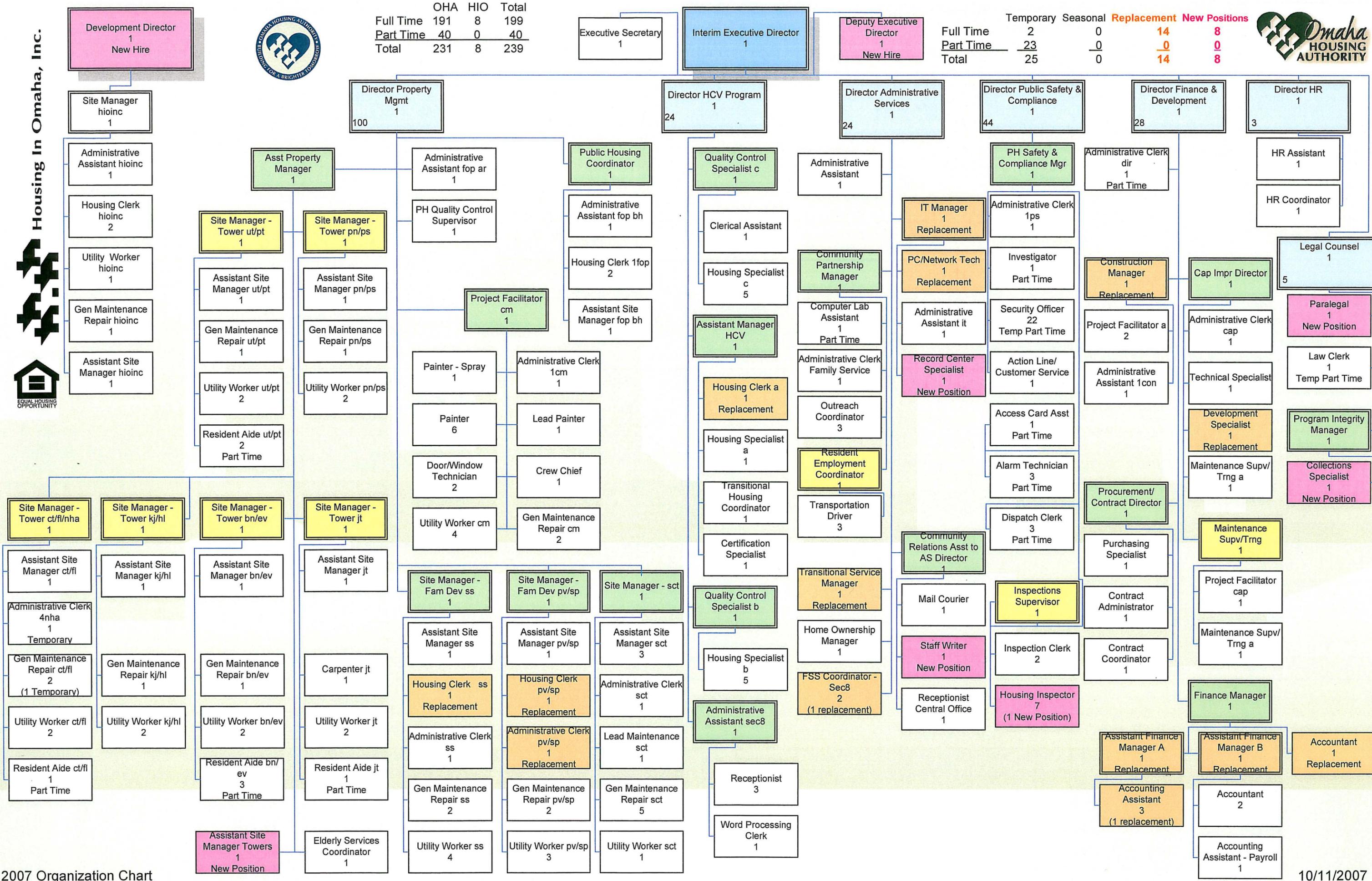
X

(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



	OHA	HIO	Total
Full Time	191	8	199
Part Time	40	0	40
<b>Total</b>	<b>231</b>	<b>8</b>	<b>239</b>

	Temporary	Seasonal	Replacement	New Positions
Full Time	2	0	14	8
Part Time	23	0	0	0
<b>Total</b>	<b>25</b>	<b>0</b>	<b>14</b>	<b>8</b>



## **LIST OF RESIDENT ASSOCIATION PRESIDENTS - 2007**

### **Crown**

President- Vacant

### **Underwood**

President- Nell Winford

### **Kay Jay**

President- Phil Otero

### **Evans**

President- Reverend Brother Paul Chatmon

### **Florence**

President- Regina Davis

### **Benson**

President- Darrell Hill

### **Pine**

President- EJ Smith

### **Highland**

President- Don Rubek

### **Park North**

President- Tommy Watkins

### **Park South**

President- Jim Mobley

### **Jackson**

President- Pamela Oates

### **Southside**

President- Paul Rose Jr.

### **Scattered Site**

President- Tisa Partridge

### **CAC**

**President-** May Cody (402) 991-4994

**Treasurer-** Nell Winford (402) 561-0180

**Vice President-** Don Rubek (402) 208-1460

**Secretary-** Jim Mobley (402) 991-2976



# Memo

To: Stan Timm, Interim Executive Director

From: Capital Improvements & Development Department

Date: September 13, 2007

Re: September 13, 2007 - Public Hearings for RHF and FY 2008 PHA Plan

Barry Long, Capital Improvements & Development Administrator introduced OHA Staff and called the Replacement Housing Factor (RHF) and 2008 PHA Plan public hearings to order at 2:00 p.m.

Copies of the RHF project proposal were available at the meeting and are available at the OHA Central Office for review.

## **RHF Public Hearing**

Steve Schrader, Capital Improvement Coordinator explained the RHF program as a funding source provided under the Capital Fund Program (CFP) to housing authorities that have lost public housing units to disposition and demolition. The RHF funds received by OHA are related to the disposition of Burt Tower in 2002. RHF funding became available in 2003 and five years of funding allocations make up the first increment of RHF funding.

The OHA's original plans for new construction of 24 units for elderly and disabled were shelved after a telephone conference with HUD Headquarters. HUD advised OHA that the Faircloth Amendment precludes housing authority's from developing public housing under the new construction method if the number of current and proposed units exceeds the number of public housing units in place in 1999. Public housing units can be developed by the acquisition method as long as the units are pre-existing and not built expressly for the housing authority.

As a result of Court Ordered (Hawkins') Settlement Agreement approved by the U.S. Federal Court in 1994, OHA has 195 units above the 1999 limit established by the Faircloth Amendment.

The Hawkins' Settlement Agreement precedes the enactment of the Faircloth Amendment and therefore should not affect eligibility of Operating Subsidy and Capital Funds for any of these units regardless of the development method and final date of delivery.

OHA proposes to buy three (3) market rate units from Housing in Omaha, Inc. (HIO) that were built in 2006 on land contiguous with but separate from the Keystone Crown I, L.P. development. All three (3) units that OHA proposes to acquire from HIO are four bedroom single family detached units with attached one car garages. The OHA waiting list shows a need for more four bedroom units and there are families at Pleasant View that will need four bedroom units when they are relocated for the Pleasant View demolition project.

The project proposal will be submitted by September 28, 2007 to the Omaha Program Center. OHA hopes to hear from HUD within 90 days on the approval of the application. Photos of the units were shown on the overhead and printed materials were provided for review. There were no questions or comments. All in attendance were asked if there were any objections and there were none.

At 2:15 p.m. the RHF meeting concluded.

## **2008 PHA Plan Public Hearing**

Barry Long opened the 2008 PHA Plan public hearing and explained the materials that were provided to the attendees. The review materials included the final draft PHA Plan for 2008 which included the Five Year Plan, Annual Plan, Annual Statement for 2008 & the 5 - Year Action Plan for 2008 to 2012 and the PHAS Scores for Physical Condition for 2005 and 2006.

The Real Estate Assessment Center (REAC) physical inspection scores were reviewed. There were some points lost on the 2006 scattered site units vs. the 2005 scores. Two (2) of the three (3) family developments scored higher than in 2006. Pleasant View was not inspected and not scored. Pleasant View is planned for demolition and the demolition application is pending HUD review and approval.

OHA is introducing a new work item into the PHA Plan to utilize a contractor for the unit turnarounds. This would free up OHA maintenance staff to focus more on scheduled and planned maintenance repairs.

HUD scores OHA on unit turnaround time and improvement is needed in this area of performance. Accrued vacant days have been excessive and count against OHA scores. The turnaround time was reduced in 2006 but increased slightly in the first six months of 2007.

### **Work Accomplishments**

Spencer and Southside Terrace received over \$1.2 million in site improvements and approximately \$1.5 million in interior renovations that included new kitchen cabinets, countertops, painting, dryer vents and misc. repairs.

An application for demolition of Pleasant View has been submitted to the HUD Special Applications Center. CFP funds have therefore not been invested in the Pleasant View Development.

Obsolete and non-functioning equipment was removed from Tower buildings and that helped to improve the REAC physical inspection scores in ten of the eleven Towers.

All Tower buildings are required to have fire sprinkler systems installed by 2011. The new sprinkler systems are estimated to cost \$750,000 per Tower. Two buildings (Crown & Evans) are already in compliance and two more buildings are under contract (Kay Jay & Underwood) for Fire Sprinkler System installations.

### **PHA Plan Details**

The Five Year and Annual Plans were reviewed. The 2008 Annual Statement and 5 – Year Action Plan were also reviewed at this time. OHA provided a combined spreadsheet the OHA is using to plan work items and to estimate budgets.

The PHA Plan process was described. OHA fulfills the requirement of a Resident Advisory Board with the Central Advisory Committee (CAC). OHA held meetings with and participated in the CAC regularly scheduled meetings to develop the PHA Plan and proposed work items. The CAC provided input throughout the PHA Plan development process. The CAC recommendations and comments are included in the final PHA Plan that will be submitted to HUD

The Annual Statement and 5 – Year Action Plans were reviewed and identified as the budget components of the PHA Plan. The Annual Statement for 2008 was reviewed in detail. The level of funding varies from year to year and is based on a formula calculation that takes into consideration the number, type and age of public housing units under contract with HUD. The budget amounts that OHA uses on the combined worksheet (a spread-sheet prepared for the meeting) are “projected” costs for 2008 through 2012 and have not been allocated by HUD yet.

PHA Plan development and submission requirements were explained. HUD supplies the PHA Plan template (form HUD-50075) and the Housing Authority identifies the goals and objectives and provides the details and supporting attachments. The Executive Summary was reviewed in some detail with particular attention given to demolition, disposition, consolidation of operations and planned development work. All of these items are included in the PHA Plan. Consolidating Operations is something OHA proposes to accomplish within the Five Year Plan to reduce overhead costs and improve efficiency.

OHA is planning to disposition approximately 270 Scattered Site units that have been determined to be too costly to maintain in the current public housing inventory. Some of these units still have some lead - based paint. Many of these units were built before 1950 and require higher levels of maintenance. OHA proposes to sell those units to live – in homeowners and replace them with small mixed income, multi-family buildings closer to services with commercial retail and transportation access. This would put families closer to jobs, shopping, bus lines, etc.

In reviewing the Annual Plan it was noted that the Elderly waiting list is very low, only 10 applications. OHA seeks to provide a housing product that better meets the housing needs of elderly and disabled. There is a shortage in the Omaha area for elderly and disabled low income housing.

OHA proposes to submit an application to demolish the Cherry Tree Garages. Only 2-3 tenants utilize the garages so most of the 24 garage stalls are standing empty. It will cost approximately \$73,000 to complete the needed repairs to garages but only about \$23,000 to demolish. The land where the garage is located is needed for surface parking to provide adequate space to install the proposed Section 504 improvements. OHA is completing construction bid documents to convert two of the thirty units to Section 504 Accessible housing and proposes to make the entire site accessible. Demolition of the garages is necessary to provide space required to install these improvements.

Cindy Miserez, Finance Manager at OHA reviewed the Finance Resources and the projected budget amounts describing how the funding sources are allocated and utilized.

OHA will continue working with HIO for affordable housing. HIO 56 was built in the 80's and those homes need rehab work done as well.

Arson Rayford, Director of Property Management, introduced that OHA was considering the Pilot Program for site based applications. If approved, we will start with Scattered Site, Jackson Tower and HIO. If that seems to work well, we will do it for all sites. This means that residents would be able to apply at the dwelling they want to live in.

Barry stated that all homeownership houses are listed for disposition and that the listings of those developments are in the PHA Plan.

Section 8 program will continue at the same level as it does now.

## Pleasant View Demolition

OHA will work with Residents one on one with each family to determine their relocation needs.

OHA is working with the City on the Pleasant View demolition and a master plan to determine what to build back on that site.

The meeting was opened for questions and concerns.

The following items were discussed;

Q. Are residents still in place at Pleasant View?

A. Yes.

Q. When will the relocation process start?

A. OHA is assembling a relocation team that should be ready to begin counseling for relocation within the next 45 days. The demolition application has been submitted and is under review by HUD Special Applications Center – this could take the next 90-120 days to complete.

Q. Will being on the Section 8 waiting list push me down to the bottom of the list?

A. No, in fact, it could move you up on the list if you are a current resident at Pleasant View in good standing.

Q. Will the tenants get to pick where they want to live?

A. OHA will meet with each family individually to identify housing needs. Families will be offered comparable housing in available OHA public housing developments that include Multi-family, Towers and Scattered Sites. OHA proposes to submit an application for Section 8 Vouchers to provide more housing choices to address housing needs if its public housing resources are inadequate to provide comparable housing.

With there being no further questions on the PHA Plan this portion of the meeting adjourned at 3:10 p.m.

Cc: OHA Senior Staff  
Files

**Attendance Sheet for Public Hearing on  
Replacement Housing Factor (RHF)  
&  
2008-2012 PHA Plan Review**

Attendee Name:	Agency (if with one)
1. Brad Johansen	Ferris Engineering
2. Randy Milbrant	TERRACON
3. Darin Blair	CLH Architects
4. Ning Thimgchai	OHA EE
5. Judy Roane	OHA
6. Barbara Delake	OHA
7. Dan Taur Kheasali	OHA
8. Denise Parker	ACF
9. STEVE SCHRADER	OHA
10. Abdirahman Alma	OHA
11. Hawo Sheikh	OHA
12. Abdi Ebow	OHA
13. DON MOORE	Pittotson
14. Jerry Nichol	Resident
15. N. Morterwa	Resident

**Attendance Sheet for Public Hearing on  
Replacement Housing Factor (RHF)  
&  
2008-2012 PHA Plan Review**

16.	Randy Messing	OHA
17.	Chandra	OHA
18.	GREG KNOTSON	OHA
19.	Samantha Brite	OHA
20.	JANEA THOMPSON	OHA
21.	Elyette Rolfred	O.H.A.
22.	Terry Kocsir	O.P.S.
23.	HADAS MENGISTEAB	O.H.A
24.	Shenny Svoboda	OHA
25.	ARSONE RAYFORD	OHA
26.	Wendy Helwig	OHA
27.	Barry Long	OHA
28.		
29.		
30.		

# OMAHA HOUSING AUTHORITY 2008 – 2012 PHA PLAN REVIEW

## AGENDA

### Introductions

### Replacement Housing Factor (RHF) Program

Submit Application on September 28, 2007  
Purchase 3 – Units  
Funding Allocated \$545,498

### Public Housing Assessment System (PHAS)

HUD REAC Inspections – Initial Results  
Unit Turnaround Proposed Process

### CFP 2006 – 2007 ACCOMPLISHMENTS

Southside & Spencer – Kitchen Cabinets  
Southside & Spencer – Site Improvements  
Towers – Removal of Obsolete Systems  
Towers – DHW Heating & HVAC Improvements  
Towers – Window Air Conditioning Service Plan  
Pleasant View & Spencer – Site Lighting Repairs  
Spencer – Tree Trimming  
Kay Jay & Underwood – Fire Sprinkler Systems (In Progress)

PROJECT & VENDOR	CONTRACT AMOUNT	PLANNING PROJECT STATUS
Fire Sprinkler Contract Administration - Farris Engineering	\$40,000	Work has started at Kay Jay Tower, Underwood is expected to start in September and the project is planned to complete in June 2008
Structural Analysis IDIQ - Lathrum Engineering	\$30,000	Work will focus on Crown Tower water proofing and roof replacement specifications / bid document preparation
Pleasant View Environmental - Terracon Engineering	\$15,600	Inspections and sampling were completed on August 9 <sup>th</sup> . Reports are expected on September 21, 2007
Kay Jay Site Improvement A&E - Cal Hinz	\$23,968	Parking Lot site survey, grade and drainage – Develop Construction Bid documents – Pending Contract execution
Farnam Building A&E - Farris Engineering	\$41,000	Structural Analysis and Non-Dwelling Improvements – Develop Construction Bid documents – Pending Contract execution
Carlson West Provondra Architects – HIO 56 CNA	\$36,950	Complete Capital Needs Assessment (CNA) - Pending Contract execution
<b>Total Planning Contract Awards</b>	<b>\$185,918</b>	

## **PLANNING PROJECTS**

Pleasant View Demolition Application – Submitted 08-27-2007

- Relocation Plan
- Environmental Review
- Demolition Specification & Bid

Energy Performance Contract

- Draft RFP to HUD September 28, 2007
- Energy Efficient Improvements – Paid by HUD from Energy Cost Savings

Cherry Tree Garage Demolition Application

- Submit Application November 30, 2007

Convert Remaining Development NE001-044 Funding to Capital Fund Program

- \$2,840,107 – Allocate to Ernie Chambers Court & Crown Tower

Close Out All Eleven Development Programs

Make Application for Capital Fund Finance Program (CFFP) - \$15,000,000

- Complete Fire Sprinkler System Installations
- Address Major Modernization Needs OHA – Wide
- Leverage Construction of New Administrative Facility
- Leverage redevelopment of the Pleasant View Site

Make Application for LIHTC or Other Mixed Finance for HIO – 56 Project

PHA PLAN

- FIVE YEAR PLAN
- ANNUAL PLAN
- ANNUAL STATEMENT & FIVE YEAR ACTION PLAN

# Memo



To: Stan Timm, Interim Executive Director  
From: Capital Improvements & Development Department  
Date: September 6, 2007  
Re: September Community Advisory Meeting for PHA Plan 2008

Barry Long, Capital Improvements & Development Administrator introduced OHA Staff and explained the materials that were provided to the attendees. The review materials included the draft PHA Plan for 2008, Annual Statement for 2008 & 5 Year Action Plan and the PHAS Scores.

The REAC inspection scores were reviewed. There were some points lost on the scattered site units vs. last year scores. Two (2) of the three (3) family developments scored higher than in the past. Pleasant View was not scored and is waiting for approval on the demolition application. Overall OHA increased 8%. Ten of the eleven Towers scored better in 2006 over the 2005 score.

Pleasant View was not inspected due to the inspector hearing shots fired. Less than a 70 is failing and a score under 75 points usually requires a work out plan.

OHA is introducing a new work item to the PHA Plan to utilize a contractor for the unit turnarounds. This would free up OHA maintenance staff to focus more on scheduled and planned maintenance repairs.

Steve Schrader gave an overview on CFP accomplishments for 2006-2007;

- Southside & Spencer-Kitchen Cabinets
- Southside & Spencer-Site Improvements
- Towers-Removal of Obsolete Systems
- Towers-DHW Heating & HVAC Improvements
- Towers-Window Air Conditioning Service Plan
- Pleasant View & Spencer-Lighting Repairs
- Spencer-Tree Trimming
- Kay Jay & Underwood-Fire Sprinkler Systems (in process)

It costs approximately \$750,000 per Tower to install the required Fire Sprinkler Systems. By 2011 all Towers must have these systems installed.

Upcoming Projects;

- Pleasant View Demolition Application (submitted 8-27-2007)
- Replacement Housing Factor Program
- Energy Performance Contract
- Cherry Tree Garage Demolition Application
- Convert Remaining Development NE001-044 Funding to Capital Fund Program
- Close out all eleven (11) Development Programs
- Make Application for Capital Fund Finance Program (CFFP)
- Make Application for LIHTC or Other Mixed Finance for HIO-56 Plan

The Five Year and Annual Plans were reviewed. The Annual Statement and 5 – Year Action Plans were reviewed and identified as the budget components of the PHA Plan. The Annual Statement for 2008 was reviewed in detail. The level of funding varies from year to year and is based on a formula calculation that takes into consideration the number, type and age of public housing units under contract with HUD. The budget amounts that OHA uses on the combined worksheet (a spread-sheet prepared for the meeting) are “projected” costs for 2008 through 2012 and have not been allocated by HUD yet.

PHA Plan development and submission requirements were explained. HUD supplies the PHA Plan template (form HUD-50077) and the Housing Authority identifies the goals and objectives and provides the details and supporting attachments. The Executive Summary was reviewed in some detail with particular attention given to demolition, disposition, consolidation of operations and planned development work. All of these items are included in the PHA Plan. Consolidating Operations is something OHA proposes to accomplish within the Five Year Plan to reduce overhead costs and improve efficiency.

OHA is planning to disposition approximately 270 Scattered Site units that have been determined to be too costly to maintain in the current public housing inventory. Some of these units still have some lead - based paint. Many of these units were built before 1950 and require higher levels of maintenance. OHA is hoping to sell those units to live – in homeowners and replace them with small mixed income, multi-family buildings closer to services with commercial retail and transportation access. This would put families closer to jobs, shopping, bus lines, etc.

In reviewing the Annual Plan it was noted that the Elderly waiting list is very low, only 10 applications. OHA seeks to provide a housing product that better meets the housing needs of elderly and disabled. There is a shortage in the Omaha area for elderly and disabled low income housing. Attendees from City Planning and Elderly Services expressed the need and high demand for low income elderly and disabled housing choices. It was expressed that HUD allows live in aides and that OHA should explore ways to accommodate those needs.

The meeting was opened for questions and comments.

The following items were discussed;

- Q. If the demolition application is approved by HUD for Pleasant View, when would people be moving out?
- A. Relocation could start as early as December 2007 or as late as March 2008.
- Q. Will there be places for the current residents to move too?
- A. Yes, OHA could relocate approximately 90 families into comparable public housing that is currently vacant.

OHA plans to start interviewing families to determine their needs as early as October or November 2007. An application for Section 8 Vouchers will be mad as soon as the demolition application is approved to address housing needs that cannot be met with comparable public housing.

With there being no further questions on the PHA Plan the meeting adjourned at 4:05 p.m.

Cc: OHA Senior Staff  
Files

Attendance Sheet of Community Advisory Meeting

For PHA Plan 2008-2012

Held September 6, 2007

at the OHA, 540 South 27<sup>th</sup> Street, Omaha, NE.

Name	Agency
1. Attendee: <i>Devi Upton</i>	ENOA
2. Attendee: <i>Jim ANDERSON</i>	CITY PLANNING
3. Attendee: <i>Bruce P... ..</i>	OHA
4. Attendee: <i>Lloyd Bradley</i>	OHA
5. Attendee: <i>STEVE SCHRADER</i>	OHA
6. Attendee: <i>Stan Timin</i>	OHA
7. Attendee:	
8. Attendee:	
9. Attendee:	
10. Attendee:	
11. Attendee:	
12. Attendee:	

Jim Anderson, Planning Manager  
Omaha/Douglas Civic Center  
1819 Farnam Street, Suite 1111  
Omaha, Nebraska 68183

Marion Todd, Planner  
Omaha/Douglas Civic Center  
1819 Farnam Street, Suite 1111  
Omaha, Nebraska 68183

James Dickerson, Captain  
Fire Prevention Bureau  
1516 Jackson Street  
Omaha, Nebraska 68102

James Thiele  
Omaha/Douglas Civic Center  
1819 Farnam Street  
Omaha, Nebraska 68183

Captain Denise Cousin  
Omaha Police Department  
4316 North 30<sup>th</sup> Street  
Omaha, Nebraska 68111

Lt. Darci Tierney  
Administrative Lieutenant  
4316 North 30<sup>th</sup> Street  
Omaha, Nebraska 68102

Jim Rieker, President  
Midwest Housing Equity Group Inc.  
13057 West Center Road, Suite 20  
Omaha, Nebraska 68144

Mary McGary  
Urban League of Nebraska  
3024 North 24<sup>th</sup> Street  
Omaha, Nebraska 68110

Beverly Griffen  
Eastern Nebraska Office on Aging  
4223 Center Street  
Omaha, Nebraska 68105

Casey Petersen  
Eastern Nebraska Office on Aging  
4223 Center Street  
Omaha, Nebraska 68105

Bob Kubat  
Nebraska Health & Human Services  
4223 Center Street  
Omaha, Nebraska 68105

Kathy Leinenkugel  
Douglas County Health Department  
1819 Farnam Street, Room 401  
Omaha, Nebraska 68183

Patricia Jurjevich  
Region 6  
3801 Harney Street  
Omaha, Nebraska 68131-3811

Carole Boye  
Community Alliance  
4001 Leavenworth Street  
Omaha, Nebraska 68105

Jerry Dantzler, Director  
Omaha 100  
2414 Lake Street  
Omaha, Nebraska 68111-3831

Sister Marilyn Ross  
Holy Name Housing Corporation  
3014 North 45<sup>th</sup> Street  
Omaha, Nebraska 68104

Tony Welchen  
6915 North 118<sup>th</sup> Circle  
Omaha, Nebraska 68142

Mary Graff, Consultant  
Nebraska Business Dev. Center  
6001 Dodge Street, RH 308  
Omaha, Nebraska 68182-0072

Terry Koesis  
3215 Cuming Street  
Omaha, NE 68131

Frank Brown  
Omaha/Douglas Civic Center  
1819 Farnam Street, Room LC-1  
Omaha, Nebraska 68183

Donna Wiman  
Omaha/Douglas Civic Center  
1819 Farnam Street, Suite 1004  
Omaha, Nebraska 68183

William A. Begley  
6240 William Street  
Omaha, Nebraska 68106

Joan Nigro  
CBS Home Real Estate  
12112 Pacific Street  
Omaha, Nebraska 68154

Nell Winford  
4850 Underwood Avenue #103  
Omaha, Nebraska 68132

Reid Steinkraus  
Douglas County Health Department  
1819 Farnam Street, Room 401  
Omaha, Nebraska 68183

Dave Thomas, Community  
Development Manager  
Omaha/Douglas Civic Center  
1819 Farnam Street, Suite 1111  
Omaha, Nebraska 68183

# Memo



To: Stan Timm, Interim Executive Director  
From: Capital Improvements & Development Department  
Date: September 6, 2007  
Re: September CAC Meeting for PHA Plan 2008

Barry Long, Capital Improvements & Development Administrator introduced OHA Staff and explained the materials that were provided to the attendees. The review materials included the draft PHA Plan for 2008, Annual Statement for 2008 & 5 Year Action Plan and the PHAS Score Card.

The following items were discussed;

- Q. Why was there such a drop in scores at Jackson Tower?  
A. There were some health and safety issues that were cited in the Public Safety Office area.
- Q. Why is Evans Tower not listed on the score sheet?  
A. Evans is categorized in with the Four Highrise Towers of development NE001-007. In the future we will spell out all of the Development Names to make it easier to identify them.
- Q. Where do the intercoms fall on the list in the 5 year plan?  
A. The intercoms are under the Security upgrades and are noted in the 5 Year Action Plan.
- Q. Where are we at with the parking lot replacement at Kay Jay Tower?  
A. The project is in the design phase under contract to Calvin L. Hinz. The project will bid in the spring of 2008 and should be completed by mid summer.

OHA is introducing work into the PHA Plan to utilize a contractor for the unit turnarounds. This would free up OHA maintenance staff to focus more on scheduled and planned maintenance repairs.

- Q. Will additional people be assigned to work in the Towers?  
A. That has not been determined yet. The Tower units are smaller so we plan to continue the use of OHA staff in the Towers for unit turnarounds. We are looking into ways to improve the delivery of service and reduce the turnaround time.
- Q. How will the Towers get done on time then?  
A. OHA will use a scheduling system with the OHA staff. OHA staff time can be better focused on completing maintenance work orders if we use a contractor for some of the unit turnarounds.
- Q. Can we get ceiling fans in the kitchens at Crown Tower to help eliminate the smoke -? detectors from going off when we cook?  
A. We will put ceiling fans into the 5 Year Action Plan.
- Q. What can we do about bats getting into the air conditioners?

A. Animal control needs to be called if you suspect bats in your window A/C unit. Please contact your Property Manager to inform them of this.

Q. Can OHA put screens on all the window units to keep the bats from coming in?

A. We will look into that.

Q. When will Highland Tower be getting the Fire Sprinklers?

A. OHA plans to have Highland Tower Fire Sprinklers installed by the 2011 deadline.

OHA staff reviewed the list of accomplishments for 2007. The Crown Tower structural analysis is underway.

Q. Parking Lot was redone and now there are holes from where it has rained and washed he concrete

A. OHA has just entered a new contract to make these types of repairs. Isaac Lyons will be looking into it soon.

Cherry Tree garages will be demolished if approved by HUD. The cost to repair the garages is too costly and there is not enough income to justify repairs. The area where the garages are located is needed for new surface parking to make enough room for accessible housing improvements to be completed. The Strehlow Garage and Annex (Community Building) at Ernie Chambers Court will be included in a new Project Proposal Amendment. The development needs a community center for tenants and office space for Management and Public Safety.

Q. What do we have to do to get a security camera upgrade?

A. Security improvements are identified in the Annual Statement and 5 - Year Action Plan and include upgrades to existing cameras.

The meeting concluded with an overview of the development programs and proposed use of the capital Fund Finance Program (CFFP). OHA has more physical needs than can be met with current CFP funding. There are 9 Towers that require Fire Sprinkler systems. OHA can only do 2 this year due to the limited amount of funding available. OHA would like to reconfigure some Tower units to make them larger to reduce density and to develop more housing choices for current tenants and families on the wait list.

Q. Who do we need to talk to about locking the door at Evans Tower?

A. Please discuss this with the Property Manager.

With there being no further questions on the PHA Plan this portion of the meeting adjourned at 2:00 p.m.

Cc: CAC Officers  
OHA Senior Staff  
Files

CENTRAL ADVISORY COUNCIL  
Sign-In Form

DATE SEPTEMBER 6 2007

<u>TOWER\SITE</u>	<u>NAME</u>	<u>OFFICER\POSITION</u>
BENSON	_____	_____
	_____	_____
	_____	_____
CROWN	<u>MARY Thornburg</u>	<u>President</u>
	_____	_____
	_____	_____
EVANS	<u>REV BRO FR PAUL CHATMAN</u>	<u>PRESIDENT</u>
	_____	_____
	_____	_____
FLORENCE	_____	_____
	_____	_____
	_____	_____
HIGHLAND	<u>Ronald R. Peltz</u>	<u>President</u>
	_____	_____
	_____	_____
JACKSON	_____	_____
	_____	_____
	_____	_____

TOWER/SITE	NAME	OFFICER/POSITION
KAY JAY	<i>Cathy Bell</i>	<i>Sec/Pres.</i>
	<i>Cathy Bell</i>	<i>Pres. (future)</i>
PARK NORTH		
PARK SOUTH	<i>J. Hobbey</i>	<i>PRES</i>
PINE TOWER	<i>E J Smith</i>	<i>President</i>
UNDERWOOD		
SOUTHSIDE		
PLEASANTVIEW		
SPENCER		

SCATTERED SITE

Larwin Butler

Treasurer

OHA STAFF

Patricia Neneff

Accountant - At

DAISY BONHAM-CARTER

STAFF WRITER

STEVE SCHRADTZ

CAPITAL IMPROVEMENTS

ISAAC LYONS

FACILITIES

GUESTS

BARRY LONG

CAPITAL/DEVELOPMENT

WENDY HELWIG

CAPITAL/DEV. ADMIN.

# OMAHA HOUSING AUTHORITY

## 2008 – 2012 PHA PLAN REVIEW

### AGENDA

Introductions

### Public Housing Assessment System (PHAS)

HUD REAC Inspections – Initial Results

Unit Turnaround Proposed Process

### CFP 2006 – 2007 ACCOMPLISHMENTS

Southside & Spencer – Kitchen Cabinets  
Southside & Spencer – Site Improvements  
Towers – Removal of Obsolete Systems  
Towers – DHW Heating & HVAC Improvements  
Towers – Window Air Conditioning Service Plan  
Pleasant View & Spencer – Site Lighting Repairs  
Spencer – Tree Trimming  
Kay Jay & Underwood – Fire Sprinkler Systems (In Progress)

PROJECT & VENDOR	CONTRACT AMOUNT	PLANNING PROJECT STATUS
Fire Sprinkler Contract Administration - Farris Engineering	\$40,000	Work has started at Kay Jay Tower, Underwood is expected to start in September and the project is planned to complete in June 2008
Structural Analysis IDIQ - Lathrum Engineering	\$30,000	Work will focus on Crown Tower water proofing and roof replacement specifications / bid document preparation
Pleasant View Environmental - Terracon Engineering	\$15,600	Inspections and sampling were completed on August 9 <sup>th</sup> . Reports are expected on September 21, 2007
Kay Jay Site Improvement A&E - Cal Hinz	\$23,968	Parking Lot site survey, grade and drainage – Develop Construction Bid documents – Pending Contract execution
Farnam Building A&E - Farris Engineering	\$41,000	Structural Analysis and Non-Dwelling Improvements – Develop Construction Bid documents – Pending Contract execution
Carlson West Provondra Architects – HIO 56 CNA	\$36,950	Complete Capital Needs Assessment (CNA) - Pending Contract execution
<b>Total Planning Contract Awards</b>	<b>\$185,918</b>	

## **PLANNING PROJECTS**

Pleasant View Demolition Application – Submitted 08-27-2007

Relocation Plan  
Environmental Review  
Demolition Specification & Bid

Replacement Housing Factor (RHF) Program

Submit Application on September 28, 2007  
Purchase 3 – Units  
Funding Allocated \$545,498

Energy Performance Contract

Draft RFP to HUD September 28, 2007  
Energy Efficient Improvements – Paid by HUD from Energy Cost Savings

Cherry Tree Garage Demolition Application

Submit Application November 30, 2007

Convert Remaining Development NE001-044 Funding to Capital Fund Program

\$2,840,107 – Allocate to Ernie Chambers Court & Crown Tower

Close Out All Eleven Development Programs

Make Application for Capital Fund Finance Program (CFFP) - \$15,000,000

Complete Fire Sprinkler System Installations  
Address Major Modernization Needs OHA – Wide  
Leverage Construction of New Administrative Facility  
Leverage redevelopment of the Pleasant View Site

Make Application for LIHTC or Other Mixed Finance for HIO – 56 Project

PHA PLAN

FIVE YEAR PLAN  
ANNUAL PLAN  
ANNUAL STATEMENT & FIVE YEAR ACTION PLAN

# Memo



To: Stan Timm, Interim Executive Director  
From: Barry W. Long, Capital Improvements & Development Administrator  
Date: July 26, 2007  
Re: July CAC Meeting for PHA Plan 2008

On July 26, 2007 Central Advisory Committee met with OHA to go over the PHA Plan for 2008. . The CAC members were all given a copy of the 5 Year Plan and the CFP revisions as well as the new CFP for 2008.

Steve Schrader, Capital Improvements Coordinator introduced himself. Isaac Lyons, Facilities Manager, Jon Mitchell, Services Contract Manager, Wendy Helwig, Administrative Clerk, Patrina Herring, Accounting and Joan Anderson with Section 8 were also in attendance.

Steve Schrader told the CAC members that Tab 4 in the PHA Plan is what the Capital and Development Department works with and that any concerns with the Capital Fund Program could be answered at this time. He stated that this years PHA Plan is a lot like last years due to ongoing work.

Steve explained that every year OHA receives a grant from HUD for improvements. Each year the funding seems to decline. Steve handed out a spreadsheet and went over the current contracts in place and the upcoming projects that are not yet under contract for improvements. Steve explained that the 2007 budget had not yet been approved by HUD but that money is already obligated.

Steve explained that Physical Improvements is for building up keep. He stated that mechanical systems are an ongoing expense. There are still four (4) towers that still do not have trash compactors and we need to get those in place. By the year 2011 all the towers must have full sprinkler systems installed. Thirty (30) percent of our dollars are taken up by the installation of the sprinkler systems.

Units that have been lived in for five (5) years or more, we are trying to start on cycle painting. HVAC and appliance replacement are always ongoing expenses.

The Pleasant View redevelopment application process could take another six (6) months.

In the Five year plan, 5 million will go towards energy efficiency improvements that could be repaid through an Energy Performance Contract.

Steve asked if there were any questions at this time with what he had covered so far.

Q. Is the money being spent now from 2006?

A. Yes, it has all been obligated just not issued yet.

Q. Will there be any work done to the parking lots at Kay Jay Tower.

A. Yes, the engineering contract will be signed on Monday and we intend to get it bid this year.

Q. When will the work be done at Benson tower that there was a meeting on?

A. The new door was put on today.

Q. When will the furniture be delivered to Pine Tower?

A. All furniture has been delivered. The order will be pulled for review. All was delivered.

Q. In general, when something goes wrong, do we call Barry Long?

A. No, when issues arise, you should contact your Site Manager first.

Q. A tree fell at Kay Jay Tower a few years ago. A stump was left and now there are shoots growing up around it. Is there any way to get rid of the stump?

A. Yes, and as we do the parking lot, we will take a look at what can be done or the Property Manager can get quotes to have it ground out and removed.

Q. Park South has a drain plugged on the patio. Can this be cleaned?

A. Yes, we will ask the Property Manager to request a task order to it unplugged.

Q. Last year, Stan Timm indicated that the security intercom was moved back. Is this true?

A. Yes, the intercom work item is in the 2007 plan.

Park South has people that they pay minimal amounts to stay at the door. They would like that person to be able to buzz people down to come get their guests. They would like to keep it simple but are really in need of some sort of system.

With no further questions for the Capital Improvements & Development Department we were dismissed from the meeting.

Cc: CAC Officers  
OHA Senior Staff  
Files

CENTRAL ADVISORY COUNCIL

Sign-In Form

DATE July 26, 2007

TOWER\SITE                      NAME                      OFFICER\POSITION

BENSON                      Carl Manuel                      Treasurer

CROWN

EVANS

FLORENCE                      Regina Davis                      President  
5100 Florence Blvd. #506

HIGHLAND                      Arnold Rudez                      President

JACKSON                      Pamela Carter                      President  
600 So. 27th St.

TOWER/SITE	NAME	OFFICER/POSITION
KAY JAY	Phillip Otero	President K-S
	Cathy Bull	Treasurer K-S
	May Gody	President CAC
PARK NORTH		
PARK SOUTH	J. Madsen	PRES
PINE TOWER	E J Smith	President
UNDERWOOD		
SOUTHSIDE	Paul Joseph	President
PLEASANTVIEW		
SPENCER		

SCATTERED SITE

OHA STAFF

GUESTS

Patrina Herring

Joan Anderson

~~Isaac~~

Jon Mitchell

Wendy Helwig

Accountant

sect 8

Capital

Capital

Capital

# Memo



To: Stan Timm, Interim Executive Director  
From: Barry W. Long, Capital Improvements & Development Administrator  
Date: June 7, 2007  
Re: June CAC Meeting

On June 7, 2007 Central Advisory Committee met for their monthly meeting. On the agenda was the PHA Plan for 2007-2011. The CAC members were all given a copy of the 5 Year Plan and the CFP revisions.

Barry Long, Capital Improvements & Development Administrator introduced himself, Steve Schrader, Capital Improvements Coordinator, Isaac Lyons, Facilities Manager, Jon Mitchell, Services Contract Manager and Wendy Helwig, Administrative Clerk.

Steve Schrader told the CAC members that Tab 4 in the PHA Plan is what the Capital and Development Department works with and that any concerns with the Capital Fund Program could be answered at this time.

- Q. Are there any plans for construction at Underwood Tower?  
A. Yes, we will be putting in Fire Sprinklers at Underwood Tower.
- Q. Will there be any work done to the parking lots at Kay Jay Tower.  
A. Yes, we are getting ready to advertise for bids for the parking lot.
- Q. The sixth (6<sup>th</sup>) floor at Underwood Tower is coming apart, will that be repaired?  
A. An Engineer has looked at that building and stated that the structure of the building is fine. It is a cosmetic crack that needs to be fixed.
- Q. Is there anything planned for Pine Tower?  
A. At this time, Pine Tower is not getting sprinklers due to lack of funding.
- Q. Will Pine Tower be torn down?  
A. At this time, there aren't any plans to disposition any of the towers.
- Q. Florence Tower entry sidewalk has water run off that comes into the door when it rains. Can this be fixed?  
A. We will get a downspout put on and look at what else can be done.
- Q. Benson Tower is having problems with the elevators. Who should they contact?  
A. You should contact the Site Manager. But, Jon Mitchell, Service Contract Manager will also look into it because we do have an elevator contract in place.
- Q. Jackson Tower has vehicles getting vandalized in the parking lot on the weekends. Is there anyway cameras could be put up in the parking lot?  
A. Public Safety and OPD should be contacted on those issues when I crime has been committed.

- Q. Is there a way to make the doors lock from the inside at Southside?  
A. It is against the fire codes to put dead bolts or locks on the inside of the doors.
- Q. At Evans Tower, there is a tenant that is hearing impaired. Is there a bell or something that can be installed to alert the tenant in case of an emergency?  
A. The Site Manager should request a button to be put on the outside of the door that would alert the person inside by a light if the button was pushed.
- Q. If a light above the security camera is too dim at night, can a tenant change the bulb to a brighter one themselves?  
A. No. You need to talk to the Site Manager and she can have maintenance staff put in a brighter bulb.
- Q. Crown Tower still has a leak. Can that leak be fixed?  
A. Yes, OHA has been working on the leaks at Crown Tower. It will be fixed.
- Q. Who is the contractor that will be doing the Sprinkler Systems?  
A. Rife Construction will be installing the Sprinkler Systems.
- Q. Is there a time limit on carpet replacement and fencing replacement?  
A. When the unit turns over is when we replace the carpeting. We have not put a contract in place at this time for fence replacement.
- Q. Is that the same for painting a unit?  
A. No, we are trying to get cycle painting in place at this time but it is not yet funded.
- Q. Can the tenant paint a unit themselves.  
A. No, OHA needs to paint the units.
- Q. Why can't the children play in the hoses outside at Southside?  
A. That is a question for the Site Manager. Someone at sometime may have abused the usage of the outside faucets.
- Q. How sensitive are the Fire Sprinklers going to be?  
A. They are not sensitive. You cannot use them to hang things on. Heat activates them therefore, cooking will not be a problem. You will still have smoke detectors in place.

With no further questions for the Capital Improvements & Development Department we were dismissed from the meeting.

Cc: CAC Officers  
OHA Senior Staff  
Files

CENTRAL ADVISORY COUNCIL  
Sign-In Form

DATE June 7 2007

TOWER/SITE	NAME	OFFICER/POSITION
BENSON	<u>Darryl Hill</u> <u>208-1174</u>	<u>President</u>
CROWN	<u>MARY <sup>Apt 205</sup> Murphy</u> <u>932-8149</u>	
EVANS	<u>Rev PAUL CHATMAN</u> <u>504-1405</u>	<u>President</u>
FLORENCE	<u>REGINA <sup>813-2662</sup> DAVIS</u> <u>506</u>	
HIGHLAND	<u>Alan Pulek</u>	<u>PRESIDENT</u>
JACKSON		

TOWER/SITE	NAME	OFFICER/POSITION
KAY JAY	Phillip D'Amico	President
	Cathy Bell	Treasurer
PARK NORTH		
PARK SOUTH	Jim Miller	PRES
PINE TOWER	E J Smith	President
UNDERWOOD		
SOUTHSIDE	Paul Basso Jr.	President
PLEASANTVIEW		
SPENCER		

SCATTERED SITE Lavern Butler Treasurer

OHA STAFF

Isaac J

OHA

Barry Long

OHA

Wendy Helwig

OHA

Al Schaeffer

OHA

GUESTS

Jon Mitchell

OHA

## **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 72<sup>nd</sup> 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.<sup>1</sup>

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<sup>1</sup> 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.<sup>2</sup>

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,

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<sup>2</sup> 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**

<b>Category</b>	<b>1990 Population</b>	<b>2000 Population</b>	<b>Number Change 1990- 2000</b>	<b>Percent Change 1990- 2000</b>
<b>Total Population</b>	<b>639,580</b>	<b>716,998</b>	<b>***77,418</b>	<b>12.1</b>
<b>Race:</b>				
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
<b>Ethnicity:</b>				
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.<sup>3</sup>

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

<sup>3</sup> 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 72<sup>nd</sup> 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.<sup>4</sup>

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<sup>4</sup> 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)
<b>MSA</b>	<b>716,998</b>	<b>9.9</b>	<b>5.5</b>	<b>15.5</b>	<b>8.4</b>			<b>93,588</b>	<b>548</b>	<b>100.0</b>	
<b>City</b>	<b>390,007</b>	<b>15.1</b>	<b>7.4</b>	<b>22.7</b>	<b>11.3</b>			<b>63,428</b>	<b>537</b>	<b>98</b>	
<b>Douglas County</b>											
3	2618	70.5	3.3	73.0	<b>24.3</b>	169	7	370	461	84.1	H D
4	2386	5.2	13.8	2.09	<b>22.8</b>	11	46	228	475	86.7	
5	1652	28.0	6.0	37.2	<b>33.9</b>	20	0	158	615	112.2	
6	1551	65.6	3.2	69.2	<b>24.4</b>	62	0	280	495	90.3	H D
7	1409	91.6	4.4	96.3	<b>35.3</b>	44	120	292	397	72.4	H D
8	2011	86.7	2.7	88.3	<b>36.3</b>	60	0	360	497	90.7	H D
11	2894	84.4	1.9	87.8	<b>50.3</b>	142	155	729	451	82.3	H D
12	2643	81.6	2.9	85.1	<b>34.7</b>	96	7	571	440	80.3	H D
16	2684	16.9	2.3	20.0	<b>48.4</b>	1	0	426	356	65.0	
18	3011	26.2	6.1	32.3	<b>21.5</b>	22	0	1134	583	106.4	
19	1558	16.8	24.1	39.4	<b>24.5</b>	19	0	832	350	63.9	
20	3145	2.4	43.8	47.7	<b>19.1</b>	19	2	484	438	79.9	
21	2277	7.4	27.3	35.9	<b>23.9</b>	16	130	575	453	82.7	
24	3353	6.4	34.4	39.6	<b>16.9</b>	25	5	623	478	87.2	
26	2313	4.4	57.7	62.8	<b>16.5</b>	3	7	199	507	92.5	
27	2440	6.6	51.3	57.2	<b>18.6</b>	5	3	343	428	78.1	
28	3069	6.6	41.7	47.5	<b>16.6</b>	16	6	352	497	90.7	
29	5038	28.4	36.9	64.1	<b>32.7</b>	13	274	707	212	38.7	H D
30	5998	6.2	20.3	25.5	<b>11.3</b>	28	16	464	448	81.8	
31	3139	7.3	17.6	22.2	<b>17.0</b>	18	5	314	392	71.5	
32	2403	5.2	51.8	55.0	<b>20.4</b>	14	195	701	353	64.4	
33	2210	4.9	37.4	43.4	<b>14.9</b>	12	5	255	480	87.6	
38	4489	8.2	22.8	31.2	<b>17.4</b>	9	203	1057	391	71.4	
39	2942	13.8	42.3	55.0	<b>23.2</b>	25	3	917	401	73.2	
40	2994	13.5	27.0	40.8	<b>36.1</b>	26	182	1394	334	60.9	
42	1556	10.5	8.5	20.3	<b>12.3</b>	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)
<b>MSA</b>	<b>716,998</b>	<b>9.9</b>	<b>5.5</b>	<b>15.5</b>	<b>8.4</b>			<b>93,588</b>	<b>548</b>	<b>100.0</b>	
<b>City</b>	<b>390,007</b>	<b>15.1</b>	<b>7.4</b>	<b>22.7</b>	<b>11.3</b>			<b>63,428</b>	<b>537</b>	<b>98</b>	
43	2928	6.9	10.3	16.9	<b>16.1</b>	11	1	1282	453	82.7	
48	4423	9.4	2.8	13.7	<b>12.0</b>	21	85	1494	440	80.3	
49	4627	19.7	11.9	31.6	<b>16.0</b>	76	0	1593	415	75.7	
50	4130	17.1	16.0	32.4	<b>24.6</b>	50	4	1369	432	78.8	
51	2853	38.3	12.2	49.1	<b>25.7</b>	40	4	734	443	80.8	H D
52	1822	91.9	2.1	94.6	<b>40.4</b>	51	62	408	427	77.9	H D
53	2158	67.7	5.5	74.4	<b>37.2</b>	126	11	442	496	90.5	H D
54	3382	49.3	4.6	60.1	<b>24.9</b>	125	28	575	533	97.3	H D
57	4445	15.2	3.1	19.5	<b>13.5</b>	39	150	669	475	86.7	
58	4863	37.0	4.0	41.3	<b>16.1</b>	94	4	615	506	92.3	H D
59.01	2654	76.4	2.3	78.8	<b>28.5</b>	191	2	450	515	94.0	H D
59.02	2228	88.0	3.8	91.7	<b>32.6</b>	129	1	368	540	98.5	H D
60	4342	67.9	3.0	71.7	<b>36.5</b>	242	10	692	556	101.5	H D
61.01	2553	69.4	3.9	71.8	<b>24.8</b>	134	1	395	519	94.7	H D
61.02	4197	57.0	4.3	61.4	<b>22.2</b>	223	1	489	562	102.6	H D
62.02	5166	30.7	4.0	35.9	<b>15.7</b>	106	17	517	596	108.8	D
63.01	2855	59.1	0.8	62.2	<b>24.8</b>	14	126	539	229	41.8	H D
63.03	2928	35.6	4.1	37.6	<b>13.8</b>	75	7	373	556	101.5	D
65.06	3299	30.1	2.2	32.1	<b>14.0</b>	69	18	288	488	89.1	
66.03	2473	15.1	0.7	16.6	<b>12.6</b>	60	10	792	470	85.8	
68.06	2907	11.1	1.8	12.9	<b>17.1</b>	57	0	703	565	103.1	
70.01	3153	7.4	6.3	15.8	<b>14.7</b>	50	1	1163	549	100.2	
70.03	2331	2.7	8.7	13.4	<b>11.4</b>	7	7	250	629	114.8	
<b>Sarpy County</b>											
101.08	3468	17.5	8.9	25.8	<b>13.2</b>	0	0	403	469	85.6	
<b>TOTAL</b>	<b>80185</b>					<b>1990</b>	<b>550</b>	<b>16603</b>			



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 72<sup>nd</sup> Street and has focused its outreach to owners with units west of 72<sup>nd</sup> 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.<sup>5</sup>
- Providing one-time incentives to landlords who are willing to accept a program participant as a tenant.<sup>6</sup> Based upon the local market, which is not overly tight, it

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<sup>5</sup> 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.

<sup>6</sup> 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 45<sup>th</sup> 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 72<sup>nd</sup> 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 72<sup>nd</sup> 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).

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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
<b>Douglas County</b>								
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
<b>Sarpy County</b>								
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
<b>Cass County</b>								
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
<b>Washington County</b>								
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
<b>Douglas and Sarpy Combined</b>								
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 72<sup>nd</sup> 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 2006 - 2008

The Omaha Housing Authority (OHA) did not receive a RASS score for 2006 so the 2005 scores are being utilized in this Follow Up Plan. OHA continues to implement this Follow Up Plan to address Resident Assessment Sub-System (RASS) components that scored less than the required 75% from the 2005 survey. The RASS is one of the four Public Housing Assessment System (PHAS) Indicators.

The 2006-2007 Follow Up Plan will be submitted with the OHA 2008 Public Housing Agency (PHA) Plan.

The OHA RASS survey scores for 2003 - 2005 and goals for 2006 - 2008 are as follows:

Survey Section	2003	2004	2005	National Average	Goals
Maintenance and Repair:	81.4%	78.1%	84.8%	86.7%	90.0%
<b>Communication:</b>	<b>66.4%</b>	<b>66.9%</b>	<b>72.5%</b>	74.6%	90.0%
<b>Safety:</b>	<b>72.1%</b>	<b>69.3%</b>	<b>71.9%</b>	79.9%	90.0%
Services:	88.3%	84.9%	87.2%	90.9%	90.0%
<b>Neighborhood Appearance:</b>	<b>70.1%</b>	<b>68.4%</b>	<b>71.7%</b>	76.9%	90.0%

Surveys Sent	Surveys Returned	Response Rate	Undeliverable
1,018	317	35%	96

**The National response rate was 67%**

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 30, 2006 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 2006 – 2008**

## **Communication:**

The OHA scored 72.5% which is a 5.6% increase over the 2004 score of 66.9%. OHA proposes to continue to improve performance in this RASS sub-indicator 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 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 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 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 and other professional development areas.

**RASS Implementation and Follow-Up-Plan  
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- ***Supportive of Resident Organizations*** – OHA provides facilities for Resident Organizations to meet and provides guidance and access to services to support the development and enhancement of Resident Organizations. OHA has assigned a staff person 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 when requested and meets with the Central Advisory Committee (CAC which is the equivalent of a Resident Advisory Board) 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 2006 – 2008 program years.
- Resident Services Staff make referrals for residents to the Salvation Army and the Eastern Nebraska Office on Aging (ENOA) and coordinate other services as needs dictate to improve Resident access and participation in these programs and services. OHA also administers additional resident initiative programs funded through the Resident Employment Program, FSS and ROSS grants. Through these grants OHA employs 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 Gateway Center and will be accessible to any resident. The resource center at LaFern includes a 15-person computer lab; assistance will be available for youth with school projects and homework. The Neighborhood Network program is also funding computer labs at Benson and Underwood Towers to provide residents with internet access and training in computer skills to enhance employment opportunities and access to jobs.

OHA Outreach Staff also make referrals for residents to the Omaha Public Schools for GED programs, monitor resident participation. The LaFern Williams 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  
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- OHA filled eight Assistant Manager positions to improve communication and service. Six of the eight have been assigned to the Tower locations, which now allows OHA to have a Manager or an Assistant Manager in each Tower everyday of the week. Each of the Assistant Managers will receive training in areas that will improve communication between staff and residents. The other two managers were assigned to family developments and will receive 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 Manager (Asset Management) 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.

**Target date of completion:**

The proposed actions should result in improved RASS scores to exceed the minimum 75% by December 31, 2008.

PHA Planning Meetings are scheduled to start in April and will continue throughout the year.

Salvation Army and ENOA continue to 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  
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**Safety:**

The OHA scored 71.9% in 2005 which is a 2.6% increase over the 2004 score of 69.3%. OHA proposes to continue to improve performance in this sub-indicator 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,***

<b><i>Bad Lighting</i></b>	Identify through Inspections
<b><i>Broken Locks</i></b>	Repair On Demand
<b><i>Location of Housing Property</i></b>	Strategic Planning
<b><i>Police Response</i></b>	Cooperation Agreement
<b><i>Residents Don't Care</i></b>	Outreach & Intervention
<b><i>Resident / Applicant Screening</i></b>	Review Process & Costs
<b><i>Vacant Units</i></b>	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 has prepared 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.

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**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.

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**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 and they do not 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.*

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- **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 December 31, 2008.

**FUNDING:**

OHA is currently funding Public Safety with Public Housing Operating Subsidy and the Capital Fund Program, a \$72,840 Weed & Seed Grant that was approved for October 2005 and ends September 2006. Additional funding will be applied for as it becomes available.

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## **HousingProperty Appearance:**

The OHA scored 71.7% which is an increase of 3.3% over the 2004 score of 68.4%. OHA proposes to continue to improve performance in this sub-indicator 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 completed, underway and planned in the next fiscal year:**

- To improve the appearance of the Highrise Common Areas a contract was completed in 2005 for services to refinish all terrazzo and VCT flooring, paint walls, replace vinyl base cove, replace ceiling tiles, refinish doors and replace carpeting in the amount of \$853,856.
- OHA completed a contract for 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 have been delivered. These assessments are being used to prioritize capital needs for each property and portfolio based on a five and 30-year cycle.
- The Property Assessment Plan provides a database for budgeting for physical needs of all of Omaha Housing Authority's public housing stock and administrative buildings, which provides Omaha Housing Authority 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 be continually updated in an interactive access database.
- OHA completed 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 in 2006 – 2008 to address housing needs and to develop strategies for preserving, modernizing, stabilizing or demolition and disposition of the public housing developments.

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- 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 signage in accordance with local government codes.
- A contract awarded in 2005 for monthly extermination services which includes baiting for rodents is showing improvement in control of indoor insects. Monthly reports, follow-up calls, and increased monitoring of problem units will continue to improve performance in this area.
- Completed improvements to meet Section 504 Compliance & Fair Housing Act in several Restrooms and Common Areas.
- Installed power Assisted Door Operators at all Tower Locations and Central Office.
- Installed Alarmed Key Banks and completed lock Replacements in all Tower Locations.

**Immediate needs must be quantified at each site for work to complete in 2006:**

- 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 2006 - 2008:**

- Planned Site Improvements to Sidewalks, Drives & Retaining Walls in Family and Scattered Sites
- Planned Site Lighting Improvements to Parking Lots at Tower Locations
- Begin Installation of Fire Sprinkler Systems in 4 - Tower Buildings
- Begin Exterior Water Proofing of Tower Buildings
- Make Required Repairs to Shingle Roofs of Family and Scattered Site Units
- Develop & Implement Preventive (Scheduled) Maintenance of Building Systems under a new Asset Management Plan

The primary objective for 2006 – 08 is to make the buildings and grounds 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 to address REAC and RASS Inspection / Survey results.

**Target date of completion:** The proposed actions should result in improved RASS scores to exceed the minimum 75% by 2008.

**The funding source (if required) that will be utilized:** Capital Fund Program (CFP) and Operating Subsidy.

**End of Follow Up Plan**

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<b>2005 RASS SCORES</b>					
<b>Development</b>	<b>Maintenance &amp; Repair</b>	<b>Communication</b>	<b>Safety</b>	<b>Services</b>	<b>Neighborhood Appearance</b>
NE26P001007 FIVE HIGH RISE TOWERS	80.0	72.3	69.5	80.9	67.9
NE26P001009 BENSON/PINE TOWERS	83.5	79.4	74.2	90.1	73.5
NE26P001010 FLORENCE/ HIGHLAND TOWERS	91.7	72.8	72.5	97.2	79.9
NE26P001016 SCATTERED SITE DUPLICES	70.3	73.7	80.3	76.9	77.8
NE26P001019 SCATTERED SITE FAMILY	79.7	63.7	76.0	90.7	75.6
NE26P001020 SCATTERED SITE FAMILY	70.4	67.2	93.7	86.3	85.9
NE26P001021 SCATTERED SITE HOMES	85.6	80.4	97.5	86.8	91.6
NE26P001024 SCATTERED SITES	89.0	77.3	88.4	86.1	88.1
NE26P001026 SCATTERED SITES	89.5	76.1	86.1	87.6	88.8
NE26P001028 SCATTERED SITES	85.2	71.8	87.5	75.0	84.9
NE26P001030 5H REPLACEMENT HOUSING	64.0	87.5	93.7	90.6	92.7
NE269001032 55 SCATTERED SITES	87.6	80.7	90.5	92.6	89.7
NE26P001035 62 SCATTERED SITES		70.4	92.0		89.6
NE26P001017 CROWN TOWER	90.3	67.0	75.9	91.3	75.0
NE26P001012 UNDERWOOD TOWER	87.3	68.9	72.8	86.9	79.2
NE26P001011 JACKSON TOWER	72.0	72.7	68.8	76.9	70.2
NE26P001005 PLEASANTVIEW HOMES	92.4	70.8	59.0	91.3	65.8
NE26P001004 SPENCER HOMES	81.5	65.2	60.6	81.6	62.0
NE26P001001 SOUTHSIDE TERRACE HOME	96.5	70.9	64.1	91.9	55.6
<b>SURVEY TOTALS</b>	<b>84.8</b>	<b>72.5</b>	<b>71.9</b>	<b>87.2</b>	<b>71.7</b>

## **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 de-clawed
- 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 de-infestation 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 that 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 de-clawed

Must be spayed or neutered

Must have all required inoculations

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

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

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

#### 3. Birds

Maximum number: Two

Must be enclosed in a cage at all times

4. Fish

Maximum aquarium size 20 gallons

Must be maintained on an approved stand

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

Maximum number: Two

Must be enclosed in an acceptable cage at all times

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

The following are NOT considered "common household pets":

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

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

Animals who would be allowed to produce offspring for sale.

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

Any poisonous animals of any kind.

Fish in aquariums exceeding twenty gallons in capacity.

Non-human primates.

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

Pot-bellied pigs.

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

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

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

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

Snakes or other kinds of reptiles.

C. REGISTRATION OF PETS

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

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

has received all inoculations required by State or local law

has no communicable disease(s) (and)

is pest-free

dogs and cats must be spayed and neutered.

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

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

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

#### Refusal to Register Pets

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

The OHA will refuse to register a pet if:

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

Keeping the pet would violate any House Rules;

The pet owner fails to provide complete pet registration information;

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

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

#### D. PET AGREEMENT

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

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

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

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

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

Tenants are prohibited from feeding stray animals.

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

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

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

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

All fecal matter deposited by the pet(s) must be promptly and completely removed from any common area. All animal waste or the litter from litter boxes shall be picked up immediately by the pet owner, disposed of in sealed plastic trash bags, and placed in a trash bin. Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be stored inside the resident's dwelling unit or in animal enclosures maintained within dwelling units AND must be removed and/or replaced regularly.

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

Residents must take precautions to eliminate pet odors.

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

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

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

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

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

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

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

E. LIMITATIONS ON PET OWNERSHIP

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

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

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

F. DESIGNATION OF PET-FREE AREAS

The following areas are designated as no-pet areas:

OHA playgrounds

OHA day care centers

OHA management offices

OHA community centers

OHA recreation center areas

G. PETS TEMPORARILY ON THE PREMISES

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

Residents are prohibited from feeding or harboring stray animals.

H. DEPOSITS FOR PETS

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

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

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

A deposit payment of \$200.

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

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

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

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

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

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

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

Fumigation of the dwelling unit;

Common areas of the project if applicable

The expense of flea de-infestation 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 HOMEOWNERSHIP****HOUSES OWNED BY OHA**

	<b>NE26P001020</b>	42.	9142 GRAND AVE	84.	6231 S 41 AVE
1.	3965 SCOTT ST	43.	10012 PRATT ST	85.	2884 TITUS AVE
2.	5312 N 44 AVE	44.	2624 NORTH 88 ST	86.	5940 DORCAS ST
3.	5319 N 48 AVE	45.	1312 COLE CREEK DR	87.	2867 MARTIN AVE
4.	5075 WHITMORE ST	46.	9710 GRAND AVE	88.	2324 N 71 ST
5.	5044 BEDFORD AVE	47.	3705 N 84 ST	89.	2590 VANE ST
6.	4406 N 53 ST	48.	6511 FRANKLIN ST	90.	2802 S 40 ST
7.	5004 N 60 AVE	49.	5905 R ST	91.	5415 BLONDO ST
8.	6328 NEWPORT AVE	50.	10925 PRAIRIE VILLAGE DR	92.	3935 T ST
9.	5418 N 63 ST	51.	10914 JONES ST	93.	1515 S 49 ST
10.	6318 PARK LANE DR	52.	4502 O ST	94.	11218 WESTOVER RD
11.	6912 N 65 AVE	53.	2341 S 125 ST	95.	6142 SPENCER ST
12.	6628 VERNON AVE	54.	3306 SOUTH 126 ST	96.	6417 READ ST
13.	6228 N 68 ST	55.	3121 SOUTH 122 AVE	97.	6717 S 52 AVE CR
14.	6329 N 75 ST	56.	6714 SOUTH 142 ST	98.	5118 PARKVIEW DR
15.	7624 MARY ST	57.	4833 C ST	99.	6202 S 32 ST
16.	9348 CAMDEN AVE	58.	12205 W ST	100.	3526 N 56 ST
17.	1428 O ST	59.	8111 ARBOR ST	101.	2906 S 4 ST
18.	3632 CORNHUSKER DR			102.	4673 VINTON ST
19.	3317 S 122 ST		<b>NE26P001026</b>	103.	2024 N 60 ST
20.	13525 SPRING ST	60.	3907 S 34 ST	104.	2024 N 60 ST
	<b>NE26P001021</b>	61.	4212 HARRISON ST	105.	122 S 110 ST
21.	7540 RICHMOND DR	62.	5921 S 136 ST	106.	4510 S 46 AVE
22.	1516 N 93 ST	63.	3119 S 40 ST	107.	6815 S 33 ST
23.	9130 RUGGLES ST	64.	1908 S 14 ST	108.	4816 POLK ST
24.	11018 FRANKLIN CIR	65.	2150 S 38 ST	109.	4405 GROVER ST
25.	10823 OAKBROOK DR	66.	3915 N 54 ST	110.	5606 S 13 ST
26.	10612 IZARD ST	67.	6714 N 35 ST	111.	3110 S 17 ST
27.	1626 N 111 ST	68.	3162 ARCADIA AVE	112.	6210 OAK ST
28.	16085 OAK ST	69.	6325 PRATT ST	113.	8638 EVANS ST
29.	5116 S 122 ST	70.	2805 N 70 ST	114.	6610 CROWN POINT AVE
30.	12856 VALLEY ST	71.	7024 N 33 ST	115.	7413 N 28 ST
31.	2306 S 122 AVE	72.	3034 REDICK AVE	116.	7851 MIAMI ST
32.	9124 LAMONT ST	73.	5421 N 69 ST	117.	3908 YOUNG ST
33.	7601 GROVER ST	74.	9440 JAYNES ST	118.	1420 N 60 ST
34.	9479 WEIR ST	75.	7211 N 71 CR	119.	3938 N 67 ST
35.	5033 S 93 CIR	76.	2942 MARTHA ST	120.	2521 F ST
36.	2743 S 50 ST	77.	4551 PIERCE ST	121.	4312 WALNUT STREET
37.	4480 G ST	78.	9448 MIAMI ST	122.	910 S 25 AVE
38.	2821 MONROE ST	79.	5524 POPPLETON AVE	123.	5057 S 48 ST
39.	1521 BERRY ST	80.	4954 VALLEY ST	124.	4938 S 50 ST

	<b>NE26P001024</b>	81.	2040 N 65 ST	125.	1916 S 11 ST
40.	7760 WESTERN AVENUE	82.	4835 ERSKINE ST	126.	3135 MASON ST
41.	5639 LAKE ST	83.	3209 S 32 AVE	127.	1121 S 51 ST
128.	14038 WEIR ST	176.	1908 S 34 ST	223.	4610 N 86 ST
129.	2526 S 48 ST	177.	6348 POPPLETON AVE	224.	12369 GOLD ST
130.	749 N 77 AVE	178.	1327 WASHINGTON ST	225.	3944 W ST
131.	4715 N 83 AVE CR	179.	2006 ATWOOD AVE	226.	550 S 70 ST
132.	8773 TEMPLETON DR	180.	5312 S 52 ST	227.	6305 S 135 ST
133.	5605 AMES AVE	181.	12707 FOWLER CR	228.	7604 BAUMAN ST
134.	4320 S 15 ST	182.	8125 CORBY ST	229.	5621 S 51 ST
135.	3902 S 9 ST	183.	9833 FOWLER AVE	230.	3643 VALLEY
136.	3457 S 16 ST	184.	9223 MEREDITH	231.	8844 LAKEVIEW
137.	3606 N 93 ST	185.	10612 PARKER	232.	3514 S 87 AVE
138.	5617 S 138 AVE	186.	10630 CHARLES	233.	8018 PASADENA AVE
139.	6202 N 63 ST	187.	9145 SAHLER	234.	9716 CADY ST
140.	2421 IDA STR	188.	13512 OAK	235.	5029 S 143 ST
141.	2411 S 15 ST	189.	1322 MADISON ST	236.	3622 POLK ST
142.	5054 S 39 AVE	190.	3817 V ST	237.	12305 C ST
143.	6228 S 142 ST	191.	6015 S 40 ST	238.	14541 L ST
144.	926 S 38 AVE	192.	7634 HAMILTON ST	239.	5430 S 114 ST
145.	4401 LEAVENWORTH ST		<b>NE26P001030</b>	240.	3011 S 35 ST
146.	986 S 50 AVE	193.	1213 N 72 ST	241.	1818 N 84 ST
147.	402 N 38 AVE	194.	4411 N 91 ST	242.	4804 S 15 ST
148.	6509 N 32 ST	195.	4958 S 37 ST	243.	4025 S 39 AVE
149.	2133 S 41 ST	196.	14941 L ST	244.	4525 S 33 ST
150.	6531 SPENCER ST	197.	4948 SO 130 ST	245.	211 S 111 ST
151.	617 S 154 ST	198.	6010 EVANS AVE	247.	1351 S 22 ST
152.	6761 BEDFORD AVE	199.	4811 FRANKLIN ST	248.	8129 BURDETTE ST
153.	5802 SPRING ST	200.	2218 N 51 ST	249.	2917 S 18 ST
154.	2771 S 12 ST	201.	4658 CENTER ST	250.	9639 BOYD ST
155.	2506 S 21 ST	202.	624 DORCAS AVE	251.	5817 MANDERSON ST
156.	5568 MAYBERRY AVE	203.	3128 MORMON ST	252.	7732 NICHOLAS CR
157.	4648 N 94 ST	204.	9465 SPENCER ST	253.	9636 SPRAGUE ST
158.	1214 ARTHUR ST	205.	7705 VERNON AVE	254.	710 N 72 ST
159.	6918 PINKNEY ST	206.	7809 SEWARD ST	255.	4216 N 93 ST
160.	7338 LAKE ST	207.	1342 SO 25 ST	256.	4719 N 129 AVE
161.	5001 CHARLES ST	208.	12449 WESTWOOD LN	257.	2963 HARRIS ST
162.	339 N 35 ST	209.	6106 RUGGLES ST	258.	8744 O'HERN ST
163.	1131 S 32 ST	210.	6114 FLORENCE BLVD	259.	5209 S 20 ST
164.	2328 S 23 ST	211.	7421 SEWARD ST	260.	2317 S 49 ST
165.	865 S 60 ST	212.	6707 PARKVIEW LN	261.	2144 S 49 AVE
166.	1430 S 12 ST	213.	6718 HIMEBAUGH ST	262.	2146 S 49 AVE
167.	140 N 36 ST	214.	1934 SO 48 AVE	263.	5415 S 53 ST
	<b>NE26P001028</b>		<b>NE26P001032</b>	264.	6406 S 137 ST
168.	2824 S 116 AVE	215.	2215 S 13 ST		

169.	3830 N 65 ST	216.	1903 S 28 ST		
170.	7425 SCHUYLER DR	217.	372 N 43 STR		
171.	2515 N 83 ST	218.	621 S 31 AVE		
172.	7235 GRACELAND DR	219.	12918 BROWNE ST		
173.	3704 CASS STR	220.	4218 N 129 ST		
174.	7531 SPRING ST	221.	7825 CROWN POINT AVE		
175.	5904 GROVER ST	222.	9823 MAPLE 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 &amp; 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 Office of Public and Indian Housing

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

Dwelling Units			Copy Number:	PR/Project Number: NE26-P001-044
Family	Elderly	Total		
282		282	Public Housing Agency: Housing Authority of the City of Omaha	Locality of Project: 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 6/30/06 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
<b>Developer's Price</b>							
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	<b>Total Developer's Price</b>		-			-	-
<b>Public Housing Agency Costs</b>							
<b>Operations</b>							
10	1406 Operations						
<b>Administration</b>							
11	1410.1 Nontechnical Salaries						
12	1410.2 Technical Salaries						
13	1410.4 Legal Expense						
14	1410.9 Employee Benefit Contribution						
15	1410.10 Travel						
16	1410.18 Equipment Expended						
17	1410.19 Sundry						
18	<b>Total Administration</b>						
<b>Liquidated Damages</b>							
19	1415 Liquidated Damages						
<b>Interest</b>							
20	1420.1 Interest to HUD						
21	1420.2 Interest on Notes -- Non-HUD						
22	1420.7 Interest Earned From Investments						
23	<b>Total Interest</b>						
<b>Initial Operating Deficit</b>							
24	1425 Initial Operating Deficit						
<b>Planning</b>							
25	1430.1 Architectural & Engr Fees						
26	1430.2 Consultant Fees						
27	1430.6 Permit Fees						
28	1430.7 Inspection Costs						
29	1430.9 Housing Surveys						
30	1430.19 Sundry Planning Costs						
31	<b>Total Planning</b>						

**Subpart I - Budget**

Line No.	Account Classification (a)	Latest Approved Budget Date 3/27/00 (b)	Actual Development Cost Incurred To 6/30/06 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
<b>Site Acquisition</b>							
32	1440.1 Property Purchases						
33	1440.2 Condemnation Deposits						
34	1440.3 Excess Property						
35	1440.4 Surveys and Maps						
36	1440.5 Appraisals						
37	1440.6 Title Information						
38	1440.8 Legal Costs - Site						
39	1440.10 Option Negotiations						
40	1440.12 Current Tax Settlement						
41	1440.19 Sundry Site Costs						
42	1440.20 Site Net Income						
43	<b>Total Site Acquisition</b>						
44	1450 <b>Site Improvements</b>						
45	1460 <b>Dwelling Construction</b>						
46	1465 <b>Dwelling Equipment</b>						
47	1470 <b>Nondwelling Construction</b>						
48	1475 <b>Nondwelling Equipment</b>						-
49	1480 <b>Contract Work in Progress</b>	18,794,422.26	12,170,807.53	6,623,614.73		18,794,422.26	66,646.89
50	1485 <b>Demolition</b>						-
51	1450 <b>Relocation Costs</b>						
52	1499 <b>Development Used for Mod.</b>						
53	<b>Total (Including Donations)</b>						
54	Less Donations						
55	<b>Total Before Contingency (less Donations)</b>					-	-
56	Contingency: 1% to 5% (or less) of line 55						
57	<b>Total Development Cost</b>	18,794,422.26	12,170,807.53	6,623,614.73	-	18,794,422.26	66,646.89

**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	_____
<b>Total Other</b>	\$ _____

**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	
<b>Total Nondwelling Equipment</b>	

**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.

# 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	1 Public Housing Funds Only	North Omaha Homes NE26 P001-048
24	0	24	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		X		<input type="checkbox"/> Budget Between PP and Contract Award	<input type="checkbox"/> Final Development Cost Budget
ACQ W/Subst. Rehab.				<input type="checkbox"/> Contract of Sale/Contract Award Budget	<input checked="" type="checkbox"/> Development Cost Control State
ACQ WO/Subst. Rehab.				<input type="checkbox"/> Budget Between Contract Award & Final	<input type="checkbox"/> Statement of Actual Developer

#### Subpart I - Budget

Line No.	Account Classification (a)	Latest Approved Budget Date 10/13/05 (b)	Actual Development Cost Incurred TO 6/30/06 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)
<b>Developer's Price</b>						
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	<b>Total Developer's Price</b>		-	-	-	-
<b>Public Housing Agency Costs</b>						
<b>Operations</b>						
10	1406 Operations					-
<b>Administration</b>						
11	1410.1 Nontechnical Salaries					-
12	1410.2 Technical Salaries					-
13	1410.4 Legal Expense					-
14	1410.9 Employee Benefit Contribution					-
15	1410.10 Travel					-
16	1410.18 Equipment Expended					-
17	1410.19 Sundry Tax Credit Fees	25,460	16,792	8,668		25,460
18	<b>Total Administration</b>	<b>25,460</b>	<b>16,792</b>	<b>8,668</b>	-	<b>25,460</b>
<b>Liquidated Damages</b>						
19	1415 Liquidated Damages					-
<b>Interest</b>						
20	1420.1 Interest to HUD					-
21	1420.2 Interest on Notes -- Non-HUD					-
22	1420.7 Interest Earned From Investments					-
23	<b>Total Interest</b>					-
<b>Initial Operating Deficit</b>						
24	1425 Initial Operating Deficit					-
<b>Planning</b>						
25	1430.1 Architectural & Engr Fees	118,700	78,022	40,678		118,700
26	1430.2 Consultant Fees	15,000				-
27	1430.6 Permit Fees					-
28	1430.7 Inspection Costs					-
29	1430.9 Housing Surveys	6,000	6,000	-		6,000
30	1430.19 Sundry Planning Costs					-
31	<b>Total Planning</b>	<b>139,700</b>	<b>84,022</b>	<b>55,678</b>	-	<b>124,700</b>

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**Subpart I - Budget**

Line No.	Account Classification (a)	Latest Approved Budget Date 10/13/05 (b)	Actual Development Cost Incurred TO 6/30/06 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)
<b>Site Acquisition Page 1 Totals</b>		165160	100,814	64,346		165,160
32	1440.1 Property Purchases					-
33	1440.2 Condemnation Deposits					-
34	1440.3 Excess Property					-
35	1440.4 Surveys and Maps					-
36	1440.5 Appraisals	7,200	2,125	5,075		7,200
37	1440.6 Title Information					-
38	1440.8 Legal Costs - Site	20,001	35,001	(15,000)		20,001
39	1440.10 Option Negotiations					-
40	1440.12 Current Tax Settlement					-
41	1440.19 Sundry Site Costs					-
42	1440.20 Site Net Income					-
43	<b>Total Site Acquisition</b>	<b>27,201</b>	<b>37,126</b>	<b>(37,126)</b>		-
44	1450 <b>Site Improvements</b>	21,900		21,900		21,900
45	1460 <b>Dwelling Construction</b>	607,573	710,748	(103,175)		607,573
46	1465 <b>Dwelling Equipment</b>	38,400				-
47	1470 <b>Nondwelling Construction</b>		-			-
48	1475 <b>Nondwelling Equipment</b>		-			-
49	1480 <b>Contract Work in Progress</b>		-			-
50	1485 <b>Demolition</b>		-			-
			-			-
			-			-
51	1450 <b>Relocation Costs</b>		-			-
52	1499 <b>Development Used for Mod.</b>		-			-
53	<b>Total (Including Donations)</b>	860,234	848,688	5,075		848,688
54	Less Donations		-			-
55	<b>Total Before Contingency (less Donations)</b>	860,234	848,688	11,546	#	860,234
56	Contingency: 1% to 5% (or less) of line 55	37,800				-
57	<b>Total Development Cost</b>	<b>898,034</b>	<b>848,688</b>	49,346	-	898,034

**Subpart II - Detail of Other in Developer's Price**

- Developer's Fee and Overhead \$ \_\_\_\_\_
  - Interim Financing \_\_\_\_\_
  - Closing Costs \_\_\_\_\_
  - Proper Taxes and Assessments \_\_\_\_\_
  - State or Local Sales, Excise or Other Taxes \_\_\_\_\_
- Total Other** \$ \_\_\_\_\_

**1430.7:** Provide the same information required for 1410.1 and 1410.2, list employees of the architect (or PHA when use of PHA employees has been previously approved) who will perform inspection work for the project.  
**1450:** Where off-site facilities are proposed to be included, identify and show cost of such facilities and provide justification for including such costs in TD  
**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 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.

<b>Nondwelling Equipment (1475)</b>	
1475.1 Office Furniture and Equipment	
1475.2 Maintenance Equipment	
1475.3 Community Space Equipment	
1475.7 Automotive Equipment	
1475.9 Expendable Equipment	
<b>Total Nondwelling Equipment</b>	

**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.

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# 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	Public Housing Funds Only	SECURITIES BLDG NE26 P001-049
35	0	35	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 checked="" type="checkbox"/> PHA Proposal (PP) Budget
New Construction				<input type="checkbox"/> Budget Between PP and Contract Award	<input type="checkbox"/> Final Development Cost Budget
ACQ W/Subst. Rehab.				<input type="checkbox"/> Contract of Sale/Contract Award Budget	<input type="checkbox"/> Development Cost Control Statement
ACQ WO/Subst. Rehab.		X		<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 x/xx/xx (b)	Actual Development Cost Incurred TO 07/31/05 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
<b>Developer's Price</b>							
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	Developer's Fee					-	-
9	<b>Total Developer's Price</b>		-	-	-	-	-

#### Public Housing Agency Costs

<b>Operations</b>							
10	1406 Operations					-	-
<b>Administration</b>							
11	1410.1 Nontechnical Salaries		-	-	-	-	-
12	1410.2 Technical Salaries		-	-	-	-	-
13	1410.4 Legal Expense		-	-	-	-	-
14	1410.9 Employee Benefit Contribution		-	-	-	-	-
15	1410.10 Travel		-	-	-	-	-
16	1410.18 Equipment Expended		-	-	-	-	-
17	1410.19 Sundry Tax Credit Fees		-	-	-	-	-
18	<b>Total Administration</b>		-	-	-	-	-
<b>Liquidated Damages</b>							
19	1415 Liquidated Damages					-	-
<b>Interest</b>							
20	1420.1 Interest to HUD						-
21	1420.2 Interest on Notes -- Non-HUD						-
22	1420.7 Interest Earned From Investments						-
23	<b>Total Interest</b>						-
<b>Initial Operating Deficit</b>							
24	1425 Initial Operating Deficit		30,000	-	30,000	30,000	857
<b>Planning</b>							
25	1430.1 Architectural & Engr Fees		-	-	-	-	-
26	1430.2 Consultant Fees		-	-	-	-	-
27	1430.6 Permit Fees		-	-	-	-	-
28	1430.7 Inspection Costs		-	-	-	-	-
29	1430.9 Housing Surveys		-	-	-	-	-
30	1430.19 Sundry Planning Costs		-	-	-	-	-
31	<b>Total Planning</b>		-	-	-	-	-

**Subpart I - Budget**

Line No.	Account Classification (a)	Latest Approved Budget Date 2/25/06 (b)	Actual Development Cost Incurred TO 6/30/06 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
<b>Site Acquisition</b>		30,000	-	30,000		30,000	857
32	1440.1 Property Purchases	704,567	704,567	-		704,567	20,130
33	1440.2 Condemnation Deposits		-	-		-	-
34	1440.3 Excess Property		-	-		-	-
35	1440.4 Surveys and Maps		-	-		-	-
36	1440.5 Appraisals	2,500	-	2,500		2,500	71
37	1440.6 Title Information	2,500	-	2,500		2,500	71
38	1440.8 Legal Costs - Site	10,000	-	10,000		10,000	286
39	1440.10 Option Negotiations		-	-		-	-
40	1440.12 Current Tax Settlement		-	-		-	-
41	1440.20 Site Net Income		-	-		-	-
42	Other: Operating Deficit Loan	170,433	170,433	-		170,433	4,870
43	<b>Total Site Acquisition</b>	890,000	875,000	15,000		890,000	25,429
44	1450 <b>Site Improvements</b>		-	-		-	-
45	1460 <b>Dwelling Construction</b>		-	-		-	-
46	1465 <b>Dwelling Equipment</b>		-	-		-	-
47	1470 <b>Nondwelling Construction</b>		-	-		-	-
48	1475 <b>Nondwelling Equipment</b>		-	-		-	-
49	1480 <b>Contract Work in Progress</b>		-	-		-	-
50	1485 <b>Demolition</b>		-	-		-	-
51	1495 <b>Relocation Costs</b>	305,000	-	305,000		305,000	8,714
52	1499 <b>Development Used for Mod.</b>		-	-		-	-
53	<b>Total (Including Donations)</b>	1,225,000	875,000	350,000		1,225,000	35,000
54	Less Donations		-	-		-	-
55	<b>Total Before Contingency (less Donations)</b>	1,225,000	875,000	350,000		1,225,000	35,000
56	Contingency: 1% to 5% (or less) of line 55		-	-		-	-
57	<b>Total Development Cost</b>	1,225,000	875,000	350,000		1,225,000	35,000

**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		-
<b>Total Other</b>	\$	-

**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**

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**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	
<b>Total Nondwelling Equipment</b>	

**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.

# 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	Public Housing Funds Only	OMAHA CROWN I NE26 P001-050
16	0	16	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 checked="" type="checkbox"/> PHA Proposal (PP) Budget
New Construction				<input type="checkbox"/> Budget Between PP and Contract Award	<input type="checkbox"/> Final Development Cost Budget
ACQ W/Subst. Rehab.				<input type="checkbox"/> Contract of Sale/Contract Award Budget	<input type="checkbox"/> Development Cost Control Statement
ACQ WO/Subst. Rehab.		X		<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 10/24/05 (b)	Actual Development Cost Incurred TO 06/30/06 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
<b>Developer's Price</b>							
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	Developer's Fee					-	-
9	<b>Total Developer's Price</b>		-	-	-	-	-

#### Public Housing Agency Costs

<b>Operations</b>							
10	1406 Operations					-	-
<b>Administration</b>							
11	1410.1 Nontechnical Salaries		-	-	-	-	-
12	1410.2 Technical Salaries		-	-	-	-	-
13	1410.4 Legal Expense		-	-	-	-	-
14	1410.9 Employee Benefit Contribution		-	-	-	-	-
15	1410.10 Travel		-	-	-	-	-
16	1410.18 Equipment Expended		-	-	-	-	-
17	1410.19 Sundry Tax Credit Fees		-	-	-	-	-
18	<b>Total Administration</b>		-	-	-	-	-
<b>Liquidated Damages</b>							
19	1415 Liquidated Damages					-	-
<b>Interest</b>							
20	1420.1 Interest to HUD						-
21	1420.2 Interest on Notes -- Non-HUD						-
22	1420.7 Interest Earned From Investments						-
23	<b>Total Interest</b>						-
<b>Initial Operating Deficit</b>							
24	1425 Initial Operating Deficit		30,000	-		30,000	1,875
<b>Planning</b>							
25	1430.1 Architectural & Engr Fees		-	-	-	-	-
26	1430.2 Consultant Fees		-	-	-	-	-
27	1430.6 Permit Fees		-	-	-	-	-
28	1430.7 Inspection Costs		-	-	-	-	-
29	1430.9 Housing Surveys		-	-	-	-	-
30	1430.19 Sundry Planning Costs		-	-	-	-	-
31	<b>Total Planning</b>		-	-	-	-	-

Account Classification	Latest Approved Budget Date 10/24/05	Actual Development Cost Incurred TO 6/30/06	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)
<b>Violence Against Women Act AWA Policy</b>					
Page 1 Totals	30000	30,000	-	-	30,000
Title I of the AWA adds a new housing provision that establishes several categories of protected individuals. Under the law victims of domestic violence, dating violence, sexual assault, and stalking are granted protections and cannot be denied or terminated from housing or housing assistance because of activity that is directly related to domestic violence. 2005 AWA Pub. L. #09 -162 Stat. 2960 signed into law on anuary 5, 2006 and codified at 42 U.S.C. 1437d( l) and 1435f(d), (o) 1 and (u)	824,000	824,000	-	-	824,000
<b>1.0 Purpose</b>					
The purpose of this Policy is to reduce domestic violence, dating violence, and stalking and to prevent homelessness by:	837,000	837,000	6,000	-	838,000
(a) protecting the safety of victims	25,000	25,000	-	-	25,000
(b) creating long-term housing solutions for victims	245,000	245,000	2,500	-	247,500
(c) building collaborations among victim service providers and	10,000	9,000	1,000	-	10,000
(d) assisting HCHA to respond appropriately to the violence while maintaining a safe environment for HCHA, employees, tenants, applicants, program participants and others.	80,000	80,000	80,000	-	160,000
Operating Deficit Loan	44,800	44,800	-	-	44,800
	1,081,800	863,000	218,800	-	1,081,800
The policy will assist the Hancock County Housing Authority (HCHA) in providing rights under the violence Against Women Act to its applicants, public housing residents, and other program participants.	1,081,800	863,000	218,800	-	1,081,800

- Closing Costs
  - Property Taxes and Assessments
  - State or Local Sales, Excise and Other Taxes
- Total Other**

**.0 Definitions**

**Subpart III - Supporting Data for Cost Estimates**

The definitions in this Section apply only to this Policy.

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, include 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 account, 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 an item is 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 involved in the relationship and, for each, identify and show the cost of the services provided.

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 this account.

**1475:** Identify and show the cost of each item included in this account.

**1475:** Complete the Table below and, on a separate attachment, list and show the cost of each item included in each sub-account.

Nondwelling Equipment (1475)	Cost
1475-1 Furniture and Equipment	
1475-2 Maintenance Equipment	
1475-3 Community Space Equipment	
1475-7 Automotive Equipment	
1475-9 Expandable Equipment	
<b>Total Nondwelling Equipment</b>	

**42 U.S.C. 1437d( u)(3)(A), 14325**

**249:** State the number of households and children to be relocated, and identify and show the estimated cost of relocation services and payments to be provided.

# 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: Public Housing Funds Only	PR/Project Number: OMAHA CROWN I I NE26 P001-051
Family	Elderly	Total		
12	0	12	Public Housing Agency: Housing Authority of the City of Omaha	Locality of Project: 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				<input type="checkbox"/> Budget Between PP and Contract Award	<input type="checkbox"/> Final Development Cost Budget
ACQ W/Subst. Rehab.				<input type="checkbox"/> Contract of Sale/Contract Award Budget	<input checked="" type="checkbox"/> Development Cost Control Statement
ACQ WO/Subst. Rehab.		X		<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 10/31/05 (b)	Actual Development Cost Incurred TO 6/30/06 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
<b>Developer's Price</b>							
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	Developer's Fee					-	-
9	<b>Total Developer's Price</b>		-	-	-	-	-

#### Public Housing Agency Costs

<b>Operations</b>							
10	1406 Operations					-	-
<b>Administration</b>							
11	1410.1 Nontechnical Salaries		-	-	-	-	-
12	1410.2 Technical Salaries					-	-
13	1410.4 Legal Expense					-	-
14	1410.9 Employee Benefit Contribution					-	-
15	1410.10 Travel					-	-
16	1410.18 Equipment Expended					-	-
17	1410.19 Sundry Tax Credit Fees					-	-
18	<b>Total Administration</b>		-	-	-	-	-
<b>Liquidated Damages</b>							
19	1415 Liquidated Damages					-	-
<b>Interest</b>							
20	1420.1 Interest to HUD						-
21	1420.2 Interest on Notes -- Non-HUD						-
22	1420.7 Interest Earned From Investments						-
23	<b>Total Interest</b>						-
<b>Initial Operating Deficit</b>							
24	1425 Initial Operating Deficit		30,000	30,000		30,000	2,500
<b>Planning</b>							
25	1430.1 Architectural & Engr Fees					-	-
26	1430.2 Consultant Fees					-	-
27	1430.6 Permit Fees					-	-
28	1430.7 Inspection Costs					-	-
29	1430.9 Housing Surveys					-	-
30	1430.19 Sundry Planning Costs					-	-
31	<b>Total Planning</b>		-	-	-	-	-

**Subpart I - Budget**

Line No.	Account Classification (a)	Latest Approved Budget Date 10/31/05 (b)	Actual Development Cost Incurred TO 6/30/06 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
<b>Site Acquisition</b>		Page 1 Totals	30000	30,000	-	30,000	2,500
32	1440.1 Property Purchases	591,600	591,600	-	-	591,600	49,300
33	1440.2 Condemnation Deposits		-	-	-	-	-
34	1440.3 Excess Property		-	-	-	-	-
35	1440.4 Surveys and Maps		-	-	-	-	-
36	1440.5 Appraisals	2,500	2,500	-	-	2,500	208
37	1440.6 Title Information	2,500	2,500	-	-	2,500	208
38	1440.8 Legal Costs - Site	10,000	10,000	-	-	10,000	833
39	1440.10 Option Negotiations		-	-	-	-	-
40	1440.12 Current Tax Settlement		-	-	-	-	-
41	1440.19 Sundry Site Costs		-	-	-	-	-
42	1440.20 Site Net Income		-	-	-	-	-
43	<b>Total Site Acquisition</b>	606,600	606,600	-	-	606,600	50,550
44	1450 <b>Site Improvements</b>	60,000	-	60,000	-	60,000	5,000
45	1460 <b>Dwelling Construction</b>	72,000	-	72,000	-	72,000	6,000
46	1465 <b>Dwelling Equipment</b>		-	-	-	-	-
47	1470 <b>Nondwelling Construction</b>		-	-	-	-	-
48	1475 <b>Nondwelling Equipment</b>		-	-	-	-	-
49	1480 <b>Contract Work in Progress</b>		-	-	-	-	-
50	1485 <b>Demolition</b>		-	-	-	-	-
	Operating Deficit Loan		-	-	-	-	-
			-	-	-	-	-
51	1495 <b>Relocation Costs</b>	42,000	-	42,000	-	42,000	3,500
52	1499 <b>Development Used for Mod.</b>		-	-	-	-	-
53	<b>Total (Including Donations)</b>	810,600	636,600	174,000	-	810,600	67,550
54	Less Donations		-	-	-	-	-
55	<b>Total Before Contingency (less Donations)</b>	810,600	636,600	174,000	-	810,600	67,550
56	Contingency: 1% to 5% (or less) of line 55		-	-	-	-	-
57	<b>Total Development Cost</b>	810,600	636,600	174,000	-	810,600	67,550

**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		-
<b>Total Other</b>	\$	-

**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	
<b>Total Nondwelling Equipment</b>	

**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.

# 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: Public Housing Funds Only	PR/Project Number: BAYVIEW APARTMENTS NE26 P001-052
Family	Elderly	Total		
12	0	12	Public Housing Agency: Housing Authority of the City of Omaha	Locality of Project: 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				<input type="checkbox"/> Budget Between PP and Contract Award	<input type="checkbox"/> Final Development Cost Budget
ACQ W/Subst. Rehab.				<input type="checkbox"/> Contract of Sale/Contract Award Budget	<input checked="" type="checkbox"/> Development Cost Control Statement
ACQ WO/Subst. Rehab.		X		<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 2/25/06 (b)	Actual Development Cost Incurred TO 06/30/06 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
<b>Developer's Price</b>							
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	Developer's Fee					-	-
9	<b>Total Developer's Price</b>		-	-	-	-	-
<b>Public Housing Agency Costs</b>							
<b>Operations</b>							
10	1406 Operations					-	-
<b>Administration</b>							
11	1410.1 Nontechnical Salaries		-	-	-	-	-
12	1410.2 Technical Salaries		-	-	-	-	-
13	1410.4 Legal Expense		-	-	-	-	-
14	1410.9 Employee Benefit Contribution		-	-	-	-	-
15	1410.10 Travel		-	-	-	-	-
16	1410.18 Equipment Expended		-	-	-	-	-
17	1410.19 Sundry Tax Credit Fees		-	-	-	-	-
18	<b>Total Administration</b>		-	-	-	-	-
<b>Liquidated Damages</b>							
19	1415 Liquidated Damages					-	-
<b>Interest</b>							
20	1420.1 Interest to HUD						-
21	1420.2 Interest on Notes -- Non-HUD						-
22	1420.7 Interest Earned From Investments						-
23	<b>Total Interest</b>						-
<b>Initial Operating Deficit</b>							
24	1425 Initial Operating Deficit		30,000	-		30,000	2,500
<b>Planning</b>							
25	1430.1 Architectural & Engr Fees		-	-	-	-	-
26	1430.2 Consultant Fees		-	-	-	-	-
27	1430.6 Permit Fees		-	-	-	-	-
28	1430.7 Inspection Costs		-	-	-	-	-
29	1430.9 Housing Surveys		-	-	-	-	-
30	1430.19 Sundry Planning Costs		-	-	-	-	-
31	<b>Total Planning</b>		-	-	-	-	-

**Subpart I - Budget**

Line No.	Account Classification (a)	Latest Approved Budget Date 02/25/06 (b)	Actual Development Cost Incurred TO 6/30/06 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
<b>Site Acquisition</b>		Page 1 Totals	30000	-	30,000	30,000	2,500
32	1440.1 Property Purchases	266,865	266,865	-	-	266,865	22,239
33	1440.2 Condemnation Deposits		-	-	-	-	-
34	1440.3 Excess Property		-	-	-	-	-
35	1440.4 Surveys and Maps		-	-	-	-	-
36	1440.5 Appraisals	2,500	-	2,500	-	2,500	71
37	1440.6 Title Information	2,500	-	2,500	-	2,500	208
38	1440.8 Legal Costs - Site	10,000	-	10,000	-	10,000	833
39	1440.10 Option Negotiations		-	-	-	-	-
40	1440.12 Current Tax Settlement		-	-	-	-	-
41	1440.20 Site Net Income		-	-	-	-	-
42	Other Operating Deficit Loan	33,135	33,135	-	-	33,135	2,761
43	<b>Total Site Acquisition</b>	315,000	300,000	15,000	-	315,000	26,250
44	1450 <b>Site Improvements</b>		-	-	-	-	-
45	1460 <b>Dwelling Construction</b>		-	-	-	-	-
46	1465 <b>Dwelling Equipment</b>		-	-	-	-	-
47	1470 <b>Nondwelling Construction</b>		-	-	-	-	-
48	1475 <b>Nondwelling Equipment</b>		-	-	-	-	-
49	1480 <b>Contract Work in Progress</b>		-	-	-	-	-
50	1485 <b>Demolition</b>		-	-	-	-	-
51	1495 <b>Relocation Costs</b>	75,000	-	75,000	-	75,000	6,250
52	1499 <b>Development Used for Mod.</b>		-	-	-	-	-
53	<b>Total (Including Donations)</b>	420,000	300,000	120,000	-	420,000	35,000
54	Less Donations		-	-	-	-	-
55	<b>Total Before Contingency (less Donations)</b>	420,000	300,000	120,000	-	420,000	35,000
56	Contingency: 1% to 5% (or less) of line 55		-	-	-	-	-
57	<b>Total Development Cost</b>	420,000	300,000	120,000	-	420,000	35,000

**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		-
<b>Total Other</b>	\$	-

**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	
<b>Total Nondwelling Equipment</b>	

**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.

# 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: Public Housing Funds Only	PR/Project Number: FARNAM BLDG NE26 P001-053
Family	Elderly	Total		
20	0	20	Public Housing Agency: Housing Authority of the City of Omaha	Locality of Project: 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 checked="" type="checkbox"/> PHA Proposal (PP) Budget
New Construction				<input type="checkbox"/> Budget Between PP and Contract Award	<input type="checkbox"/> Final Development Cost Budget
ACQ W/Subst. Rehab.				<input type="checkbox"/> Contract of Sale/Contract Award Budget	<input 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 02/25/06 (b)	Actual Development Cost Incurred TO 06/30/06 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
<b>Developer's Price</b>							
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	Developer's Fee					-	-
9	<b>Total Developer's Price</b>		-	-	-	-	-

#### Public Housing Agency Costs

<b>Operations</b>							
10	1406 Operations					-	-
<b>Administration</b>							
11	1410.1 Nontechnical Salaries		-	-	-	-	-
12	1410.2 Technical Salaries					-	-
13	1410.4 Legal Expense					-	-
14	1410.9 Employee Benefit Contribution					-	-
15	1410.10 Travel					-	-
16	1410.18 Equipment Expended					-	-
17	1410.19 Sundry Tax Credit Fees					-	-
18	<b>Total Administration</b>		-	-	-	-	-
<b>Liquidated Damages</b>							
19	1415 Liquidated Damages					-	-
<b>Interest</b>							
20	1420.1 Interest to HUD						-
21	1420.2 Interest on Notes -- Non-HUD						-
22	1420.7 Interest Earned From Investments						-
23	<b>Total Interest</b>						-
<b>Initial Operating Deficit</b>							
24	1425 Initial Operating Deficit		30,000	-	30,000	30,000	1,500
<b>Planning</b>							
25	1430.1 Architectural & Engr Fees		29,000	-	29,000	29,000	1,450
26	1430.2 Consultant Fees		20,000	-	20,000	20,000	1,000
27	1430.6 Permit Fees					-	-
28	1430.7 Inspection Costs					-	-
29	1430.9 Housing Surveys					-	-
30	1430.19 Sundry Planning Costs					-	-
31	<b>Total Planning</b>		<b>49,000</b>	-	<b>49,000</b>	<b>49,000</b>	<b>2,450</b>

**Subpart I - Budget**

Line No.	Account Classification (a)	Latest Approved Budget Date 02/25/06 (b)	Actual Development Cost Incurred TO 06/30/06 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
<b>Site Acquisition</b>		79000	-	79,000		79,000	3,950
32	1440.1 Property Purchases	516,672	516,672	-		516,672	25,834
33	1440.2 Condemnation Deposits		-	-		-	-
34	1440.3 Excess Property		-	-		-	-
35	1440.4 Surveys and Maps		-	-		-	-
36	1440.5 Appraisals	2,500	-	2,500		2,500	125
37	1440.6 Title Information	3,500	-	3,500		3,500	175
38	1440.8 Legal Costs - Site	20,000	-	20,000		20,000	1,000
39	1440.10 Option Negotiations		-	-		-	-
40	1440.12 Current Tax Settlement		-	-		-	-
41	1440.19 Sundry Site Costs		-	-		-	-
42	1440.20 Site Net Income		-	-		-	-
43	<b>Total Site Acquisition</b>	542,672	516,672	26,000		542,672	27,134
44	1450 <b>Site Improvements</b>		-	-		-	-
45	1460 <b>Dwelling Construction</b>		-	-		-	-
46	1465 <b>Dwelling Equipment</b>		-	-		-	-
47	1470 <b>Nondwelling Construction</b>	275,000	-	275,000		275,000	13,750
48	1475 <b>Nondwelling Equipment</b>	45,000	-	45,000		45,000	2,250
49	1480 <b>Contract Work in Progress</b>		-	-		-	-
50	1485 <b>Demolition</b>		-	-		-	-
51	1495 <b>Relocation Costs</b>	165,000	-	165,000		165,000	8,250
52	1499 <b>Development Used for Mod.</b>		-	-		-	-
53	<b>Total (Including Donations)</b>	1,106,672	516,672	590,000		1,106,672	55,334
54	Less Donations		-	-		-	-
55	<b>Total Before Contingency (less Donations)</b>	1,106,672	516,672	590,000		1,106,672	55,334
56	Contingency: 1% to 5% (or less) of line 55		-	-		-	-
57	<b>Total Development Cost</b>	1,106,672	516,672	590,000		1,106,672	55,334

**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		-
<b>Total Other</b>	\$	-

**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.  
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**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.

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**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	45000
1475.7 Automotive Equipment	
1475.9 Expendable Equipment	
<b>Total Nondwelling Equipment</b>	45000

**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

04941-92001

HA Name <b>HOUSING AUTHORITY OF THE CITY OF OMAHA</b>	Comprehensive Grant Number <b>NE26P001501-03</b>	FFY of Grant Approval 2003
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- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Final Performance and Evaluation Report     
  **Performance and Evaluation Report for Program year Ending 06/30/07**

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	430,000	430,000	430,000
3	1408 Management Improvements	50,000	381,449	381,449	381,449
4	1410 Administration	320,000	320,000	320,000	320,000
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	380,000	311,796	311,796	311,796
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	107,000	368,683	368,683	368,683
10	1460 Dwelling Structures	1,518,700	789,636	789,635	789,635
11	1465-1 Dwelling Equipment - Nonexpendable	-	92,669	92,669	92,669
12	1470 Nondwelling Structures	266,000	270,274	270,274	270,274
13	1475 Nondwelling Equipment	129,620	236,813	236,814	236,814
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	3,201,320	3,201,320
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     
  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

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION		
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
	<b>FAMILY DEVELOPMENTS 1-1, 1-4, &amp; 1-5</b>						
	<b>1450</b>						
1.00	SITE WORK, SIDEWALKS, PARKING LOTS, RETAINING WALL REPAIR, GRADING & LANDSCAPING						
		OPPD	04-501-0301	23,798.86		23,798.86	23,798.86
				Total	23,799.00	23,798.86	23,798.86
	<b>1460</b>						
2.00	LBP Abatement						
				Total	40,238.00	40,237.67	40,237.67
4.00	Ceiling Heater Replacement						
				Total	3,682.00	3,682.08	3,682.08
	<b>1465</b>						
9.00	Replace Stoves & Refridgerators						
				Total	25,822.00	25,822.31	25,822.31
	<b>FAMILY DEVELOPMENTS TOTALS:</b>				<b>93,541.00</b>	<b>93,540.92</b>	<b>93,540.92</b>
	<b>ELDERLY HIGHRISES 1-7, 1-9, 1-10, 1-11, 1-12, 1-17</b>						
	<b>1460</b>						
11.00	Tower Renovation Excluding Common Area						
				Total	444,295.00	444,294.71	444,294.71
15.00	EMERGENCY SYSTEMS - safety & security						
				Total	257,209.00	257,208.55	257,208.55

Omaha Housing Authority  
CFP Grant Budget 2003 50103 Rev 1

As of: 6/30/2007

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION		
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
		1465					
20.00	Fixtures & Furniture						
		Total			107.00	106.99	106.99
22.00	Air Conditioners						
		Total			66,740.00	66,739.66	66,739.66
		1498					
23.00	Dwelling Unit Replacement of Burt Housing						
		Total			-	-	-
			<b>ELDERLY HIGHRISES TOTALS:</b>		<b>768,351.00</b>	<b>768,349.91</b>	<b>768,349.91</b>
	<b>SCATTERED SITES 1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35</b>						
		1450					
28.00	Site Work (Driveway, Sidewalk, Parking lots, and retaining wall repair)						
		Total			13,396.00	13,395.65	13,395.65
		1460					
33.00	HVAC Systems						
		Total			19,147.00	19,147.22	19,147.22
34.00	Flooring; Carpet & Tile						
		Total			24,356.00	24,356.49	24,356.49
38.00	Garage Doors						
		Husker Door	PO			708.67	708.67
		Total			709.00	708.67	708.67
			<b>SCATTERED SITE TOTAL:</b>		<b>57,608.00</b>	<b>57,608.03</b>	<b>57,608.03</b>

Omaha Housing Authority  
CFP Grant Budget 2003 50103 Rev 1

As of: 6/30/2007

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION		
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
	<b>AUTHORITY WIDE</b>						
	<b>1406</b>						
40.00	Operations					430,000.00	430,000.00
		Total			430,000.00	430,000.00	430,000.00
	<b>1408</b>						
41.00	Computer Systems, Consultants, and programs to enhance current system						
		Total			8,888.00	8,888.04	8,888.04
42.00	Security Guards					372,561.27	372,561.27
		Total			372,561.00	372,561.27	372,561.27
	<b>1410</b>						
43.00	ADMINISTRATIVE SALARY & FRINGE					150,000.00	150,000.00
44.00	ADMINISTRATIVE ALLOCATION					170,000.00	170,000.00
		Total			320,000.00	320,000.00	320,000.00
	<b>1430</b>						
45.00	A&E AGENCY WIDE						
		Total			311,796.00	311,796.82	311,796.82
	<b>1450</b>						
46.00	Site Work (Sidewalk, Parking lots, Retaining wall repair, grading, and landscaping)						
	AGENCY WIDE - Breakout detail incl with invoices						
		Total			331,488.00	331,488.15	331,488.15
	<b>1470</b>						
47.00	Common Area Rehab						
		Total			-	-	-

Omaha Housing Authority  
CFP Grant Budget 2003 50103 Rev 1

As of: 6/30/2007

#	DESCRIPTION	CONTRACTOR	CONTRACT #	CONTRACT AMOUNT	BUDGET VS. OBLIGATION		
					BUDGETED AMOUNT	OBLIGATED AMOUNT	EXPENDED TO DATE
48.00	General Upgrades, Energy and Safety						
		Total			270,274.00	270,273.68	270,273.68
		1475					
51.00	Computer Hardware						
		Total			58,655.00	58,655.05	58,655.05
52.00	Replacement of Maint Vehicle Inventory (10%)						
		Total			178,158.00	178,158.69	178,158.13
<b>AUTHORITY WIDE TOTALS:</b>					<b>2,281,820.00</b>	<b>2,281,821.70</b>	<b>2,281,821.14</b>
				<b>TOTALS</b>	<b>3,201,320.00</b>	<b>3,201,320.56</b>	<b>3,201,320.00</b>
					-	-	-
				<b>ACCOUNT #'s</b>	<b>BUDGETED</b>	<b>OBLIGATED</b>	<b>EXPENDED</b>
				1406 TOTAL	430,000.00	430,000.00	430,000.00
				1408 TOTAL	381,449.00	381,449.31	381,449.31
				1410 TOTAL	320,000.00	320,000.00	320,000.00
				1411 TOTAL			
				1430 TOTAL	311,796.00	311,796.82	311,796.82
				1450 TOTAL	368,683.00	368,682.66	368,682.66
				1460 TOTAL	789,636.00	789,635.39	789,635.39
				1465 TOTAL	92,669.00	92,668.96	92,668.96
				1470 TOTAL	270,274.00	270,273.68	270,273.68
				1475 TOTAL	236,813.00	236,813.74	236,813.18
				1490 TOTAL			
				1495 TOTAL			
				1498 TOTAL	-	-	-
				1502 TOTAL			
		-		<b>3,201,320.00</b>	<b>3,201,320.00</b>	<b>3,201,320.56</b>	<b>3,201,320.00</b>
<b>LATEST OBLIGATION END DATE:</b>					<b>9/16/05</b>		
<b>LATEST EXPENDED END DATE:</b>					<b>9/16/07</b>		

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

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 <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	
Management Improvements	9/16/2005		6/30/2005	9/16/2007		4/30/2006	
Administration	9/16/2005		6/30/2005	9/16/2007		4/30/2006	
Non-dwelling Structures	9/16/2005		6/30/2005	9/16/2007		4/30/2006	
Dwelling Equip Equipment	9/16/2005		6/30/2005	9/16/2007		4/30/2006	
1-1, 1-4, 1-5	9/16/2005		6/30/2005	9/16/2007		4/30/2006	
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	9/16/2005		6/30/2005	9/16/2007		4/30/2006	
1-16, 1-19	9/16/2005		6/30/2005	9/16/2007		4/30/2006	
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		4/30/2006	
Signature of Executive Director and Date				Signature of Public Housing Director Office of Native American Programs Administrator and Date			
x				x			

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

# 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

HA Name  
Housing Authority of the City of Omaha

**NE26P001502-03**

FFY of Grant Approval  
**2003**

Original Annual Statement       Reserve for Disasters/Emergencies  
 Final Performance and Evaluation Report       Performance and Evaluation Report for Program year Ending 6/30/07

Line No	Summary by Development Account	Total Actual Cost (2)		
		Revised (1)	Obligated	Expended
1	Total Non-CGP Funds			
2	1406 Operations (May not exceed 10% of line 19)	141,500	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	412,794
11	1465-1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
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 19)	-	-	-
20	Amount of Annual Grant (Sum of lines 2 - 18 )	707,672	707,672	554,294
21	Amount of line 19 Related to LBP Activities	- #		
22	Amount of line 19 Related to Section 504 Compliance	#		
23	Amount of line 19 Related to Security	#		
24	Amount of line 19 Related to Energy Conservation Measures	#		

Signature of Executive Director 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)

As of 6/30/2007

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	141,500	Completed
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	254,995	63,427	Rife Construction \$1,498,498 Contract in progress. Funding split between 50203, 50105 and 50106. Expending oldest to newest. Expected completion 9/1/07
1-1, 1-4, & 1-5	Lead Based Paint Abatement	1460			157,425	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	145,179	145,179	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	10,092	Expended 7/05
Scattered Site 1-20, 1-21, 1-24, 1-28, 1-30, 1-32, 1-35	Flooring - Credit from closed Grant Years					(1,519)	(1,519)	Expended 7/05

Signature of Executive Director and Date

x

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

x

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

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

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

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 <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	
Operations	2/12/2006		6/30/2005	9/30/2008		6/30/2006	
Dwelling Structures	2/12/2006		6/30/2005	9/30/2008			

Signature of Executive Director and Date  
 x

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

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

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

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

04941-92001

HA Name <b>HOUSING AUTHORITY OF THE CITY OF OMAHA</b>	Comprehensive Grant Number <b>NE26R001501-03</b>	FFY of Grant Approval 2003
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- Original Annual Statement    
  Reserve for Disasters/Emergencies    
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Final Performance and Evaluation Report    
  **Performance and Evaluation Report for Program year Ending 06/30/07**

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 <b>X</b>	Signature of Public Housing Director Office of Native American Programs Administrator and Date <b>X</b>
--	--

(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)

As of 6/30/2007

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		-	-	Draft Proposal

Signature of Executive Director and Date

x

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

x

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

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

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 <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	
Agency Wide Development Cost Reserve	9/16/2005	10/17/2008		9/16/2007	10/17/2010		

Signature of Executive Director and Date

x

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

x

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

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

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

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

HA Name  
Housing Authority of the City of Omaha

FFY of Grant Approval  
**2004**

**NE26P001501-04**

- Original Annual Statement    
  Reserve for Disasters/Emergencies    
  Revised Annual Statement/Revision Number \_\_\_\_\_  
 Final Performance and Evaluation Report    
  Performance and Evaluation Report for Program year Ending 06/30/07

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)	754,603	754,603	754,603	754,603
3	1408 Management Improvements	320,187	312,475	312,475	312,475
4	1410 Administration	349,000	349,000	349,000	349,000
5	1411 Audit	-	-		
6	1415 Liquidated Damages	-	-		
7	1430 Fees and Costs	181,543	110,845	110,845	110,845
8	1440 Site Acquisition	-	-		
9	1450 Site Improvement	213,477	598,141	598,141	598,141
10	1460 Dwelling Structures	1,232,473	1,331,599	1,331,599	1,331,599
11	1465-1 Dwelling Equipment - Nonexpendable	457,736	187,813	187,813	187,813
12	1470 Nondwelling Structures	-	-		
13	1475 Nondwelling Equipment	264,000	128,543	128,543	128,543
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 19)	-	-		
20	Amount of Annual Grant (Sum of lines 2 - 18 )	3,773,019	3,773,019	3,773,019	3,773,019
21	Amount of line 19 Related to LBP Activities	-	- #		
22	Amount of line 19 Related to Section 504 Compliance	-	#		
23	Amount of line 19 Related to Security	-	#		
24	Amount of line 19 Related to Energy Conservation Measures	-	#		

Signature of Executive Director and Date  
**X**

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

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

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)

As of 6/30/2007

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		754,603	754,603	754,603	754,603	Complete
Agency Wide	Computer systems, consultants and programs to enhance current system	1408 Management		47,000	50,588	50,588	50,588	Yardi Contract 02-YARDI-01
Agency Wide	Training	1408		18,800	7,500	7,500	7,500	The Inspection Group PO
Agency Wide	Security Guards	1408		254,387	254,387	254,387	254,387	Complete
Agency Wide	Salary, Fringe, and Allocated Admin. Expenses	1410 Administration		349,000	349,000	349,000	349,000	Complete
Agency Wide	A&E for General Rehab/Development, Planning & Energy Audit	1430		181,543	110,845	110,845	110,845	Yardi Contract - 02-yardi-01
1-7,1-9,1-11,1-10, 1- 12,1-17	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		202,757	283,810	283,810	283,810	Calvin Hinz - 04-501-0208
1-016,1-019	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		0	-	-	-	
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		7,817	45,340	45,340	45,340	Calvin Hinz - 04-501-0208
1-1, 1-4, 1-5	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		2,903	268,990	268,990	268,990	Calvin Hinz - 04-501-0208 & Midwest Paving - 06-501-0404

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)

As of 6/30/2007

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)	
<b>Family Dev</b>								
1-1, 1-4, 1-5	Water Heater & furnace replacements	1460		-				
1-1, 1-4,1-5	Exterior Renovations, chimney repairs/replacement, roofs, gutters & downspouts, porches, siding, painting, windows & doors	1460		-	-	-	-	
1-1, 1-4,1-5	General Renovation, window wells, stairwells, utility repair / replacement, cabinets, counters, fixtures , LBP Abatement, and Gas meters/regulators	1460		707,024	809,614	809,614	809,614	Rife Construction Contract 06-50104-03
1-1, 1-4,1-5	Conversion, Vacancy Reduction, reduce density	1460		84,900				Moved to 2006 Budget
<b>Towers</b>								
All Towers	Security systems & ADA compliance	1460		-	-	-	-	
All Towers	Air Conditioners	1460						
All Towers	Defered Maintenance & cycle painting	1460						
All Towers	Mechanical Systems, HVAC repair / replacement / controls	1460		200,000	145,982	145,982	145,982	Rasmussen Contract 06-hvacc-01 Completed
All Towers	Fire Alarm replacement/repair, Fire Sprinkler Systems	1460		115,706	115,706	115,706	115,706	Natkin Interior Renovations Contract 04-50102-06
1-17 Crown Tower	Roofing repair / replacement exterior water proofing	1460		-	-	-	-	
All Towers	Conversion, reconfiguration, reduce density, mixed finance	1460						
<b>Scattered Sites</b>								
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		4,843	64,644	64,644	64,644	Rife Construction contract 06-casualty-01 & Assorted PO's for carpet replacement
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		120,000	187,167	187,167	187,167	Kratch contract 05-plumb-02 & Pitlor contract 05-plumb-01 & Controlled Comfort Contract 06-HVACRES-01 & A-1 Heating PO
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		-	8,487	8,487	8,487	Home Improvement Store Emergency Roof Repair on Purchase Order
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						

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)

As of 6/30/2007

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		400,000	107,494	107,494	107,494	GE Appliance Contract 05-appliance-02
Agency - wide	Community Room Furniture Replacement	1465		57,736	80,319	80,319	80,319	Shepard Furniture 06-furniture-01 & Neb. Furniture Mart A/C Units Purchase order
Agency - wide	Fire/Life Safety, mechanical systems, and interior renovations	1470						
Agency - wide	Computer Systems	1475		150,000	57,284	57,284	57,284	Gateway Contract 06-computer-01 & CDWG Purchase Orders
Agency - wide	Vehicle & Equipment Replacement	1475		114,000	71,259	71,259	71,259	Performance Ford Contract 06-VANPICKUP-01 & Greg Young Chevrolet Contract OHA 2004-V4
Agency-wide	Relocation	1495.1						
Signature of Executive Director and Date			Signature of Public Housing Director Office of Native American Programs Administrator and Date					
x			x					

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

3,773,019                      3,773,019                      3,773,019                      3,773,019

# 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

As of 6/30/2007  
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 <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	
Operations	9/13/2006		8/30/2006	9/13/2008		6/30/2007	
Management Improvements	9/13/2006		8/30/2006	9/13/2008		6/30/2007	
Administration	9/13/2006		8/30/2006	9/13/2008		6/30/2007	
Non-dwelling Structures	9/13/2006		8/30/2006	9/13/2008		6/30/2007	
Dwelling Equip Equipment	9/13/2006		8/30/2006	9/13/2008		6/30/2007	
1-1, 1-4, 1-5	9/13/2006		8/30/2006	9/13/2008		6/30/2007	
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	9/13/2006		8/30/2006	9/13/2008		6/30/2007	
1-16, 1-19	9/13/2006		8/30/2006	9/13/2008		6/30/2007	
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	9/13/2006		8/30/2006	9/13/2008		6/30/2007	

Signature of Executive Director and Date

x

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

x

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

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

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

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

HA Name <b>HOUSING AUTHORITY OF THE CITY OF OMAHA</b>	Planning Document	Capital Fund Program Grant Number <b>NE26R001501-04</b>	FFY of Grant Approval <b>2004</b>
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- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement/Revision Number \_\_\_\_  
 Final Performance and Evaluation Report     
  Performance and Evaluation Report for Program year Ending 6/30/07

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

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

X

X

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

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

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

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Agency Wide	Development Costs	1499		183,966		-	-	Draft Proposal

Signature of Executive Director and Date  
 X

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

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

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

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 <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	
Replacement Reserves	8/1/2007	10/17/2008		8/1/2009	10/17/2010		

Signature of Executive Director and Date

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

x  
0

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

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

HA Name  
Housing Authority of the City of Omaha

FFY of Grant Approval  
**2005**

**NE26P001501-05**

- Original Annual Statement   
  Reserve for Disasters/Emergencies   
  Revised Annual Statement/Revision Number \_\_\_\_  
 Final Performance and Evaluation Report   
  Performance and Evaluation Report for Program year Ending 6/30/07

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)	382,750	765,500	765,500	432,750
3	1408 Management Improvements	300,000	327,525	329,921	329,921
4	1410 Administration	350,000	350,000	350,000	350,000
5	1411 Audit	-	-		
6	1415 Liquidated Damages	-	-		
7	1430 Fees and Costs	300,000	7,455	8,415	8,415
8	1440 Site Acquisition	-	-		
9	1450 Site Improvement	350,000	1,068,040	1,068,040	257,368
10	1460 Dwelling Structures	1,730,756	1,008,370	1,008,370	745,575
11	1465-1 Dwelling Equipment - Nonexpendable	150,000	150,000	146,644	40,735
12	1470 Nondwelling Structures	-	-		
13	1475 Nondwelling Equipment	264,000	150,616	150,616	120,971
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 19)	-	-		
20	Amount of Annual Grant (Sum of lines 2 - 18 )	3,827,506	3,827,506	3,827,506	2,285,735
21	Amount of line 19 Related to LBP Activities	-	-	#	
22	Amount of line 19 Related to Section 504 Compliance	-	-	#	
23	Amount of line 19 Related to Security	-	-	#	
24	Amount of line 19 Related to Energy Conservation Measures	-	-	#	

Signature of Executive Director and Date  
**X**

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

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

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)

As of 6/30/2007

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	765,500	765,500	432,750	Partially Drawn
Agency Wide	Computer systems, consultants and programs to enhance current system	1408 Management		50,000	47,700	47,700	50,095	Complete
Agency Wide	Training	1408		14,175	-			
Agency Wide	Security Guards	1408		235,825	279,825	279,825	279,825	Complete
Agency Wide	Salary, Fringe, and Allocated Admin. Expenses	1410 Administration		350,000	350,000	350,000	350,000	Complete
Agency Wide	A&E for General Rehab/Development, Planning & Energy Audit	1430		300,000	7,455	8,415	8,415	Complete
1-7,1-9,1-11,1-10, 1- 12,1-17	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		140,000	-			Moved to 2006 budget
1-016,1-019	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		40,000	-			Moved to 2006 Budget
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		100,000	-			Moved to 2006 Budget
1-1, 1-4, 1-5	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		70,000	1,068,041	1,068,041	257,368	Contract 06-50104-04 with Midwest Paving nearing completion

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)

As of 6/30/2007

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)	
<b>Family Dev</b>								
1-1, 1-4, 1-5	Water Heater & furnace replacements	1460		30,000	30,000	30,000	13,051	Contracts 07-Plumb-01&02 with Kracht Plumbing and Pitlor Underway
1-1, 1-4,1-5	Exterior Renovations, chimney repairs/replacement, roofs, gutters & downspouts, porches, siding, painting, windows & doors	1460		50,000	30,000	30,000		Contract 07-50105-01 with Electric Co of Omaha Underway
1-1, 1-4,1-5	General renovation, window wells, stairwells, utility repair / replacement, cabinets, counters, fixtures , LBP Abatement, and Gas meter/regulators	1460		150,000	553,639	553,639	553,639	Contract 06-50104-03 with Rife Construction Complete
1-1, 1-4,1-5	Conversion, Hope VI, revitalization, mixed finance, reduce density	1460						
<b>Towers</b>								
All Towers	Security systems & ADA compliance	1460		15,756	16,572	16,572	20,795	Purchase Orders used to complete emergency repairs
All Towers	Air Conditioners	1460						
All Towers	Defered Maintenance & cycle painting	1460						
All Towers	Mechanical Systems, HVAC repair / replacement / controls	1460		200,000	200000	200,000	51,202	Contract 06hvacc-01 & 02 With Rasmussen are Underway
All Towers	Fire Alarm replacement/repair, Fire Sprinkler Systems	1460		900,000	79,680	79,680	8,108	Contract 07-fire-01 with Fireguard and Contract 07-50106-01 with Rife Construction
1-17 Crown Tower	Roofing repair / replacement exterior water proofing	1460		250,000	-			Moved to 2006 Budget
All Towers	Conversion, reconfiguration, reduce density, mixed finance	1460						
<b>Scattered Sites</b>								
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	36,077	36,077	36,077	Rife Construction contract 06-casualty-01 complete as well as Assorted PO's for carpet replacement
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	59,125	59,125	69,650	Kratch contract 07-plumbk-01 and Pitlor contract 07-plumbn-02 Underway
1-016, 1-019, 1-20, 1-21, 1-24, 1-26, 1-28 1-30, 1-32, 1-33, 1-35	repairs/replacement, roofs, gutters & downspouts, porches, siding, painting, windows & doors	1460		50,000	3,276	3,276	3,276	Home Improvement Store Emergency Roof Repair on Purchase Order
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						

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)

As of 6/30/2007

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	150,000	146,644	31,472	GE Appliance Contract 05-appliance-02
Agency - wide	Fire/Life Safety, mechanical systems, and interior renovations	1470						
Agency - wide	Computer Systems	1475		104,000	32,300	32,300	2,655	Gateway Contract 06-computer-01
Agency - wide	Vehicle & Equipment Replacement	1475		160,000	118,316	118,316	118,316	Performance Ford Contract 06-vehicles-01
Agency-wide	Relocation	1495.1			-			
Signature of Executive Director and Date			Signature of Public Housing Director Office of Native American Programs Administrator and Date					
x			x					

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

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

3,827,506                      3,827,506                      3,825,110                      2,286,695

# Annual Statement / Performance and Evaluation Report

## Capital Fund Program (CFP) Part III: Implementation Schedule

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 <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	
Management Improvements	8/2007		6/30/2007	8/2009			
Administration	8/2007		6/30/2007	8/2009			
Non-dwelling Structures	8/2007		6/30/2007	8/2009			
Dwelling Equip Equipment	8/2007		6/30/2007	8/2009			
1-1, 1-4, 1-5	8/2007		6/30/2007	8/2009			
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	8/2007		6/30/2007	8/2009			
1-16, 1-19	8/2007		6/30/2007	8/2009			
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	8/2007		6/30/2007	8/2009			
Signature of Executive Director and Date				Signature of Public Housing Director Office of Native American Programs Administrator and Date			
x				x			

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

# 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

HA Name <b>HOUSING AUTHORITY OF THE CITY OF OMAHA</b>	Planning Document	Capital Fund Program Grant Number <b>NE26RP001501-05</b>	FFY of Grant Approval <b>2005</b>
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- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement/Revision Number \_\_\_\_  
 Final Performance and Evaluation Report     
  Performance and Evaluation Report for Program year Ending 6/30/07

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	89,306			
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 )	89,306			-
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

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

X

X

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

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

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

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Agency Wide	Development Costs	1499		89,306		-	-	Draft Proposal

Signature of Executive Director and Date

x

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

x

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

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

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 <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	
Replacement Reserves	8/1/2007	10/17/2008		8/1/2009	10/17/2010		

Signature of Executive Director and Date

x

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

x

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

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

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

HA Name <b>Housing Authority of the city of Omaha</b>	Comprehensive Grant Number <b>NE26P001501-06</b>	FFY of Grant Approval <b>2006</b>
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Original Annual Statement       Reserve for Disasters/Emergencies       Revised Annual Statement/Revision Number \_\_\_\_  
 Final Performance and Evaluation Report       **Performance and Evaluation Report for Program year Ending 6/30/07**

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)	366,480	754,600	754,600	377,307
3	1408 Management Improvements	300,000	300,000	283,525	62,025
4	1410 Administration	350,000	350,000	350,000	245,000
5	1411 Audit	-	-	-	
6	1415 Liquidated Damages	-	-	-	
7	1430 Fees and Costs	300,000	300,000	109,568	-
8	1440 Site Acquisition	-	-	-	
9	1450 Site Improvement	329,442	157,113	-	
10	1460 Dwelling Structures	1,737,437	1,567,829	1,325,440	-
11	1465-1 Dwelling Equipment - Nonexpendable	141,201	33,888	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	248,513	59,643	31,000	31,000
14	1485 Demolition				
15	1490 Replacement Reserve Nondwelling Equipment	-			
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs	-	250,000	-	-
18	1498 Mod Used for Development	-			
19	1502 Contingency (may not exceed 8% of line 20)	-			
20	<b>Amount of Annual Grant (Sum of lines 2 - 19 )</b>	<b>3,773,073</b>	<b>3,773,073</b>	<b>2,854,133</b>	<b>715,332</b>
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 <b>X</b>	Signature of Public Housing Director Office of Native American Programs Administrator and Date <b>X</b>
--	--

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

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)

As of 6/30/2007

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		366,480	754,600	745,600	377,307	Partially Drawn
Agency Wide	Computer systems, consultants and programs to enhance current system	1408 Management		50,000	50,000	47,700		Yardi Annual Contract
Agency Wide	Training	1408		14,175	14,175			
Agency Wide	Security Guards	1408		235,825	235,825	235,825	62,025	Partially Drawn
Agency Wide	Salary, Fringe, and Allocated Admin. Expenses	1410 Administration		350,000	350,000	350,000	245,000	Partially Drawn
Agency Wide	A&E for General Rehab/Development, Planning	1430		220,000	220,000	109,568	-	Farris - Fire Sprinkler, Terracon - Pleasantview, Lathrum - Structural & Hinz - Kay Jay Site Improvements
Agency Wide	A&E for Energy Audit	1430		80,000	80000			Draft ready for Advertising
1-7,1-9,1-11,1-10, 1-12,1-17	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		131,776	109,674	-		Contract 07-50106-0X with Big Red Paving in Progress
1-016,1-019	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		37,650	9,036	-		Contract 07-50106-0X with Big Red Paving in Progress
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		90,360	21,686	-		Contract 07-50106-0X with Big Red Paving in Progress
1-1, 1-4, 1-5	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		69,660	16,718	-	-	Contract 07-50106-0X with Big Red Paving in Progress

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)

As of 6/30/2007

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)	
<b>Family Dev</b>								
1-1, 1-4, 1-5	Water Heater & furnace replacements	1460		28,245	13,916	-	-	
1-1, 1-4,1-5	Exterior Renovations, chimney repairs/replacement, roofs, gutters & downspouts, porches, siding, painting, windows & doors	1460		47,065	23,189	-	-	
1-1, 1-4,1-5	General Renovation, window wells, stairwells, utility repair / replacement, cabinets, counters, fixtures , LBP Abatement, and Gas meters/regulators	1460		141,190	69,566	-	-	
1-1, 1-4,1-5	Conversion, Hope VI, revitalization, mixed finance, reduce density	1460						
<b>Towers</b>								
All Towers	Security systems & ADA compliance	1460		14,830	3,559	-	-	
All Towers	Air Conditioners	1460						
All Towers	Defered Maintenance & cycle painting	1460						
All Towers	Mechanical Systems, HVAC repair / replacement / controls	1460		188,260	45,182	-	-	
All Towers	Fire Alarm replacement/repair, Fire Sprinkler Systems	1460		955,443	1,325,440	1,325,440	-	Contract 07-50106-01 with Rife Construction in Progress for kay jay and Underwood Towers
1-17 Crown Tower	Roofing repair / replacement exterior water proofing	1460		235,325	56,478			
All Towers	Conversion, reconfiguration, reduce density, mixed finance	1460						
<b>Scattered Sites</b>								
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		61,185	14,684	-	-	
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		18,825	4,518	-	-	
1-016, 1-019, 1-20, 1-21, 1-24, 1-26, 1-28 1-30, 1-32, 1-33, 1-35	repairs/replacement, roofs, gutters & downspouts, porches, siding, painting, windows & doors	1460		47,065	11,296	-	-	
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						

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

U.S. Department of Housing  
 and Urban Development  
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OMB Approval No 2577-  
 0157 (Exp. 7/31/98)

As of 6/30/2007

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		141,201	33,888	-	-	
Agency - wide	Fire/Life Safety, mechanical systems, and interior renovations	1470						
Agency - wide	Computer Systems	1475		97,899	23,496	31,000	31,000	<b>Unknown</b>
Agency - wide	Vehicle & Equipment Replacement	1475		150,614	36,147	-	-	
Agency-wide	Relocation	1495.1		-	250,000			

Signature of Executive Director and Date

x

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

x

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

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

— 3,773,073 3,773,073 2,845,133 715,332

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) As of 6/30/2007

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 <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	
Management Improvements	9/2008			9/2010			
Administration	9/2008			9/2010			
Non-dwelling Structures	9/2008			9/2010			
Dwelling Equip Equipment	9/2008			9/2010			
1-1, 1-4, 1-5	9/2008			9/2010			
1-7, 1-9, 1-10, 1-11, 1-12, 1-17	9/2008			9/2010			
1-16, 1-19	9/2008			9/2010			
1-20, 1-21, 1-24, 1-26, 1-28, 1-30, 1-32, 1-35	9/2008			9/2010			
Signature of Executive Director and Date				Signature of Public Housing Director Office of Native American Programs Administrator and Date			
x				x			

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

# 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

HA Name <b>HOUSING AUTHORITY OF THE CITY OF OMAHA</b>	Planning Document	Capital Fund Program Grant Number <b>NE26R001501-06</b>	FFY of Grant Approval <b>2006</b>
--	-------------------	--	--------------------------------------

- Original Annual Statement     
  Reserve for Disasters/Emergencies     
  Revised Annual Statement/Revision Number \_\_\_\_  
 Final Performance and Evaluation Report     
  Performance and Evaluation Report for Program year Ending 6/30/07

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	62,632			
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 )	62,632			-
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 <b>X</b>	Signature of Public Housing Director Office of Native American Programs Administrator and Date <b>X</b>
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(2) To be completed for the Performance and Evaluation Report

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

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

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Agency Wide	Development Costs	1499		62,632		-	-	Proposal Draft
Signature of Executive Director and Date			Signature of Public Housing Director Office of Native American Programs Administrator and Date					
x			x					

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

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

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 <sup>1</sup>	Actual <sup>2</sup>	Original	Revised <sup>1</sup>	Actual <sup>2</sup>	
Replacement Reserves	8/1/2008	10/17/2009		8/1/2010	10/17/2011		

Signature of Executive Director and Date

x

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

x

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

**OMAHA HOUSING AUTHORITY  
FFY 2008 - 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:**

Significant progress was made in 2006 in reducing the average turnaround time from 225.20 days to 149.78 days. There is still much to be done in further reducing vacant units and unit turnaround time. The first half of 2007 has had a slight increase in the turnaround time and this can be attributed in part to the accrual of vacant days from units that had been vacant a long time and have been leased in 2007 and the focus of maintenance has been trained more on catching up the back log of work orders and addressing deficiencies identified in UPCS inspections.

OHA proposes to utilize CFP funding to contract unit turnaround services in the Family and Scattered Site developments to catch up the back log of vacant units. OHA staff will focus on the eleven Tower buildings and continue to improve property conditions through more planned maintenance assignments.

Description of Measurement	2002	2003	2004	2005	2006	2007 June	Goal 12/31/2012
Total number units turned over	807	671	475	946	462	304	675 or less
Days required to get units ready	21.90	34.00	128.00	111.52	110.78	127.17	15
Total turnover time	73.30	84.47	184.97	225.20	149.78	168.83	20

Rehabilitation of units under the CFP Program will allow the vacant days to be counted as exempt under PHAS rules thus further reducing the turnaround time. Contracting these services will also reduce the back log of vacant units faster than OHA could accomplish this with its own force account labor. Implementing these strategies in 2008 will result in shorter turnaround times in the coming years.

OHA must focus on leasing the oldest vacant units first to reduce the carryover of vacant unit days. This will also reduce the overall average unit turnaround time goal to produce unit turnarounds in 20-days or less.

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

OHA has completed the delivery of 412 replacement housing units under a court ordered settlement (Hawkins') Agreement and is in the process of completing physical improvements and closing out the eleven Development Projects that resulted from the replacement housing plan.

The acquisition of General Partner interests in five existing Low Income Housing Tax Credit (LIHTC) projects and utilization of the LIHTC programs to renovate other property acquisitions and to build new construction enabled HUD to approve all of OHA's Project Proposals by the October 31, 2005 deadline and to deliver those units within the allocated budget. OHA is requesting HUD approval to utilize the \$2,840,107 of remaining Development Funds to increase the Ernie Chambers Court budget by \$926,150 to complete additional tenant security and management improvements and to convert the remaining \$1,913,957 to Capital Fund Program funds to complete urgent Crown Tower building envelope and interior repairs.

### C.) Improve the Quality of Assisted Housing:

#### Improve public housing management: (PHAS score 80% for 2005 – Standard Performer)

PHAS Indicators	Max Scores	2002 Actual	2003 Actual	2004 Actual	2005 Actual	2006 Actual	2006 Goals	Performance Progress '06
Physical	30.0	24.0	25.0	25.0	19	21	27.0	+2
Financial	30.0	28.0	22.0	23.0	26	25	28.0	-1
Management	30.0	26.0	26.0	26.0	26	26	28.0	0
Resident	10.0	9.0	9.0	9.0	9	9	9.0	0
<b>Totals</b>	<b>100.00</b>	<b>87%</b>	<b>82%</b>	<b>83%</b>	<b>80%</b>	<b>81%</b>	<b>92%</b>	<b>+1%</b>

Resident Assessment Sub-System (RASS) scores for 2005 will be used to calculate the 2006 PHAS Score.

#### Improve Physical Assessment Sub-System (PASS) Scores

On a Development Basis OHA improved physical condition scores at 14 of the 21 Developments that were inspected by HUD REAC Inspectors. On a unit basis this equates to 1,605 units increasing and 453 units declining in scored physical conditions.

OHA made appeals on the initial Southside and Spencer Homes scores and was successful in getting passing scores for both of those developments. Pleasant View was not inspected and therefore not scored for 2006. The REAC Inspector refused to inspect Pleasant View after hearing what he thought were gun shots upon arriving at the property.

See the attached comparative analysis of 2005 and 2006 scores

The removal of nonfunctioning and obsolete emergency (pull cords) call systems and intercom systems from OHA Tower locations helped to improve the Tower scores 12 percent higher than in recent years. OHA repaired or replaced all site lighting at Spencer and Pleasant View Homes. Smoke detectors at all Towers were inspected and tested and were either replaced with new or had new batteries installed. All management and maintenance staff participated in UPCS Training by a HUD certified inspector. This helped to orientate staff and gave us a better understanding of how to determine deficiencies and cure issues found on OHA properties.

OHA has become more proactive in completing inspections and monitoring and maintaining boilers and hot water heaters. Emergency shut – off switches were installed at all Tower locations in the boiler rooms. Several IDIQ contracts have been bid for residential roofing, siding installations, gutter and downspout installations and window replacements. These were items that HUD REAC inspection reports identified as deficiencies. OHA will make every effort to improve these areas to continue to increase physical condition scores.

OHA assigned management staff the responsibility of performing exterior inspections on a monthly basis. Management staff reports lease violations and deficiencies to scattered site manager, who then takes immediate action on these issues.

Demolition of Pleasant View and disposition of older scattered site developments will also help improve OHA physical condition scores.

**Improve voucher management: (SEMAP score for 2007 was not available at time of report)**

<b>Year</b>	<b>Goal %</b>	<b>Actual %</b>
1999	80	89
2000	85	67
2001	85	81
2002	90	81
2003	92	96
2004	98	93
2005	98	90
2006	98	<b>92</b>

OHA has balanced the Voucher program with the Annual Budget Authority (ABA) for Section 8 Program.

**D.) Increase Customer Satisfaction:**

OHA is implementing a Follow-Up-Plan as required under the 2005 Resident Assessment Sub-System (RASS) report.

OHA will not be scored in RASS for 2006 because the contractors that issue and review the surveys did not receive contracts in time to complete this function. OHA will utilize its 2005 RASS score in the 2006 PHAS Scoring process. This will not negatively impact OHA.

OHA has significantly increased communication through its **OHA Today** Newsletter which is direct mailed to all OHA and HCV Residents. Information concerning inspections and services is also communicated through the rent statement which has a feature that allows adding this information to the bottom of the statement.

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

**A.) Provide an improved living environment:**

OHA utilized the Hawkins' Replacement Housing Settlement Funding to acquire and construct the replacement housing in various areas of the City in accordance with the Court requirements greatly expanding the housing opportunities for public housing applicants.

OHA is attracting an average of 25 new landlords annually to participate in the Housing Choice Voucher (HCV) Program and is making progress towards its goals for de-concentration of Voucher Housing. In addition, information is also mailed to prospective landlords, in an effort to encourage participation.

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

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

OHA's developer affiliate HIO acquired five general partner interests in recently renovated LIHTC housing developments through the Hawkins' Replacement Housing Settlement Fund that improves opportunities for income mixing in public housing.

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

OHA Board of Commissioners approved an amendment to the Admissions and Continued Occupancy Plan (ACOP) allowing preferences for working families that will further improve income mixing in public housing.

**C.) Implement public housing security improvements:**

OHA continued its work to reduce the crime rate in its developments so that it is less than the crime rate in the surrounding neighborhoods through the implementation of a strategic study, analysis and plan that improves the security functions and systems in all Tower and Family developments.

These improvements included 1) improved site lighting at Tower and Family properties, 2) improved security surveillance systems, 3) improved building security systems, e.g. new locksets in over 1,400 units, alarmed key banks in Tower buildings and keypad access for Police and Fire Rescue.

OHA is employing Security Services to replace lost PHDEP Funding and has contracted for and is continuing a crime tracking study and analysis in cooperation with the University of Nebraska at Omaha and the Omaha Police Department.

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

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

OHA continued to increase the number and percentage of employed persons in assisted families by providing or coordinating supportive services (ROSS Grant) to improve assisting recipients' with employability skills.

OHA maintained a close working relationship with the State of Nebraska Welfare-to-Work and Welfare Reform programs in Omaha including the Greater Omaha Workforce Development Center and Nebraska Health and Human Services Department.

OHA combined resources with the University of Nebraska at Omaha (UNO) to provide four computer labs at the Gateway Center, LaFern Williams Center, the Underwood Tower and Benson Tower where OHA Residents have an opportunity to build on their computer skills and make employment applications on-line. This partnership / program will be expanded to include facilities at two OHA Tower buildings in 2008. OHA has established a certificate program in collaboration with Metro College to enhance employability skills through education.

**B.) Provide or attract supportive services to increase independence for the elderly or families with disabilities**

OHA maintained community partnerships with the Greater Omaha Community Action (GOCA), Nebraska Methodist College and Bellevue University through OHA’s Service Coordinators for the Towers and Family Developments and continued to build partnerships with UNO and Metropolitan Community College.

**C.) Other Support Services and Self Sufficiency Improvements**

Through its support service partners, OHA provided Health and Wellness Seminars, Credit Repair and Financial Planning Classes and Post Secondary Educational Community College opportunities for eligible residents. OHA also maintained the ROSS Service Delivery Model Program, continued and expanded the Family Self Sufficiency (FSS) and Homeownership Programs.

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

**A.) Ensure equal opportunity and affirmatively further fair housing**

OHA has undertaken 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:

<b>Services and Programs</b>				
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)
Certificate Program	Open	All Residents	Metro Community College	Public Housing Section 8
Work Transportation Assistance For first 6 Months of Employment	Open	All Working Tenants	Based out of the Family Service Ctr.	Public Housing Section 8
Elderly Service Coordinator	Open	Disabled/Elderly	Towers	Public Housing
ROSS –Family Homeownership	250	All Families	La Fern Williams/ Gateway/Towers	Public Housing
PH & HCV Homeownership Programs	Open	All Families	Central Office	Public Housing Section 8
Resident Study Center and Computer Lab	Open	All Residents	La Fern Williams / Pleasant View / Spencer / Gateway / Benson / Underwood	Public Housing Section 8
ROSS RSDM Youth Activities	500	All Families	LaFern Williams Center	Public Housing
Computer Labs	250	All Families	LaFern Williams Center, Gateway , Underwood and Benson	Public Housing

<b>Family Self Sufficiency (FSS) Participation</b>		
<b>Program</b>	<b>Required Number of Participants (start of FY 2005 Estimate)</b>	<b>Actual Number of Participants (As of: 06/30/07)</b>
Public Housing	0 – Not Mandatory	48
Section 8	167	155

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 in 2003 and continues to expand the use of this software to track and monitor all long-term maintenance and capital improvement needs. The database is being enhanced to provide continuous tracking of financial and physical feasibility of all properties. OHA continues to improve inventory and asset management through its use of the Yardi System. The construction module has been activated in 2007 and version 6.0 will be in place by year end.

## OHA - PUBLIC HOUSING ASSESSMENT SYSTEM ( PHAS SCORE CARD)

Project ID	Unit Count	Property	2006 SCORES	2005 SCORES	Percentage Differential
NE001004	170	SPENCER HOMES	70C*	49C*	Up 10.5%
NE001001	363	SOUTHSIDE TERRACE HOMES	76C*	58C*	Up 9%
NE001010	214	FLORENCE/HIGHLAND TOWERS	76C*	69C*	Up 3.5%
NE001045	45	TIMBER CREEK APARTMENTS	85C*	82C	Up 1.5%
NE001019	42	1-19 SCATTERED SITES	66C*	77B*	Down 5.5%
NE001011	208	JACKSON TOWER	46C*	68C*	Down 11%
NE001024	20	1-24 SCATTERED SITES	71C*	59C	Up 6%
NE001020	20	1-20 SCATTERED SITES	69C*	59C*	Up 5%
NE001017	150	CROWN TOWER	88C	80C	Up 4%
NE001012	104	UNDERWOOD TOWER	85C	72C	Up 6.5%
NE001016	72	1-16 SCATTERED SITES	66C*	70C*	Down 2%
NE001007	452	FOUR HIGH RISES	70C*	67C	Up 1.5%
NE001009	288	BENSOM PINE TOWERS	79B*	76B*	Up 1.5%
NE001035	61	1-35 SCATTERED SITES	62C	58C*	Up 2%
NE001030	21	1-30 SCATTERED SITES	63C	51C*	Up 6%
NE001028	24	1-28 SCATTERED SITES	78C	80C	Down 1%
NE001021	19	1-21 SCATTERED SITES	63B*	75C*	Down 6%
NE001032	51	1-32 SCATTERED SITES	63C*	69C*	Down 3%
NE001044	37	HAWKINS	66C*	69C*	Down 1.5%
NE001033	20	1-33 52 SCATTERED SITES	76C*	66C	Up 5%
NE001026	105	1-26 SCATTERED SITES	58C	46C*	Up 6%
NE001005	181	PLEASANT VIEW HOMES	NOT INSPECTED	44C*	N/A

**Estimated 2006 Overall Physical Score is 70**

### Development Basis

14 Developments improved  
7 Developments declined  
1 Pleasant View not scored

### Unit Basis

453 units declined in scored physical condition  
1,605 units increased in scored physical condition

\*Smoke detector violation

\*\*The letter "a" is given if no Health & Safety deficiencies were observed other than smoke detectors.

\*\*\*The letter "b" is given if one or more H&S deficiency is observed, but no life-threatening H&S deficiency was observed, other than smoke detector.

\*\*\*\*The letter "c" is given if there was one or more life-threatening H&S deficiency observed.

OHA appeals of deficiencies for Southside and Spencer Homes were made though HUD REAC on April 1, 2007. Scores for both Southside and Spencer increased for this initial report. Pleasant View was not inspected when the REAC inspector refused to inspect it after hearing what he thought was gun shots upon arriving at the property.

# 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 27<sup>th</sup> 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. EVICTIION 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 form 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: 2008	Work Statement for Year 2 FFY: 2009	Work Statement for Year 3 FFY: 2010	Work Statement for Year 4 FFY: 2011	Work Statement for Year 5 FFY: 2012
NE001001 - Southside NE001004 - Spencer NE001005 - Pleasantview NE001007 - Park North & South, KayJay, Evans NE001009 - Pine, Benson NE001010 - Highland, Florence NE001011 - Jackson NE001012 - Underwood NE001017 - Crown NE001016, NE001019 NE001020, NE001021 NE001024, NE001026 NE001028, NE001030 NE001032, NE001033 NE001035, NE001044	See  Annual  Statement				
B. Physical Improvements Subtotal		1,790,000	1,790,000	1,790,000	1,790,000
C. Management Improvements		315,825	315,825	315,825	315,825
D. Nondwelling Structures and Equipment		220,000	220,000	220,000	220,000
E. Administration		370,000	370,000	370,000	370,000
F. Other		300,000	300,000	300,000	300,000
G. Operations		400,000	400,000	400,000	400,000
H. Demolition		-	-		
I. Replacement Reserve		-	-		
J. Mod Used for Development		450,000	450,000	450,000	450,000
K. Total CGP Funds		3,845,825	3,845,825	3,845,825	3,845,825
L. Total Non-CGP Funds		6,300,000	7,000,000	10,000,000	5,000,000
M. Grand Total		10,145,825	10,845,825	13,845,825	8,845,825

Signature of Executive Director and Date:

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

Work Statement for Year 1 FFY2008	Work Statement for Year 2 FFY: 2009			Work statement for Year 3 FFY: 20010		
	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	<b>NE001001 - Southside, NE01004 - Spencer</b> Driveways, parking, sidewalks & retaining walls 1450 65,000 Furnace Repair/Replacement and A/C 1460 50,000 Painting, Siding and/or Brick repair/replacement 1460 80,000			<b>NE001001 - Southside, NE01004 - Spencer</b> Driveways, parking, sidewalks & retaining walls 1450 65,000 Furnace Repair/Replacement and A/C 1460 50,000 Painting, Siding and/or Brick repair/replacement 1460 80,000		
	<b>NE001007, NE001009, NE001010 NE001011, NE001012, NE001017 Park North &amp; South, KayJay, Pine, Benson, Highland Jackson, Florence, Underwood, Crown</b> Driveways, parking, sidewalks & landscaping 1450 75,000 HVAC - Preventative Maint. & Unit A/C's 1460 200,000 General renovations - Windows, Trash Compact 1460 250,000 Roof Replacements 1460 400,000 Fire & Life Safety - Fire Sprinklers 1460 50,000 <b>Fire &amp; Life Safety - Fire Sprinklers 1460 CFFP 4,000,000</b>			<b>NE001007, NE001009, NE001010 NE001011, NE001012, NE001017 Park North &amp; South, KayJay, Pine, Benson, Highland Jackson, Florence, Underwood, Crown</b> Driveways, parking, sidewalks & landscaping 1450 75,000 HVAC - Preventative Maint. & Unit A/C's 1460 200,000 General renovations - Windows, Trash Compact 1460 250,000 Roof Replacements 1460 400,000 Fire & Life Safety - Fire Sprinklers 1460 50,000 <b>Fire &amp; Life Safety - Fire Sprinklers 1460 CFFP 2,000,000</b>		
Annual	<b>NE01016 &amp; 019 Scattered Site Duplexes NE001020, NE001021, NE001024, NE001026 NE001028, NE001030, NE001032, NE001033 NE001035, NE001044</b> Driveways, Parking, Sidewalks & Retaining Wall: 1450 75,000 Mechanical Systems Maint.& Repair 1460 65,000 Roofing, Siding & Gutters 1460 100,000 Interior Renovation/Unit Turnaround 1460 100,000 Lead Based Paint Abatement 1460 50,000			<b>NE01016 &amp; 019 Scattered Site Duplexes NE001020, NE001021, NE001024, NE001026 NE001028, NE001030, NE001032, NE001033 NE001035, NE001044</b> Driveways, Parking, Sidewalks & Retaining Walls 1450 75,000 Water & Sewer Line Repair/Replacement 1460 65,000 Roofing, Siding & Gutters 1460 100,000 Interior Renovation/Unit Turnaround 1460 100,000 Lead Based Paint Abatement 1460 50,000		
	<b>NE001001 - NE001035 All OHA Section 504 Compliance Modifications &amp; Reconfiguration/Density Reduction 1460 450,000</b>			<b>NE001001 - NE001035 All OHA Section 504 Compliance Modifications &amp; Reconfiguration/Density Reduction 1460 450,000</b>		
	<b>NE001001 - NE001035 All OHA</b> Appliance replacement 1465 150,000 Security systems 1465 80,000			<b>NE001001 - NE001035 All OHA</b> Appliance replacement 1465 150,000 Security systems 1465 80,000		
	<b>NE001005 - Pleasantview Conversion, Hope VI revitalization 1498 CFFP 2,000,000 Mixed Finance/Reduce Density</b>			<b>NE001005 - Pleasantview Conversion, Hope VI revitalization 1498 CFFP 2,000,000 Mixed Finance/Reduce Density</b>		
	Subtotal of Estimated Cost		8,240,000	Subtotal of Estimated Cost		6,240,000
						4,000,000

**PART II: Supporting Pages**

**Physical Needs Work Statement(s)**

**Capital Fund Program (CFP)**

Work Statement for Year 1 FFY2008	Work Statement for Year 4 FFY: 2011			Work statement for Year 5 FFY: 2012		
	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	<b>NE001001 - Southside, NE01004 - Spencer</b>			<b>NE001001 - Southside, NE01004 - Spencer</b>		
	Driveways, parking, sidewalks & retaining walls	1450	65,000	Driveways, parking, sidewalks & retaining walls	1450	65,000
Annual	Furnace Repair/Replacement and A/C	1460	50,000	Furnace Repair/Replacement and A/C	1460	50,000
	Painting, Siding and/or Brick repair/replacement	1460	80,000	Painting, Siding and/or Brick repair/replacement	1460	80,000
Annual	<b>NE001007, NE001009, NE001010 NE001011, NE001012, NE001017</b>			<b>NE001007, NE001009, NE001010 NE001011, NE001012, NE001017</b>		
	<b>Park North &amp; South, KayJay, Pine, Benson, Highland Jackson, Florence, Underwood, Crown</b>			<b>Park North &amp; South, KayJay, Pine, Benson, Highland Jackson, Florence, Underwood, Crown</b>		
Annual	Driveways, parking, sidewalks & landscaping	1450	75,000	Driveways, parking, sidewalks & landscaping	1450	75,000
	HVAC - Preventative Maint. & Unit A/C's	1460	200,000	HVAC - Preventative Maint. & Unit A/C's	1460	200,000
Annual	General renovations - Windows, Trash Compact	1460	250,000	General renovations - Windows, Trash Compact	1460	250,000
	Roof Replacements	1460	400,000	Roof Replacements	1460	400,000
Annual	Fire & Life Safety - Fire Sprinklers	1460	50,000	Fire & Life Safety - Fire Sprinklers	1460	50,000
	<b>NE01016 &amp; 019 Scattered Site Duplexes NE001020, NE001021, NE001024, NE001026 NE001028, NE001030, NE001032, NE001033 NE001035, NE001044</b>			<b>NE01016 &amp; 019 Scattered Site Duplexes NE001020, NE001021, NE001024, NE001026 NE001028, NE001030, NE001032, NE001033 NE001035, NE001044</b>		
Annual	Driveways, Parking, Sidewalks & Retaining Wall:	1450	75,000	Driveways, Parking, Sidewalks & Retaining Walls	1450	75,000
	Mechanical Systems Maint. & Repair	1460	65,000	Water & Sewer Line Repair/Replacement	1460	65,000
Annual	Roofing, Siding & Gutters	1460	100,000	Roofing, Siding & Gutters	1460	100,000
	Interior Renovation/Unit Turnaround	1460	100,000	Interior Renovation/Unit Turnaround	1460	100,000
Annual	Lead Based Paint Abatement	1460	50,000	Lead Based Paint Abatement	1460	50,000
	<b>NE001001 - NE001035 All OHA Section 504 Compliance Modifications &amp; Reconfiguration/Density Reduction</b>	1460	450,000	<b>NE001001 - NE001035 All OHA Section 504 Compliance Modifications &amp; Reconfiguration/Density Reduction</b>	1460	450,000
Annual	<b>NE001001 - NE001035 All OHA</b>			<b>NE001001 - NE001035 All OHA</b>		
	Appliance replacement	1465	150,000	Appliance replacement	1465	150,000
Annual	Security systems	1465	80,000	Security systems	1465	80,000
	<b>NE001005 - Pleasantview Conversion, Hope VI revitalization Central Office Consolidation</b>	1498 1498	HOPE VI HOPE VI 5,000,000 5,000,000	<b>NE001005 - Pleasantview Conversion, Hope VI revitalization Mixed Finance/Reduce Density</b>	1498	HOPE VI 10,000,000
Subtotal of Estimated Cost			12,240,000	Subtotal of Estimated Cost		
Subtotal of Estimated Cost			12,240,000	Subtotal of Estimated Cost		

**PART III: Supporting Pages  
Management Needs Work Statement(s)**

**Capital Fund Program (CFP)**

Work Statement for Year 1 FFY 2007	Work Statement for Year 2 FFY: 2008			Work statement for Year 3 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 Annual Statement	<u>OPERATIONS</u>		400,000	<u>OPERATIONS</u>		400,000
	<u>MANAGEMENT IMPROVEMENTS</u> Computer systems, consultants, and programs to enhance current systems		60,000	<u>MANAGEMENT IMPROVEMENTS</u> Computer systems, consultants, and programs to enhance current systems		60,000
	Training		20,000	Training		20,000
	Security Guards		235,825	Security Guards		235,825
	<u>ADMINISTRATION</u> Salary, Fringe, and allocated admin. expenses		370,000	<u>ADMINISTRATION</u> Salary, Fringe, and allocated admin. expenses		370,000
	<u>FEES AND COSTS</u> A&E General, Site Improv., Demolition <i>Fire Sprinkler A&amp;E</i>	<i>CFFP</i>	300,000 <i>300,000</i>	<u>FEES AND COSTS</u> A&E General, Site Improv., Demolition		300,000
	<u>NONDWELLING STRUCTURE</u>			<u>NONDWELLING STRUCTURE</u>		
	<u>NONDWELLING EQUIPMENT</u> Computer hardware upgrades		100,000	<u>NON DWELLING EQUIPMENT</u> Computer hardware upgrades		100,000
	Maintenance equipment/vehicles		120,000	Maintenance equipment/vehicles		120,000
	Subtotal of Estimated Cost			1,905,825	Subtotal of Estimated Cost	
				1,605,825		

**PART III: Supporting Pages**  
**Management Needs Work Statement(s)**  
**Capital Fund Program (CFP)**

Work Statement for Year 1 FFY: <u>2008</u>	Work Statement for Year 4 FFY: 2011			Work statement for Year 5 FFY: 2012		
	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		60,000	Computer systems, consultants, and programs to enhance current systems		60,000
	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		220,000	Salary, Fringe, and allocated admin. expenses		220,000
	<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
	<u>NONDWELLING STRUCTURE</u>			<u>NONDWELLING STRUCTURE</u>		
<u>NONDWELLING EQUIPMENT</u>			<u>NON DWELLING EQUIPMENT</u>			
Computer hardware upgrades		100,000	Computer hardware upgrades		100,000	
Maintenance equipment/vehicles		120,000	Maintenance equipment/vehicles		120,000	
	Subtotal of Estimated Cost		1,455,825	Subtotal of Estimated Cost		1,455,825
	Subtotal of Estimated Cost		2,911,650	Subtotal of Estimated Cost		2,911,650