

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: The Omaha Housing Authority      PHA Code: NE001 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 1/2010
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<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 2,711      Number of HCV units: 4,228
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<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only
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<b>4.0</b>	<b>PHA Consortia</b> <b>N/A</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)
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Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
				PH	HCV
PHA 1:					
PHA 2:					
PHA 3:					

<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.
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<b>5.1</b>	<b>Mission.</b> 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 for the next five years:  The OHA's mission is to provide safe, secure, quality affordable housing and help build a foundation for homeownership and promote economic self-sufficiency.
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<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  The Housing Authority of the City of Omaha (OHA) has developed the following 5 – Year Plan Goals to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Goals are enumerated for the purpose of identification and not priority. All goals will be worked simultaneously.
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**GOAL #1**  
 Reduce Vacancy Turnaround Time to an Average of 20 Days or Less and Maintain an Average Occupancy Rate of at Least 97%.

A. Vacant Unit Turnaround Objectives by Year:

Description of Measurement	Baseline		Target Goals				
	2008	2009	2010	2011	2012	2013	2014
<i>Period Ending 12/31</i>							
<i>Total number of units turned</i>	763	402	860	810	760	710	675 or less
<i>Days required to make units ready</i>	102	55	15	14	13	12	12
<i>Total turnaround time including leasing</i>	125.55	70	40	30	20	20	20

OHA utilizes a Centralized Maintenance and Supply Inventory location. Maintenance Staff are assigned to specific properties to complete all scheduled and routine maintenance including the renovations of vacant units. From 2007 to 2008 OHA reduced its vacant unit turnaround time from an average of 186.86 days to 125.55 days through implementation of its more efficient use of maintenance scheduling and improved communication.

B. By December 31, 2010 OHA plans to implement an automated tracking process utilizing its *Yardi* information management system that will report performance of each Development's vacant unit turnaround time on a monthly basis.

**GOAL #2**

5.2

Improve the Quality (physical condition) of Assisted Housing in all Developments to Score at Least 90% in the Real Estate Assessment Center (REAC) Uniform Physical Condition System (UPCS).

- A. Improve UPCS inspection scores to 90% or better for all developments.  
See table below:

**Public Housing Assessment System (PHAS) Physical Condition Report for FY 2008  
&  
Five Year Performance Objectives**

Project Identification	Unit Count	Property Development Name	2008 Scores Received in 2009	2010	2011	2012	2013	2014
<a href="#">NE001000001</a>	359	South Side Terrace	46c*	70	80	90	90	90
<a href="#">NE001000002</a>	111	Spencer Homes	68c*	70	80	90	90	90
<a href="#">NE001000005</a>	117	Kay Jay Tower	85b	90	90	90	90	90
<a href="#">NE001000006</a>	110	Evans Tower	53c	70	80	90	90	90
<a href="#">NE001000007</a>	105	Park North Tower	90b*	90	90	90	90	90
<a href="#">NE001000008</a>	116	Park South Tower	62b*	70	80	90	90	90
<a href="#">NE001000009</a>	143	Benson Tower	95b*	90	90	90	90	90
<a href="#">NE001000010</a>	143	Pine Tower	78b	80	85	90	90	90
<a href="#">NE001000011</a>	106	Florence Tower	92b	90	90	90	90	90
<a href="#">NE001000012</a>	106	Highland Tower	92b	90	90	90	90	90
<a href="#">NE001000013</a>	207	Jackson Tower	96b	90	90	90	90	90
<a href="#">NE001000014</a>	105	Underwood Tower	79c*	80	85	90	90	90
<a href="#">NE001000015</a>	149	Crown Tower	92b	90	90	90	90	90
<a href="#">NE001000016</a>	248	Scattered Sites NE		70	75	80	85	90
<a href="#">NE001000017</a>	162	Scattered Sites SE		70	75	80	85	90
<a href="#">NE001000018</a>	114	Scattered Sites NW	54c*	70	75	80	85	90
<a href="#">NE001000019</a>	76	Scattered Sites SW	51c*	70	75	80	85	90
<a href="#">NE001000020</a>	45	Timber Creek Apts.	76c	80	85	90	90	90
<a href="#">NE001000021</a>	32	Chambers Court	46c*	70	80	90	90	90
<a href="#">NE001000022</a>	37	Keystone Crown I	71c*	75	80	90	90	90
<a href="#">NE001000023</a>	24	North Omaha Affordable Homes	58c	70	80	90	90	90
<a href="#">NE001000024</a>	35	Securities Building	68c*	75	80	90	90	90
<a href="#">NE001000025</a>	16	Crown I	71b	75	80	90	90	90
<a href="#">NE001000026</a>	12	Crown II	69b	75	80	90	90	90
<a href="#">NE001000027</a>	12	Bay View Apts.	70b	75	80	90	90	90
<a href="#">NE001000028</a>	30	Farnam Building	73b	75	80	90	90	90

\* Smoke detector violation.

The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors.

The letter "b" is given if one or more non-life threatening H&S deficiencies, but no life threatening H&S deficiencies were observed other than for smoke detectors.

The letter "c" is given if there were one or more life threatening H&S deficiencies observed.

- B. Eliminate or reduce the occurrence of unit inspections identifying health and safety deficiencies and smoke detector deficiencies to less than .01% by 12/31/2012.
- C. Revise the Capital Improvement Plan for each Development to meet HUD requirements under Asset Management by 12/31/2011.
- D. Update the OHA Lead Based Paint Risk Assessment to include the appropriate Tax Credit properties by 12/31/2010 and implement abatement and management practices to assure continuous compliance with HUD regulations and local ordinances.

5.2 **GOAL #3**

**Fire Sprinkler Systems in OHA Towers**

- A. Install fire sprinkler systems, fire alarm and life safety up-grades are planned in all 11-Tower buildings. Currently 4 Towers are complete, 2 are under contract to be completed in 2010 and 5 remain to be done in the following order;
- 2010 Benson Tower, Jackson & Pine Towers  
2011 Park Towers North & South Towers

5.2 **GOAL #4**

**Ensure Equal Opportunity Housing and Affirmatively Further Fair Housing.**

- A. Complete the terms of a Voluntary Compliance Agreement (VCA) with the Department of Housing and Urban Development (HUD) / Fair Housing and Equal Opportunity (FHEO) to modify at least 40 scattered site public housing units comply with Uniform Federal Accessibility Standards (UFAS) by 12/31/2010.
- B. Develop and implement a Transition Plan for eleven OHA Tower Developments and two Family Developments to modify the currently designated units to comply with UFAS by 12/31/2013.

5.2 **GOAL #5**

**Improve Community Quality of Life and Economic Vitality through Conversion of Appropriate Public Housing Units to Affordable Housing Funded by Sources Other Than Public Housing Subsidy and Disposition of buildings / units that are determined to not be financially feasible to retain and that do not contribute to the remaining public housing development.**

- A. Complete the required cost analysis of South Side Terrace under Section 33 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998 by 6/30/2010. This assessment is currently in progress in 2009 and will be updated on an annual basis.
- B. Complete voluntary conversion assessments for the four Scattered Site Developments by 6/30/2010. This assessment is currently in progress in 2009.
- C. Prepare and submit conversion / disposition applications to the Special Applications Center (SAC) by 12/31/2010. Units that are determined to be non-contributing and or are not financially feasible to maintain as public housing or to convert to affordable housing would be sold. The proceeds would be invested in the remaining public housing stock.

OHA Development NE001000001 South Side Terrace contains 359 dwelling units on one site and is identified on the HUD Special Applications Center website as a possible candidate for required conversion. OHA is completing a cost analysis using the HUD calculator rule and cost comparison spreadsheet to certify that the development is more cost effective to continue operating as public housing than to convert to tenant based assistance. OHA has no intent of converting this development because of the need for larger units for extremely low and low income families.

OHA is also completing a voluntary conversion assessment of its four Scattered Site Developments composed of 600 units. The four Scattered Site developments are comprised of a mix of new construction and acquisition with rehabilitation developments including 169 Hawkins' Replacement Units which cannot be converted or otherwise disposed. The assessment will determine the feasibility of keeping all 114 of the duplex building units in the public housing inventory or only 7 of the duplex buildings containing 11 accessible units as they comprise 25% of the accessible scattered site housing which is currently under the direction of the Voluntary Compliance Agreement (VCA) with HUD / FHEO.

At a minimum the OHA will consider conversion or disposition of the 317 Scattered Site units that are neither Hawkins', Section 504 Accessible or located in Duplex Buildings.

Under the Voluntary Conversion method OHA would endeavor to seek funding to renovate the scattered site units and to maintain them as affordable housing for income eligible families.

**5.2 GOAL #6**

Expand the Supply of Assisted and Affordable Housing with the Redevelopment of the Vacant Pleasant View Site.

- A. Application for second round of Replacement Housing Factor Funding.
- B. Application to Nebraska Investment Finance Authority to complete a housing study of the Highland Neighborhood in partnership with the City of Omaha and the appropriate Neighborhood Associations utilizing outcomes of the North Omaha Development Consortium by 12/31/2010.
- C. Prepare a Redevelopment Plan through collaborative efforts with the City of Omaha and Appropriate Neighborhood Associations by 9/30/2010.
- D. Identify and secure funding sources to implement the first phase of redevelopment.
- E. Begin Implementation of Phase I of the Redevelopment Plan by 6/30/2011.
- F. Complete Redevelopment of the Pleasant View Site by 12/31/2014.

The nearly 20 acre Pleasant View site is in part included in the Highlander Neighborhood Redevelopment Plan that was approved by the Omaha City Council in 2001. The area is also one of the focal points of the North Omaha Development Consortium. The outcomes of the public meetings to be held by the North Omaha Development Consortium will help to define how the Pleasant View site may be redeveloped.

**5.2 GOAL #7**

Increase the Availability of Decent, Safe and Affordable Housing through the Application of Additional Section 8 Vouchers to Increase the Housing Choice Voucher (HCV) Program from 4,228 to 4,353 Vouchers within the Upcoming 5 Years.

- A. See table below for annual objectives to increase voucher authorization by 25 vouchers for tenant based and 25 project based vouchers each year for a total increase of 250 vouchers by 12/31/2014.

Section 8 Program Areas	2009	2010	2011	2012	2013	2014
Housing Choice Vouchers	4228	4253	4278	4303	4328	4353
Mod Rehabs	157	147	137	127	117	107
Main Stream vouchers	100	100	100	100	100	100
VA Supportive Housing	70	85	100	115	130	140
City Transitional Housing	100	100	100	100	100	100
Shelter and Care	21	31	41	51	61	71
Project Based	0	25	50	75	100	125

- B. Utilize the additional tenant and project based vouchers to support the conversion of certain scattered site public housing units identified in the conversion assessments over the duration of the Five Year Plan.

**5.2 GOAL #8**

Promote self-sufficiency and asset development of assisted households.

- A. Partner with Community Service Agencies and Advocacy Groups
- B. Expand computer access and training for all residents
- C. Build more awareness of the existing Homeownership Program and encourage participation for those tenants who could qualify.
- D. Increase number of participants in the Family Self Sufficiency Program-both from Public Housing tenants and from Section 8.

**5.2 GOAL #9**

Improve safety in both public safety and risk management

- A. Improve upon use of recently installed and/or upgraded cameras.
- B. Train staff to improve proactive and reactive use of cameras to identify undesirable activity.
- C. Continue to survey 10%-15% of residents per year on safety and security issues.
- D. Improve tenant relations by using customer service action line 402-444-6914.

5.2	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>The Housing Authority of the City of Omaha (OHA) has prepared the following Progress Report to describe the progress OHA has made in accomplishing the goals and objectives identified in the previous FY 2009 Five Year Plan.</p>
<p><b>Progress Report for the Previous Five Year Plan Goals and Objectives</b></p>	
5.2	<p><b>GOAL #1</b></p> <p>OHA has increased the availability of decent safe and affordable housing through implementation of the following measures.</p> <p>OHA has reduced its vacancy rates from 5.38% to 3.95% during 2009 with an adjusted vacancy rate that excludes exempt units of just below 2.5%. This was accomplished through several measures including implementation of a Centralized Maintenance and Inventory Supply location, more effective marketing and implementation of performance goals.</p> <p>The backlog of vacant units has been nearly eliminated through concentrated lease up efforts. The number of units leased increased from 602 units in 2007 to 770 units in 2008. The average unit turnaround days decreased during that same period from 186 days in 2007 to 125 days in 2008. As of 6/30/2009 OHA turned 320 units and further reduced the average turnaround time to 70 days and is progressing towards the goal of 20 days or less.</p> <p>In 2009 OHA began marketing in local small and minority owned publications including the Omaha Star. OHA also has a website that is linked to several Service Providers and the City of Omaha website to further market OHA properties.</p> <p>OHA Staff serve on several Community and Agency Boards building partnerships with other agencies that also serve OHA tenant needs. Some of these Boards include; North Omaha Development Consortium, Omaha Chamber of Commerce &amp; Nebraska Investment Finance Authority - "Money Follows the Person", Department of Health and Human Services – Healthy Homes Partnership, City of Omaha &amp; Orchard Hills Neighborhood Association – Lead Task Force / Coalition to End Childhood Lead Poisoning, Omaha Healthy Kids Alliance.</p> <p>OHA is in process of completing its first round of Replacement Housing Factor development and has acquired four single-family detached units between 2008 and 2009. Proceeds from the sale of Section 5(h) Homeownership properties will be used to leverage the cost of modifying one of the units to comply with Uniform Federal Accessibility Standards (UFAS) as required by a Voluntary Compliance Agreement (VCA) that was executed in May of 2008.</p> <p><b>GOAL #2</b></p> <p>Improve the quality of assisted housing</p> <p>Improvements in public housing management have been accomplished through utilization of a Centralized Maintenance and Inventory Supply location that has improved coordination of services and increased performance of staff and support contract services. A centralized inventory has been implemented that has greatly improved the control of material and equipment. Communication has improved between Maintenance / Management Staff in the central location and has improved prioritization of work flow and achievement of goals.</p> <p>The maintenance activities to prepare the units for leasing has been standardized and a system to schedule routine and planned maintenance activities has been established so that all involved parties can see the status of each vacant unit turnaround and where work teams are deployed. The Maintenance Staff are now assigned to "vacant unit" teams and "occupied unit" teams which have further improved performance in reducing the vacant unit turnaround time and the response to demand work requests.</p> <p>The Centralized Maintenance and Inventory Supply location provides Administration with the capacity to assign job specific duties to use individual Maintenance Workers skills more efficiently. Travel time has decreased, the workers feel more in control of their work assignments and work performance has improved along with job satisfaction.</p> <p>OHA has trained and certified Maintenance Staff to implement its own pest control program which is expected to reduce costs and further improve service and customer satisfaction.</p> <p>Through improved organizational changes made in 2009 with maintenance staff, OHA has reduced turnaround time on resident requested work orders and turnaround time on vacant units from 34 to 20 days.</p> <p>Site Managers have been reassigned to assure a greater presence at each site. Customer Service is improved with extended office hours, and improved coordination of services and assistance on the property sites.</p> <p>OHA's Housing Choice Voucher Program improvements have resulted in increased Section Eight Management Assessment Program (SEMAP) scores which increased from 92% in 2007 to 97% 2008.</p> <p>OHA implemented several major Capital Improvement Projects including the installation of Fire Sprinkler Systems in Kay Jay and Underwood Tower Buildings, major renovations to Cherry Tree Apartments, selective improvements to the Farnam Building, installation of new kitchen cabinets at South Side Terrace and Spencer Homes and major renovations to structural and mechanical systems at Crown Tower which are currently underway.</p> <p>The Agencies information system is continually being improved giving Staff the tools and communication systems necessary to increase efficiency.</p> <p>The Pleasant View multifamily development is in process of being demolished. The site will be utilized for future development of mixed income housing.</p>

**GOAL #3**

**5.2 Increase Assisted Housing Choices**

OHA provided Replacement Vouchers to eligible families affected by the Pleasant View Demolition project. Twenty Two Pleasant View families qualified for Section 8 Housing Choice Voucher (HCV) Program and one family purchased a house. OHA continues to provide voucher mobility counseling even though funding has not been available.

Outreach efforts to potential HCV landlords improved through OHA's attendance of the semi-annual landlord association meetings and through solicitation in OHA's quarterly newsletters to participating landlords. Funding has not been sufficient to fully meet this goal; however, building awareness through current landlords will help spread the word.

OHA implemented its Homeownership program in 2003. Over the past year 9 HCV Program families that were also participants in the OHA Homeownership Program purchased homes.

OHA implemented public housing site-based waiting lists at Jackson Tower but has ended the practice. All applications are now received at the Gateway Center which also serves OHA centralized Maintenance and family Services Departments as well as tenant employment, GED and other training opportunities.

OHA made application for Veteran's Administration Supportive Housing Vouchers and received 35 in 2008 and 35 in 2009.

**GOAL #4**

**5.2 Improve Community Quality of Life and Economic Vitality Through an Improved Living Environment**

OHA updated its Deconcentration Plan in June 2009 and will begin implementation in the coming five year program. Refer to attachment ne001b01

OHA implemented several public housing security improvements at its 11 Tower and two family developments adding to and expanding its camera surveillance system.

OHA works to reduce the crime in developments and towers so it is less than the crime rate in the surrounding neighborhoods through implementation and follow through on the "magnet unit" concept which is a strategy used to identify public housing units that are known to attract undesirable activity. OHA currently makes use of digital surveillance, remote access video, and recording systems OHA coordinates with the local police precincts and monitors crime trends through cooperative efforts.

OHA received approval to extend its Designated Housing Plan for Evans, Kay Jay, Underwood and Crown Towers which comprise a total of 408 public housing units.

To meet the housing needs of families relocated from Pleasant View and families on the waiting list OHA has merged eight units at South Side and two units at Spencer. OHA will continue to monitor the need and continue to explore options of acquiring scattered site developments to meet the needs of larger families.

**GOAL #5**

**5.2 Promote Self sufficiency and Asset Development of Assisted Households**

OHA has implemented working family incentives and preferences for the waiting and transfer lists for public housing. OHA currently partners with the State of Nebraska Welfare-to-Work and Welfare Reform programs in Omaha to include Greater Omaha Workforce Development Center and Nebraska Health and Human Services Department and in 2009 OHA established partnerships with the following agencies:

- Eastern Nebraska Office on Aging (ENOA)
- Eastern Nebraska Community Action Partnerships (ENCAP)
- Omaha Symphony
- Nebraska Methodist College
- Salvation Army, Food Bank
- Referrals to Mental Health Services
- University Nebraska Medical Center (UNMC)
- Charles Drew Family Clinic

**GOAL #6**

**5.2 Ensure Equal Opportunity and Affirmatively Further Fair Housing**

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability: Training for Staff in FHEO Practices, Section 504 / UFAS Compliance and UPCS Inspection requirements are contracted to continue through November 30, 2009 with Family Housing Advisory Services. After November 30, 2009, this training will continue for OHA Staff through in-house training.

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: OHA has trained our employees on FHEO, entered all of our UFAS designated properties into nehousing.gov, and are complying with our VCA with HUD to make a percentage of our units compliant with UFAS.

Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: OHA has been actively implementing all requirements of a Section 504 Voluntary Compliance Agreement. In 2008 a Voluntary Compliance Agreement (VCA) was executed between OHA and HUD which requires inspections, certifications and modifications of certain units for Uniform Federal Accessibility Standards (UFAS) compliance.

**6.0 PHA Plan Update**

- (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:
- (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The Housing Authority of the City of Omaha identified the PHA Plan Elements in the following update:

**6.0 PHA Plan Update**

**6.0 a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission**

Since its last Annual Plan submission, OHA has revised several chapters of its Admissions and Continued Occupancy Policy (ACOP). In each of these chapters, OHA has made structural and language changes for the sake of clarity, amended certain areas to be consistent with actual agency practice and made minor policy changes that will help OHA staff to administer procedures in a more efficient manner. The following is a list of the major policy changes included in each chapter:

**Chapter 2 – Determination of Eligibility for Admission**

- The screening process was broken into two separate stages: the prescreening stage, during which basic eligibility requirements such as citizenship, age, and income, are verified; and the final screening stage, during which more detailed matters, such as criminal and tenant history, are verified. The prescreening stage will occur prior to the applicant being placed on the waiting list, and the final screening stage will occur when the applicant reaches the top of the waiting list. OHA’s research indicates that other PHAs have employed this method successfully;
- A section was added to cover specific verification procedures, and to provide a list of documents that are acceptable forms of verification for each subtopic; and
- A section was added to cover informal review (hearing) procedures for denied/withdrawn applicants. This section includes more clearly defined procedures to address due process concerns when withdrawing or denying an applicant. An identical section was added to Chapter 4.

**Chapter 3 – General Application Procedures**

- No major policy changes.

**Chapter 4 – Tenant Selection and Assignment Plan**

- The OHA implemented a “Priority” and “Preference” point system, allowing it to advance certain applicants on its waiting list based on emergency housing situations (such as displacement due to disaster or domestic violence), and award preference to those who are veterans or are upwardly mobile; and
- A section was added to cover informal review (hearing) procedures for denied/withdrawn applicants. This includes more clearly defined procedures to address due process concerns when withdrawing or denying an applicant. An identical section was added to Chapter 2.

**Chapter 8 – Transfer Policy**

- The new Transfer Policy defines several transfer categories and sets forth a specific priority for each of these categories in relation to each other and in relation to new admissions.

**Chapter 12 – Re-certifications**

- The new chapter includes changes to policies affecting the FSS program; and
- The new chapter increases the frequency of reexaminations for zero-income renters.

**Chapter 16 – Community Service (Addition to ACOP)**

- The chapter incorporated OHA’s Community Service Policy into the ACOP; and raised the total number of hours required for a work exemption back to thirty (30) hours per week

**6.0 (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.**

Copies of the 5-Year and Annual PHA Plan can be obtained in the following locations:

- Central Office Lobby-540 South 27<sup>th</sup> Street

**PHA Plan Elements. (24 CFR 903.7)**

**6.0 1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.**

**A. Public Housing**

Eligibility

- ▲ The Omaha Housing Authority (OHA) verifies eligibility for admission to public housing in groups of 100 families at a time. Eligible families are then offered units to lease.
- ▲ OHA uses the following non-income (screening) factors to establish eligibility for admission to public housing:
  - Criminal or Drug-related activity
  - Rental history
  - OHA requests criminal records from Applied Data Processing (ADP)

## 6.0 Admissions Preferences

- ▲ In the following circumstances, transfers will take precedence over new admissions.
  - Emergencies
  - Over-housed
  - Under-housed
  - Medical justification
  - Administrative reasons determined by the PHA (e.g., to permit modernization work)
  - Homeownership
  - Hardship (resident request)
- ▲ OHA has established preferences for admission to public housing (other than date and time of application).
- ▲ OHA employs the following admission preferences:
  - Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
  - Working families and those unable to work because of age or disability
  - Those enrolled currently in educational, training, or upward mobility programs
  - Families displaced due to domestic violence

### Occupancy

- ▲ Residents must notify OHA of changes in family composition when any of the following occur:
  - At an annual reexamination and lease renewal
  - Any time family composition changes
  - At family request for revision

### Deconcentration

- ▲ Analysis of Deconcentration of poverty was done on public housing and the results of the analysis did not indicate the need for any special efforts to assure access for lower-income families. See income table-Refer to Attachment ne001a01.

### Waiting List Organization

- ▲ The following methods are used to organize OHA's public housing waiting list:
  - A Community-wide list
  - Site-based waiting lists
  - A Mixed Finance public housing waiting list is maintained as a separate waiting list at OHA's Gateway Office located at 4401 North 21<sup>st</sup> Street, Omaha, NE.
  - OHA awards preferences on the waiting list for applicants with mobility, sight and hearing disabilities requiring accessibility accommodations.
- ▲ Interested persons apply for admission to public housing at the following locations:
  - PHA Gateway Office-4401 North 21<sup>st</sup> Street, Omaha, NE. Community-wide waiting list, the mixed finance public housing waiting list and the scattered sites public housing waiting list are maintained at that location.
- ▲ OHA will operate four or more site-based waiting lists in the coming year. Those will be located at: **Jackson Tower**-600 S. 27<sup>th</sup> Street, **Crown Tower**-5904 Henninger Drive, **SouthSide Terrace**-30<sup>th</sup> & U, **Spencer Homes**- 2910 Spencer St.
- ▲ Families may be on no more than two waiting lists simultaneously.

## 6.0 B. Section 8

### Eligibility

- ▲ The extent of screening conducted by OHA is as follows:
  - Criminal or drug-related activity only to the extent required by law or regulation
  - OHA does request criminal records from Applied Data Processing (ADP)
- ▲ The only information that OHA shares with prospective landlords is what is prescribed by law

### Admissions Preferences

- ▲ OHA has no admission preferences for Section 8 other than the date and time application was received.

### Deconcentration

- ▲ The objective of the Deconcentration effort is to ensure that families are housed in a manner that will prevent a concentration of poverty families in impacted census tracts. The specific objective of the OHA is to promote families to move to non-impacted areas to live. Refer to attachment ne001b01 for details of our Deconcentration Plan.

### Waiting List Organization

- ▲ The section 8 tenant-based assistance waiting list is not merged with any other program waiting list.
- ▲ Upon opening the waiting list interested persons may apply for admission to Section 8 tenant-based assistance through an answering service that schedules appointments for up to 750 families before closing the wait list.

6.0 **2) Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants for 2009</b>		
a) Public Housing Operating Fund	6,885,717	
b) Public Housing Capital Fund	4,065,971	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	23,937,532	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds) <b>(weed &amp; seed)</b>	0	
g) Resident Opportunity and Self-Sufficiency Grants	637,733	
h) Community Development Block Grant	0	
i) HOME and Shelter Plus	592,182	
Other Federal Grants (list below)	0	
<b>PH FSS SEC8 FSS</b>	<b>178,324</b>	
<b>Capital Fund Recovery Grant (CFRG)</b>	<b>5,095,156</b>	
	0	
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
	0	
<b>ROSS</b>	449,944	
CFP 07	1,187,949	
CFP 08	2,571,033	
Hawkins Development Funds	724,282	
Dev 44 Funds – Crown	2,840,108	
RHF	22,110	
	0	
<b>3. Public Housing Dwelling Rental Income</b>		
	5,520,517	
	0	
	0	
<b>4. Other income (list below)</b>		
	0	
<b>INTEREST</b>	101,791	
<b>NON-DWELLING</b>	315,973	
	0	
<b>5. Non-federal sources (list below)</b>		
	0	
1. OHA Vending	22,202	
<b>Total resources</b>	<b>55,148,524</b>	

6.0 **3) Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

**A. Public Housing**

Income Based Rent Policies

- ▲ Use of discretionary policies
  - OHA employs discretionary policies for determining income based rent.
- ▲ Minimum Rent
  - OHA's minimum rent is \$50 per month
  - OHA has adopted discretionary minimum rent hardship exemption policies.
- ▲ Discretionary Minimum Rent Hardship Exemption Policies are as follows:
  - 90 Day hardship deferral upon request for the following reasons:
    - Sudden loss of income
    - Death in family
    - Disability or Illness
    - Other hardship approved by ED.
- ▲ The OHA employs the following discretionary deductions and/or exclusions policies:
  - For the earned income of a previously unemployed household member
  - For increases in earned income
- ▲ Rent re-determinations:
  - Tenants must report changes in income or family composition to OHA any time the family experiences an income increase, or change in family composition.
  - Families that choose Flat Rents MUST have family compositions reviewed annually, while income need only be verified every three years.

6.0

Flat Rents

- ▲ In setting the market-based flat rents, the following sources of information were used to establish comparability?
  - The section 8 rent reasonableness study of comparable housing
  - Survey of rents listed in local newspaper
  - Survey of similar unassisted units in the neighborhood
  - 75% of average fair and comparable housing.

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

Payment Standards

- ▲ OHA's payment standard is as follows:
  - The payment standard ranges from 105% to 112% of FMR. As part of OHA's Deconcentration effort, the payment standard west of 72<sup>nd</sup> Street is 112% of FMR to encourage Section 8 housing where incomes are higher and to increase utilization in non-impacted areas.
- ▲ In 2010 the Payment standards will be reevaluated for adequacy however they are expected to decrease due to reduced funding allocations and lack of reserves necessary to continue current payment standards.
- ▲ Payment Standards are evaluated on an annual basis
- ▲ The following factors will be considered in OHA's assessment of the adequacy of its payment standard.
  - Success rates of assisted families
  - Rent burdens of assisted families
  - Reduction of HUD Funds

Minimum Rent

- ▲ OHA's minimum rent is \$50

6.0

**4) Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

- ▲ OHA's management structure and organization is illustrated on the attached organization chart. Refer to attachment ne001c01.
- ▲ Refer to ACOP and Administrative Plan for house rules/rules of occupancy.

6.0

**5) Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

**Public Housing**

- ▲ Applicants: In addition to the federal requirements found at 24 CFR Part 960, OHA employs the informal hearing procedures for applicants included in Chapters 2 and 4 of the ACOP. Applicants are directed to contact OHA's Gateway Office Building (4401 N. 21<sup>st</sup> Street) to request a hearing.
- ▲ Residents: OHA has established written grievance procedures for tenants in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing. OHA's Tenant Grievance Policy and Procedures are contained in Attachment ne001d01
- ▲ Residents of public housing can contact the following offices to initiate the PHA grievance process:
  - OHA Central Office-540 S. 27<sup>th</sup> Street;
  - Any of OHA's Development Management offices; and
  - OHA Gateway Office Building-4401 N. 21<sup>st</sup> Street;

**Section 8 Tenant-Based Assistance**

- ▲ Applicants and Tenants: OHA has 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 Part 982, OHA's Informal Review and Hearing procedures for the Section 8 program are contained in Chapter 16 pages 11-28 of the Section 8 Administrative Plan, Attachment ne001e01.
- ▲ Applicants or assisted families should contact the Section 8 Administrative offices at 3005 Emmett Street, Omaha, Nebraska to initiate an informal review and informal hearing process.

6.0

**6) Designated Housing for Elderly and Disabled Families.** Currently OHA has four public housing developments that have been designated for occupancy by the elderly families and families with disabilities. The following table lists the 1) development name and number, 2) the designation type, 3) the application status, 4) the date the designation was approved, and 5) the number of units affected.

See table attached ne001f01.

6.0

**7) Community Service and Self Sufficiency.** Parts (1) and (2): The OHA's Family Self Sufficiency Program is offered to assisted families to promote economic and social self-sufficiency. A description of that program is as follows:

- ▲ The Family Self Sufficiency Program is a five year voluntary program offered to any Section 8 and Public Housing resident. Families that participate in the FSS program are provided education opportunities, job readiness and any other assistance that is needed to become self sufficient.
- ▲ FSS Program requirements:
  - Maintain Section 8 or Public Housing assistance
  - Sign a five year Contract of Participation
  - Design an Individual Training and Services Plan (ITSP)
  - Achieve the goals set in the ITSP
  - To seek and maintain suitable employment.
  - All family members must be free of cash welfare assistance for at least 12 consecutive months before the end of the contract

6.0

Part (3) The following is a description of: (a) how OHA complies with HUD requirements regarding Community Service and Self-Sufficiency; and (b) how OHA complies with HUD requirements regarding treatment of income changes resulting from welfare program requirements.

a) Compliance with Community Service Requirements:

Pursuant to the Quality Housing Welfare to Work Act ("QHWRA"), OHA's community service requirements mandate that each non-exempt resident eighteen years or older shall contribute eight hours per month of some combination of community service (not including political activities) and/or economic self-sufficiency program.

These requirements are built into the public housing lease. A tenant's lease cannot be renewed if he/she (or a household member) has not completed his/her community service obligations UNLESS:

- (Year 1 only) He/she signs an agreement to complete the hours within the next lease period OR
- Provides documentation that the noncompliant person no longer resides in the unit.

A detailed description of OHA's policies concerning HUD's community service/self-sufficiency requirements is provided in **OHA's Admissions and Continued Occupancy Policy (ACOP), Chapter 16**. Attachment ne001g01 for your reference.

Chapter 16 was added to the ACOP this year, after a vote by OHA's Board of Commissioners. The chapter has been posted for tenant comment and OHA is completing procedures to finalize its addition to the ACOP. Chapter 16 does not make many true policy changes from OHA's previous Community Service Policy. The main goal is to clarify the language, streamline the procedures and incorporate the policy into the ACOP. The one major policy change was to raise the total number of hours required for a work exemption to thirty (30) hours per week (it had been 20 in the previous version).

a) Income Changes Resulting from Welfare Program Requirements:

OHA recognizes and follows QHWRA requirements that seek to give public housing residents and housing choice voucher recipients a greater incentive to comply with welfare requirements concerning economic self-sufficiency programs. OHA's policies incorporate requirements of the law and regulations regarding situations in which public housing agencies are not permitted to reduce rents, even though resident families have reduced incomes (including situations in which the family is noncompliant with welfare program requirements concerning self-sufficiency).

The OHA will not reduce the public housing rent for covered families whose welfare assistance is reduced due to a "specified welfare benefit reduction," which is a reduction in welfare benefits due to:

- Fraud by a family member in connection with the welfare program; or
- Noncompliance with a welfare agency requirement to participate in an economic self-sufficiency program.

Instead of reducing rent, the OHA will "impute" welfare income to the family in an amount equal to the reduction in benefits. OHA policies regarding imputed welfare income and related subjects \ are described in detail in **OHA's ACOP Chapter 12, Section 6-C**. Attachment ne001h01 for your reference.

Chapter 12 was revised this year, pursuant to the vote of OHA's Board of Commissioners, posted for tenant comment and added to the ACOP. The revision of Chapter 12 does not make many true policy changes (there were no changes to previous OHA policies regarding this subject). The main purpose of the revision was to clarify the language, organize the chapter logically, and streamline some of the described procedures.

6.0

**8) Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

**Public Housing Security Program**

i) The OHA Public Safety & Compliance Department's 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 violent crimes, drug sales, gang and gun violence. 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.

ii) OHA works to reduce the crime in developments and towers so it is less than the crime rate in the surrounding neighborhoods through implementation and follow through on the "magnet unit" concept which is a strategy used to identify public housing units that are known to attract undesirable activity. The department also maintains a ban and bar list, an incident database and monitors surveillance equipment.

Equipment used includes digital surveillance, remote access video, and recording systems at each Tower location, proximity card access control, two-way radios, base radios, cell phones and digital police scanners. OHA continues to upgrade and improve upon the use of the security surveillance systems installed at the public housing locations. Officers patrol OHA public housing locations in marked cruisers and seasonal foot and bike patrols. Officer assignments and work schedules are varied from day-to-day to eliminate predictability.

iii) OHA coordinates with the local police precincts and monitors crime trends through cooperative efforts. OHA attends regular meetings with the local precincts and has frequent contact with them via phone, email and information exchange.

**6.0 9) Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

OHA Pet Policy contained in the ACOP was recently amended, with board approval in July of 2009. The amended policy is in the process of being posted for tenant comment before being finalized. A preliminary copy of the amended policy is attached. Refer to attachment ne001i01.

**6.0 10) Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

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

**6.0 11) Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

OHA is 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)).

The most recent fiscal audit was prepared for 2007 and has been submitted to HUD. The 2008 audit is currently being prepared with a deadline of September 30, 2009, at which time it will be submitted to HUD.

**6.0 12) Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

OHA is 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. The types of asset management activities that OHA undertakes are as follows:

- Development-based accounting
- Comprehensive stock assessment
- Use of Yardi financial / information management software to track and monitor all long-term maintenance, development projects and capital improvement needs and investments.

These activities will help plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

**6.0 13) Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

Violence Against Women's Act (VAWA)- is contained in Attachment ne001j01

**7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.** Include statements related to these programs as applicable.

- 1) Mixed Finance Modernization or Development - Redevelopment plans for the Pleasant View site, applications for Hope VI, Mixed Finance Modernization and development will be submitted within the five year plan period.
- 2) Conversion of Public Housing: The Special Applications Center lists South Side Terrace Homes (SSTH) on their website of developments that should be converted to Section 8 assistance. OHA certifies that a cost analysis has been completed and the Omaha Housing Authority has determined it is more cost effective to continue operating the South Side Terrace, NE001000001, development as public housing than to convert the units in the development to tenant-based assistance.

OHA Development NE001000001 South Side Terrace contains 359 dwelling units on one site and is identified on the HUD Special Applications Center website as a possible candidate for required conversion. OHA completed a cost analysis using the HUD calculator rule and cost comparison spreadsheet to certify that the development is more cost effective to continue operating as public housing than to convert to tenant based assistance. OHA has no intent of converting this development because of the need for larger units for extremely low and low income families.

Type of unit	# of units	Type of structure	TDC per unit	HCC per unit	Total TDC	Total HCC
1	42	Row/Townhouse	\$145,730	\$83,275	\$6,120,660	\$3,497,550
2	109	Row/Townhouse	\$172,857	\$98,776	\$18,841,413	\$10,766,584
3	126	Row/Townhouse	\$205,983	\$117,983	\$25,953,858	\$14,865,858
4	21	Row/Townhouse	\$242,591	\$138,623	\$5,094,411	\$2,911,083
5	51	Row/Townhouse	\$265,641	\$151,795	\$13,547,691	\$7,741,545
6+	10	Row/Townhouse	\$287,404	\$164,231	\$2,874,040	\$1,642,310
	359		Total cost		\$72,432,073	\$41,424,930

Per 24CFR — Part 972.127(a), the Department of Housing and Urban Development stipulates that the revitalization costs for a development must be reasonable and cannot exceed 90 percent of HUD's total development cost (TDC) limit for the units to be revitalized. The table above is a calculation of the current TDC and HCC for the existing units at this development. Projected five-year rehabilitation costs are based on a capital needs assessment performed by DLR Group, a qualified Architectural and Engineering firm and are projected to be \$12,336,817 for five years. Because the projected five-year cost to rehabilitate this property does not approach 90% of TDC or HCC, the investment needed at this South Side Development does not appear to be unreasonable.

7.0

Steps are also being taken to identify properties in OHA's Scattered Site inventory that will be more cost effective converted to tenant based and project based Section 8. Applications for disposition and conversion to tenant based and project based section 8 will be submitted for units identified in all four scattered site developments. OHA will submit applications to convert poor performing units from its four scattered site developments in 2010. Units that are determined to not be suitable for conversion or for retention as public housing will be planned for disposition or demolition. Please refer to GOAL #5 of the Five Year Plan.

- 3) Homeownership-Since 2003, OHA has offered a Homeownership program to our public housing as well as our Section 8 tenants. Households must earn at least \$10,300 annually to participate, and can earn no more than 80% of area median income.

OHA's Homeownership Plan does not include any of the Hawkins replacement units. These 169 units are not eligible under OHA's Homeownership plan. See table below for public housing project numbers and total unit counts:

AMP	Total Units	Non-Dwelling units to be Excluded	Hawkins units to be Excluded	Total units in HO Plan
NE0010000 016	248		54	173
NE0010000 017	162		44	107
NE0010000 018	114	2	49	101
NE0010000 019	76		22	52
Total Units	600	(2)	(169)	429

7.0

- 4) Project-Based Vouchers - OHA is also completing a voluntary conversion assessment of its four Scattered Site Developments composed of 600 units. The four Scattered Site developments are comprised of a mix of new construction and acquisition with rehabilitation developments including 169 Hawkins' Replacement Units which cannot be converted or otherwise disposed. The assessment will determine the feasibility of keeping all 114 of the duplex building units in the public housing inventory or only 7 of the duplex buildings containing 11 accessible units as they comprise 25% of the accessible scattered site housing which is currently under the direction of the Voluntary Compliance Agreement (VCA) with HUD / FHEO.

AMP	Total Units	Non-Dwelling units to be Excluded	Hawkins units to be Excluded	Total units to be considered for voluntary conversion to Tenant or Project Based Section 8
NE0010000 016	248		54	173
NE0010000 017	162		44	107
NE0010000 018	114	2	49	101
NE0010000 019	76		22	52
Total Units	600	(2)	(169)	429

At a minimum the OHA will consider conversion or disposition of the 317 Scattered Site units that are neither Hawkins', Section 504 Accessible or located in Duplex Buildings.

AMPs	NE0010000 016	NE0010000 017	NE0010000 018	NE0010000 019	Total
Duplex Units	74	24	6	10	114

Under the Voluntary Conversion method OHA would endeavor to seek funding to renovate the scattered site units and to maintain them as affordable housing for income eligible families.

8.0

**Capital Improvements.** Please complete Parts 8.1 through 8.3, as applicable.

8.1

**Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

**ne001k01 – FY2010 Annual Statement**  
**ne001l01 – Open Programs – P&E Reports**

8.2

**Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

**ne001m01 – Five Year Action Plan**

8.3

**Capital Fund Financing Program (CFFP).**

Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.

**Housing Needs.** Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

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

<b>Housing Needs of Families on the Waiting List</b>			
As of 6/30/2009			
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	570	100%	612
Extremely low income <=30% AMI	545	95.6%	
Very low income (>30% but <=50% AMI)	25	4.4%	
Low income (>50% but <80% AMI)	0	0%	
Families with children	213	37.3%	
Elderly families	9	1.5%	
Families with Disabilities	47	8.2%	
African-American	423	74.2%	
White	109	19.1%	
Hispanic	32	5.6%	
Other	38	6.7%	
Characteristics by Bedroom Size (Public Housing Only)	570	100%	
1BR	349	61.2%	
2 BR	52	9.1%	
3 BR	61	10.7%	
4 BR	64	11.2%	
5 BR	22	3.9%	
6+ BR	22	3.9%	
The waiting list for public housing is currently closed.			
The waiting list for public housing has been closed for 6 months.			
Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes			
Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

9.0

**Housing Needs of Families on the Waiting List**

As of 6/30/2009

9.0

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	261	100%	550
Extremely low income <=30% AMI	237	90.8%	
Very low income (>30% but <=50% AMI)	24	9.2%	
Low income (>50% but <80% AMI)	0	0	
Families with children	150	57.5%	
Elderly families	3	1.1%	
Families with Disabilities	7	2.7%	
African-American	212	81.2%	
White	43	16.5%	
Hispanic	6	2.3%	
Other	6	2.3%	
Characteristics by Bedroom Size	261	100%	
1BR	108	41.4%	
2 BR	74	28.3%	
3 BR	45	17.4%	
4 BR	16	6.1%	
5 BR	9	3.4%	
6+ BR	9	3.4%	

The Section 8 waiting list is currently closed

How long has it been closed? 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

9.1

**Strategy for Addressing Housing 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. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

In review of our waiting list, our population appears to be consistent with the City of Omaha overall where the average household size is 2.42 persons, based on 2000 Census Bureau Statistics. As can be seen on our waiting list, approximately 70% of the applicants for public housing and for Section 8 housing are in need of 1-2 bedroom units.

Although, OHA has merged 8 residential units into 4 units to create units with more bedrooms to accommodate bigger families, the number of families on the waiting list in need of 5 – 6 continues to increase slightly. Considering that we have been successful in housing bigger families, this increase indicates an increasing need for units with a larger number of bedrooms however the number of families that need 1-2 bedrooms far exceeds those who need numerous bedrooms.

Another finding worth mentioning is the low number of elderly on the waiting list. Based on 2000 Census Bureau Statistics, approximately 20% of the population is elderly in the City of Omaha. The percentage of elderly on OHA's waiting list is only 1.4%. There are many factors that contribute to this lower percentage that OHA experiences, however, one of the factors appears to be that OHA does not have an acceptable product for the aging, low income population.

As stated in the City of Omaha's consolidated Action Plan for 2009, the demolition of the Pleasant/View development allows the site to be renewed and revitalized through the development of commercial/retail and new construction of mixed income housing citing that the first phase of development would be for the Omaha Housing Authority to construct 24 cottage style one and two bedroom units for elderly and disabled on the Pleasant View site in close proximity to the Charles Drew Health Center. This would assist in providing for the needs of the aging, low income population that OHA doesn't appear to fully serve.

<p><b>10.0</b></p>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. EXECUTIVE SUMMARY – ne001n01</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p><b>Definition of "Substantial Deviation" and "Significant Amendment or Modification"</b></p> <p>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.</p> <p>The OHA will consider the following actions to be significant amendments or modifications:</p> <ul style="list-style-type: none"> <li>• Changes to rent or admissions policies or organization of the waiting list;</li> <li>• 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</li> <li>• Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.</li> </ul> <p>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.</p>
<p><b>11.0</b></p>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (Attachment ne001no1)</p> <p>(g) Challenged Elements – See Below.</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) Contained in 5-year and annual plan</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) Contained in 5-year and annual plan</p>

**PHA Plan Challenged Elements 11(g)**

OHA's RAB/CAC did not challenge any element of the PHA Plan. Challenges observed by OHA are as follows:

**1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.**

Challenges that we experience in Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures are few, however, one challenge discovered relates to our Deconcentration Plan. Although OHA supports de-concentration of poverty and encourages residents to move into areas that are not identified as highly concentrated poverty areas, these residents have been faced with issues. The areas not identified as highly concentrated poverty areas lack the support that these families require. These residents experienced issues with transportation, child care, access to social service support and overall blending into the neighborhood.

**2) Financial Resources.**

The biggest challenge with Financial Resources is that they are not sufficient to adequately serve the basic needs of our residents. This begins with the fact that the operating subsidy and capital funds are less than 100%. Other funding is limited and unavailable to us due to our quasi-government status and the competitive nature of the sources. The property needs far outweigh the funds available for the necessary repairs and improvements to the properties. Coupled with the unique needs our residents have that cannot be served with insufficient funding.

**3) Community Service and Self-Sufficiency.**

The challenge we find in the community service requirement is the motivation by the tenant to complete the requirement. This is a positive requirement to have however, some tenants look at it more as an inconvenience. We are working to counsel more tenants one on one to encourage them to get involved, or stay involved, in FSS. This will bring a positive improvement to their lifestyle and many tenants see that, but also shy away from the challenge involved. Our expectation is that working closer with the tenant will result in more involvement in our FSS program.

**4) Safety and Crime Prevention.**

**Public Housing Security Program**

A positive relationship has been formed with the local police department which helps keep our challenges down. Our site managers are also committed to enforcing our Ban and Bar policy to keep problems off of the sites; however, it is a challenge to always be on the look out for safety and crime prevention issues. Funding is not available to have a training safety officer at each of the developments, and often times the neighborhood safety and crime issues overlap onto the sites and their tenants.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## **Instructions form HUD-50075**

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### **1.0 PHA Information**

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### **2.0 Inventory**

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV)

### **3.0 Submission Type**

**INDICATE WHETHER THIS SUBMISSION IS FOR AN ANNUAL AND FIVE YEAR PLAN, ANNUAL PLAN ONLY, OR 5-YEAR PLAN ONLY.**

### **4.0 PHA Consortia**

Check box if submitting a Joint PHA Plan and complete the table.

### **5.0 Five-Year Plan**

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

**PHA Plan Elements.** (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. (**Note: applies to only public housing.**)

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

#### 7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: [http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)  
**Note:** This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: **1)** A description of any building or buildings

agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

#### 8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any portion of its

CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a 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. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

**Summary Totals by Property (Row) and Gross Income Group (Column)**

	Under 5000	5000- 9999	10000- 14999	15000- 19999	20000- 24999	25000- 29999	30000- 34999	35000- 40000	Over 40000	Totals
sp- Spencer	58 \$1,868	33 \$7,221	11 \$12,905	3 \$17,196	2 \$20,841	1 \$28,841	0 \$0	1 \$35,497	0 \$0	109 \$5,929
ss- South Side	171 \$1,942	88 \$7,398	42 \$12,212	9 \$16,751	9 \$22,223	3 \$27,601	10 \$31,911	2 \$36,356	1 \$40,581	335 \$7,051
<b>Total</b>	229 \$1,923	121 \$7,350	53 \$12,356	12 \$16,882	11 \$21,972	4 \$27,919	10 \$31,911	3 \$36,069	1 \$40,581	444 \$6,775

Above table reflects household incomes at Spencer Homes and at South Side Terrance – OHA’s family developments. Based on the results of this analysis, OHA will continue making special efforts to attract or retain higher-income families.

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**Deconcentration Plan for the Omaha Housing Authority's  
Housing Choice Voucher Program**

**June 2009**

**Table of Contents**

Introduction	Page 2
Background	Page 2
Continuation of Deconcentration Plan	Page 4
Plan Components	Page 10
References	Page 13
Appendix	Page 14

**Prepared by the National Association of Housing and  
Redevelopment Officers (NAHRO)**

Tony Caldwell – NAHRO Consultant

## **Introduction**

The Omaha Housing Authority (OHA) continues to embrace the deconcentration of poverty by updating and issuing a revised Deconcentration Plan. The Plan was developed in 2002 and last revised in 2004. In the 2004 plan, the OHA evaluated and refocused its efforts outlined in the 2002 plan. This perspective continues to guide the preparation of the 2009 Deconcentration Plan.

The concept deconcentration has been a part of Federal housing policy for some time. The Department of Housing and Urban Development (HUD) supports deconcentration and encourages Public Housing Agencies (PHAs) to embrace the concept. Federal housing policy has developed along three fronts:

- Creating income diversity within public housing developments that continue to be owned and operated by PHAs under the rules of the public housing program.
- Creating income diversity in new or redeveloped housing projects, including former public housing projects redeveloped under the HOPE VI program.
- Encouraging the use of tenant-based housing vouchers for families to relocate to neighborhoods that will improve the life opportunities of family members.

The OHA has embraced the concept of using tenant based vouchers to support its efforts to deconcentrate poverty in its metropolitan area. The OHA's new Annual Plan has been and will continue to be the preparation of families to make moves to low-poverty areas, increase the physical possibility for families to search for housing in low-poverty areas, help families financially with the move (where possible), provide incentives to landlords, and adjust the payment standard to provide additional subsidy in low-poverty areas.

## **Background**

OHA's effort at deconcentration started with the Hawkins vs. HUD Consent Decree which focused on OHA's need to address deconcentration in its Housing Choice Voucher (HCV) Program. OHA set in motion a series of activities aimed at meeting the provisions outlined in the Decree. The Hawkins decree focused on 21 tracts that had been identified as impacted, with all being in North Omaha except for one tract in southeast Omaha. Because of the Decree, OHA was able to concentrate efforts on providing additional housing opportunities and HCVs specifically aimed at encouraging participants to move outside of impacted areas. In 2000, HUD approved an exception payment standard to encourage landlords, outside the impacted area, to accept HCV participants. Furthermore, HUD supported OHA's efforts to implement mobility counseling for families relocate from public housing units. Although the Hawkins Decree was subsequently vacated on November 16, 2006, OHA continues to promote deconcentration efforts

in its metropolitan housing area. This plan discusses OHA's efforts for continued deconcentration.

The objective of the Deconcentration effort is to ensure that families are housed in a manner that will prevent a concentration of poverty families in impacted census tracts. The specific objective of the OHA is to promote families to move to non-impacted areas to live. OHA adopted an 11.3% poverty rate to define impacted areas as part of its deconcentration plan. Additionally, OHA established a series of key components to support its efforts at deconcentration. These elements are based on the experiences of the OHA and the experiences of other Public Housing Agencies (PHAs) that have implemented deconcentration plans. These components are:

- Prepare families to make moves to low poverty areas.
- Make it physically possible to search for housing in non-impacted areas and to be able to maintain living there.
- Help families with the financial cost of moving to non-impacted areas through assistance.
- Provide additional incentives to landlords to accept HCV families.
- Set payment standards at higher levels to facilitate families moving to non-impacted areas.

As with most operational definitions, neighborhood quality has focused on the poverty rate as a proxy for other dimensions of neighborhood quality that can be measured by the census, and implicitly for dimensions that cannot. Much of the analysis of neighborhood quality has focused on the most distressed neighborhoods (Jargowsky, 1997), rather than on how to define a neighborhood that has positive effects on poor adults and children. Ingrid Ellen and Margery Turner have provided an excellent outline on what neighborhood quality means, setting forth hypotheses about why neighborhood might make a difference based on the research literature regarding environmental influences on behavior at various life stages (Ellen and Turner, 1997). According to Ellen and Turner, desirable neighborhood characteristics include:

- Access to good services, especially to good schools.
- Presence of adults who can serve as role models for acceptable behavior.
- Absence of negative influence from peers, especially for teenagers.
- Informal networks through which to gain access to services and employment.
- Low levels of crime and violence.
- Physical access to jobs.

Sandra Newman and Ann Schnare (Newman and Schare, 1997) compare the poverty rate with other census-based measures and find that poverty is a reasonable proxy for other indicators.

In the past, poverty was specifically viewed based on African-American poverty rates. However, the demographics for Omaha have changed and now show an increasing Hispanic population that is quickly overtaking other groups in the Omaha Metropolitan Statistical Area. The impact of these changing demographics may require OHA to re-evaluate the scope of its deconcentration efforts and change how it services and measures its efforts at deconcentration.

For a national benchmark against which to assess the performance of the voucher program as a whole, HUD has chosen a 20-percent poverty rate, on the assumption that neighborhoods with between 10 and 20 percent of their population in poverty still basically function as middle-income neighborhoods. Analysts rating the neighborhoods in which public and assisted housing units are located go along with this assessment without subjecting it too much scrutiny (Khadduri et al., 1996). This definition of a neighborhood providing opportunities for poor families and their children passes the weak test that no one has objected strongly by pointing out real life contrary examples.

## **Continuation of Deconcentration Plan**

### **Revised Plan Summary**

The OHA believes that its approach to deconcentration from 2004 to 2009 continues to demonstrate success. OHA established several key objectives to guide the organization towards its mission. There were three important aspects to the deconcentration plan: 1) Mobility Counseling, 2) Financial assistance to movers, and 3) flexibility in the Payment Standard. As discussed in the 2004 Plan, the OHA found it necessary to discontinue its relationship with an outside mobility counseling firm. However, the OHA continues to encourage HCV families to move away from impacted areas. The OHA has also found that funding organization foundations which provide moving assistance have fewer financial resources and thus help fewer families.

### **Demographic Data**

Characterized by steady growth, the Omaha Metropolitan Statistical Area (MSA) has a population of 828,741 in 2007 and projected to grow to 866,532 by 2012. The eight-county Greater Omaha area includes Douglas, Sarpy, Saunders, Cass and Washington counties in Nebraska and Pottawattamie, Harrison and Mills counties in Iowa – making it the 60th largest MSA in the country. As a matter of fact, more than 1.2 million people live within a 60-minute drive of Greater Omaha. At the center of this region is the City of Omaha. Located in Douglas County, it has a population of 419,545, making it the nation's 42<sup>nd</sup> largest city in the United States of America. The OHA provides subsidized housing in Douglas and Sarpy counties.

The 2007 population of Greater Omaha is 828,741. The 2000 Census revealed a population of 767,041, and in 1990 it was 685,798 representing an increase of 11.8%. It is estimated that the population will be 866,532 in 2012, representing an increase of 4.6% from 2007. In 2007, the median age of the population was 35.2, compared to the U.S. median age which was 36.7. The population density is 188.1 people per square mile in 2007 and is projected to increase to 196.7 by 2012. This growth in population will continue to draw upon the subsidized housing services provided by the OHA.

Current 2009 OHA data shows that 60.4% of head-of-households are less than 40 years of age. Additionally, 89.9% of all households currently enrolled in the HCV program are headed by females. Furthermore, 54.5% of all family members participating in the HCV program are youths, under 18 years of age. The majority of families participating in the HCV program are single mothers with young children.

**Omaha MSA Population Data Table**

Greater Omaha Population (MSA)	1990 Census	2000 Census	2007 Estimate	2012 Projection
Total Population	685,798	767,041	828,741	866,532
Population Density (Pop/Sq Mi)	155.7	174.1	188.1	196.7
Total Households	257,286	294,502	319,444	335,585
Source: U.S. Census Bureau, Applied Geographic Solutions – 2007 Update				

### OHA HCV Statistics

The OHA maintains HCV data by census tract. The following table shows a comparison between data from the 2002 and 2004 Deconcentration reports and current 2009 HCV data by census tract. The census tracts displayed in the table were those identified as impacted by the Hawkins decree. Data from the table shows a significant decrease in HCV holders in these qualified tracts between the 2000 census and 2002 Deconcentration Reports. During that two year period, an additional 368 HCV holders moved out of the qualified census tracts. This decrease in concentrated low-poverty families demonstrated the OHA’s proactive application of its deconcentration plan outlined in the 2002 report and further highlighted in the 2004 report. The 2002 Report identified 56% of all HCV families residing in the 21 census tracts restricted in the Hawkins Decree. Additionally, more than 83% of participating HCV families lived the area of Omaha that is east of 72<sup>nd</sup> Street.

Although the 2004 report does not present and voucher data by census tract for 2004, this update to the deconcentration report shows three points in time for HCV families identified by the restricted census tracts. The data highlights many of issues that have impacted the OHA’s ability to move its deconcentration plan forward. The 2009 data shows some regression in the deconcentration plan when the raw numbers are reviewed. However, the total number of HCV families living in the restricted census tracts has declined from 56% in the 2002 report to 51% today. Additionally, only 77.8% of HCV families live east of 72<sup>nd</sup> Street in 2009 compared with 83% in 2002.

OHA Deconcentration Report Update- 2009

Impacted Census Tracts Data Table

Impacted census tract	Section 8 Vouchers 2000 Census	Section 8 Vouchers 2002 Report	Section 8 Vouchers 2009 Update	Difference 2000 Census and 2002 Report	% Difference 2000 Census and 2002 Report	Difference 2004 Report and 2009 Update	% Difference 2004 Report and 2009 Update
<b>Douglas County</b>							
3	169	128	126	(41)	-24.3%	(2)	-1.6%
6	62	59	54	(3)	-4.8%	(5)	-8.5%
7	44	47	41	3	6.8%	(6)	-12.8%
8	60	38	51	(22)	-36.7%	13	34.2%
10/11*	142	92	153	(50)	-35.2%	61	66.3%
9/12*	96	108	118	12	12.5%	10	9.3%
29	13	13	34	0	0.0%	21	161.5%
51	40	85	45	45	112.5%	(40)	-47.1%
52	51	51	41	0	0.0%	(10)	-19.6%
53	126	83	121	(43)	-34.1%	38	45.8%
54	125	95	98	(30)	-24.0%	3	3.2%
58	94	74	73	(20)	-21.3%	(1)	-1.4%
59.01	191	149	131	(42)	-22.0%	(18)	-12.1%
59.02	129	108	113	(21)	-16.3%	5	4.6%
60	242	205	235	(37)	-15.3%	30	14.6%
61.01	134	105	137	(29)	-21.6%	32	30.5%
61.02	223	162	257	(61)	-27.4%	95	58.6%
63.01	14	9	34	(5)	-35.7%	25	277.8%
63.03	75	51	97	(24)	-32.0%	46	90.2%
<b>Total</b>	<b>2030</b>	<b>1662</b>	<b>1959</b>	<b>(368)</b>	<b>-18.1%</b>	<b>297</b>	<b>15.2%</b>

\* These tracts were combined for the 2000 Census Data provide by Omaha Housing Authority - June 2009 and the OHA 2002 and 2004 Deconcentration Reports

The City of Omaha does not have named neighborhoods. The OHA has used the following geographical designation to identify and divide the city into four areas as follows:

- North Omaha North Of Dodge and East of 72<sup>nd</sup> Street (2,666 vouchers)
- South Omaha South of Dodge and East of 72<sup>nd</sup> Street (345 vouchers)
- Northwest Omaha North of Dodge and West of 72<sup>nd</sup> Street (448 vouchers)
- Southwest Omaha South of Dodge and West of 72<sup>nd</sup> Street (410 vouchers)

Although the OHA's current software has the ability to track participants by census tract, the OHA does not currently track participants in this manner. However, the OHA maintains a separate database to track census tract data. According to data supplied by the OHA, as of February 2009, there were 3,869 HCVs in use. Of those voucher in use, 1,959 were currently being used in census tracts listed as high poverty areas. The percentage of deployed vouchers in impacted areas is down from the percentage in 2002.

**Omaha MSA Quadrant Data Table**

North Omaha East of 72nd and North of Dodge		South Omaha East of 72nd and South of Dodge		Northwest Omaha West of 72nd and North of Dodge		Southwest West of 72nd and South of Dodge		Grand Total of HCV in MSA
Total	2666	Total	345	Total	448	Total	410	3869
Percentage	68.9%	Percentage	8.9%	Percentage	11.6%	Percentage	10.6%	100.0%

The OHA has used these four quadrants to track the movement of their clients as they work to deconcentrate poverty in the City of Omaha. Exhibit C show highlighted census tracts. The current concentration of poverty remains highest in North Omaha, followed by Northwest Omaha, then South Omaha and finally Southwest Omaha. It has been the perspective of the OHA to encourage participants to move from identified high poverty census tracts in North Omaha and South Omaha, to areas that are not high poverty census tracts. At first thought, it would seem easy enough to do this by providing incentives to both applicants and landlords. However, there are numerous issues that impacted this action from taking place.

**Race & Ethnicity**

In 2007, the racial makeup of Greater Omaha was as follows: 86.0% White; 7.3% Black; 0.3% Native American; 1.8% Asian/Pacific Islander; and 2.7% Other. Compare these to the US racial makeup which was: 74.5% White, 12.0% Black, 0.8% Native American, 4.6% Asian/Pacific Islander and 5.3% Other.

People of Hispanic ethnicity are counted independently of race. However, most Hispanics consider themselves to be white. This does impact the growth of the White population in the Omaha (MSA) demographics. People of Hispanic origin make up 7.4% of Greater Omaha's 2007 population. Compare this to the U.S. makeup of 15.1%. Changes in the population within each race and ethnicity category from the 1990 Census to the 2000 Census are as follows: 15.7% American Indian, Eskimo, Aleut Population; 73.9% Asian, Pacific Islander; 15.6% Black; 139.8% Hispanic Ethnicity; 191.6% Other; White 6.9%.

However, the estimated change in population demographics is not so dramatic from the 2000 census to the 2007 estimated population changes. The changes are as follows: -26.7% American

Indian, Eskimo, Aleut Population; 28.9% Asian, Pacific Islander; 2.1% Black; 52.2% Hispanic Ethnicity; 14.6% Other; White 7.9%.

This would suggest that the rate minority population increases has slowed, but the makeup of the minority population is shifting from Black to Hispanic. The 2007 population estimates show that Blacks are 7.3% of the Omaha (MSA) and Hispanics are 7.4% of the Omaha (MSA). These trends are expected to continue through 2012, when the Hispanic population is expected to be 1.6% greater than the Black population. Additionally, The Asian and Pacific Islander population will continue to show modest growth in 2007 and through 2012. However, the Black population will continue to shrink in comparison with other races and ethnicity.

**Omaha MSA Race/Ethnicity Data Table**

Population by Race/Ethnicity	1990 Census	% of Pop. 1990	2000 Census	% of Pop. 2000	2007 Estimate	% of Pop. 2007	2012 Projection	% of Pop. 2012
White	617,696	90.1%	660,322	86.1%	712,645	86.0%	744,479	85.9%
Black	51,507	7.5%	59,522	7.8%	60,762	7.3%	61,806	7.1%
Native American or Alaska Native	3,361	0.5%	3,889	0.5%	2,849	0.3%	2,306	0.3%
Asian or Pacific Islander	6,527	1.0%	11,353	1.5%	14,638	1.8%	16,918	2.0%
Other Race	6,669	1.0%	19,447	2.5%	22,286	2.7%	25,611	3.0%
Two or More Races		0.0%	12,508	1.6%	15,552	1.9%	15,374	1.8%
Hispanic Ethnicity	16,778	2.4%	40,232	5.2%	61,223	7.4%	75,615	8.7%
Non-Hispanic Ethnicity	669,007	97.6%	726,809	94.8%	767,518	92.6%	790,917	91.3%

Source: U.S. Census Bureau, Applied Geographic Solutions – 2007 Update

The population of the Omaha MSA does not show the same general trends that most metropolitan areas are experiencing, which is an aging population. However, the growth in the average age of that aging population is 1.5 years younger than the average across the US. This is indicative of the changing demographics of the ethnic and racial population of the area. The continuing shift downward, as a percentage of the population, of African-Americans and continuing shift upward, as a percentage of the population, of Hispanics; makes the overall demographics of the Omaha MSA more complex when discussing poverty. The ability to impact poverty in identified areas requires a much broader approach than what was originally identified in the Hawkins vs. HUD Consent Decree. The ability of OHA to deal with both racial and ethnic poverty requires a shift in program focus and application of deconcentration efforts.

**Omaha MSA Population by Age Data Table**

Population by Age Omaha MSA	1990 Census	% of Pop. 1990	2000 Census	% of Pop. 2000	2007 Estimate	% of Pop. 2007	2012 Projection	% of Pop. 2012
0 to 4	55,034	8.0%	56,232	7.3%	62,123	7.5%	63,748	7.4%
5 to 14	106,898	15.6%	117,198	15.3%	114,214	13.8%	120,319	13.9%
15 to 19	48,067	7.0%	57,103	7.4%	57,549	6.9%	57,077	6.6%
20 to 24	48,735	7.1%	52,193	6.8%	58,964	7.1%	57,835	6.7%
25 to 34	123,609	18.0%	111,575	14.5%	119,757	14.5%	120,390	13.9%
35 to 44	105,300	15.4%	125,298	16.3%	117,710	14.2%	115,684	13.4%
45 to 54	66,862	9.7%	102,470	13.4%	119,833	14.5%	122,160	14.1%
55 to 64	55,310	8.1%	61,012	8.0%	86,552	10.4%	104,125	12.0%
65 to 74	43,012	6.3%	44,882	5.9%	47,999	5.8%	59,670	6.9%
75 to 84	24,301	3.5%	28,730	3.7%	31,017	3.7%	32,241	3.7%
85+	8,577	1.3%	10,348	1.3%	12,980	1.6%	13,277	1.5%

Source: U.S. Census Bureau, Applied Geographic Solutions – 2007 Update

**Income**

In 2007, the median household income in Greater Omaha was \$55,805, compared to the U.S. median of \$51,680. The Census revealed median household incomes of \$44,671 in 2000 and \$29,967 in 1990 representing an increase of 49.1%. It is estimated that the median household income will increase 12.9% by 2012 and reach \$63,012. In 2007, the per capita income was \$25,272, compared to the U.S. per capita, which was \$25,232. The 2007 average household income was \$63,626, compared to the U.S. average of \$65,273.

**Omaha MSA Income by Household Data Table**

Households by Income	1990 Census	% of Pop. 1990	2000 Census	% of Pop. 2000	2007 Estimate	% of Pop. 2007	2012 Projection	% of Pop. 2012
\$0 - \$14,999	55,941	21.7%	35,504	12.1%	28,894	9.0%	26,508	7.9%
\$15,000 - \$24,999	49,830	19.4%	37,049	12.6%	30,293	9.5%	27,900	8.3%
\$25,000 - \$34,999	45,820	17.8%	39,990	13.6%	34,047	10.7%	28,934	8.6%
\$35,000 - \$49,999	50,983	19.8%	51,820	17.6%	47,443	14.9%	45,883	13.7%
\$50,000 - \$74,999	37,153	14.4%	65,063	22.1%	69,189	21.7%	69,290	20.6%
\$75,000 - \$99,999	9,797	3.8%	32,941	11.2%	46,244	14.5%	49,048	14.6%
\$100,000 - \$149,999	4,906	1.9%	21,547	7.3%	40,466	12.7%	54,406	16.2%
\$150,000+	2,826	1.1%	10,588	3.6%	22,868	7.2%	33,616	10.0%

Source: U.S. Census Bureau, Applied Geographic Solutions – 2007 Update

## **Plan Components**

### **Current Issues**

Participants who want to take advantage of OHA's deconcentration incentive program are faced with multiple concerns regarding the program. In my conversations with the OHA staff reported to me that many participants who moved into areas that were not identified as highly concentrated poverty areas, have found issues with transportation, child care, access to social service support and blending into the neighborhood. These issues have forced many to reconsider their initial move to the low poverty area. Many simply make the move to the low poverty area for the required time period and then move to more familiar areas that provide the support they require. The on-going reduction of services by many jurisdictions and non-profits further exacerbates the issues faced by low-income participants.

### **Plan Objectives**

Despite these issues, the OHA 5 Year Plan, for Fiscal Years 2007 – 2011, affirmatively supports the on-going effort to move families to non-impacted census tracts. The OHA 5 year objectives include:

- Identify and provide voucher mobility counseling
- Continue to conduct outreach efforts to potential voucher landlords
- Continue the voucher homeownership program
- Create additional housing opportunities by converting public housing to vouchers

### **Continuing to Encourage Movement to Low Poverty Areas**

To date, the concern of OHA has been the self-selection inherent in voluntary deconcentration programs, and the screening that these programs apply to applicants work to bring forth participants that are likely to be more motivated and possess more human capital than the families that do not participate. Still, mobility programs typically have a low success rate, because fewer than half the applicants who are accepted are able to lease an apartment. According to OHA stakeholders, the incentive program (higher payment standard) put forth by the OHA is focused on attracting landlords who are willing to housing participants. The incentive works well when vacancy rates are high. However, when vacancy rates are low, landlords are less likely to rent to voucher holders. In good economic times, landlords can be more selective in who they house.

Basing definitions of opportunity neighborhoods on census data has clear advantages for program administration, eligibility thresholds can be set, programs can be monitored, and performance can be measured. But census data has well-known limitations. It ages and is less

useful at the end of a decade than at the beginning, and this may be a greater problem in the very census tracts that we are most concerned about: those in the middle ranges between clear concentrated poverty and clear affluence. In addition, functional boundaries of neighborhoods may not always coincide well with census tract boundaries.

Most important, census tracts that look the same by income, by demographic characteristics, by rents or house prices, or by other things measurable by the census may provide very different opportunities. For quality of education, the relevant area may be much larger than the census tract and this may differ greatly from place to place depending on how schools are organized geographically and administered on the ground. For access to jobs, access to the transportation net with reasonable commuting times to job centers cannot be measured through census data. The level of social cohesion, the strength of community-based institutions, and whether public and private investment are increasing or decreasing can be measured only through local information.

This all implies that the definition of opportunity neighborhoods should be made locally. However, the experience of the Regional Opportunities Counseling (ROC) program suggests caution about leaving the definition of opportunity neighborhoods entirely up to local program designers (Cunningham and Sawyer, 2005). For ROC, definitions of low-poverty areas range from 5 percent or fewer households in poverty to just under 40 percent of persons in poverty. This large range of definitions does not mirror real differences in local housing markets or neighborhood dynamics, but appears related instead to differences in how seriously the ROC site took the objective of moving to a lower poverty neighborhood.

It is important to set goals and to measure performance against benchmarks for the voucher program both nationally and for individual PHAs. However, this does not mean that a move to a low-poverty neighborhood is the right decision for every individual family. How to relate goals for deconcentration to individual family needs has is a particularly pressing issue with the widespread use of housing vouchers to relocate families from distressed public housing developments that are removed from the regular public housing program, either demolished or redeveloped. The OHA has experienced this situation directly. Over time, many of the families that have relocated to low-poverty areas have moved back to the same area from which they relocated. Many have cited an inability to create and maintain support mechanisms that further promote them living in these low-poverty areas.

### **OHA's Approach for Impacted Families**

For the OHA, it might be possible to take an incremental approach to setting goals for particular families who want to take advantage of the deconcentration plan. First, one can postulate that differences in neighborhood quality are linear and that any reduction in neighborhood poverty for a particular family is an improvement. Second, some families may want to or be prepared to change neighborhoods in stages rather than immediately moving from very high poverty to low

poverty. The experiences of OHA voucher users who have participated in the deconcentration plan clearly highlight some of the difficulties faced by these families. Perhaps the expectations for families moving out of impacted public housing developments should be different from our expectations for other families using vouchers. The anecdotal experiences of the OHA participants show families relocating from public housing or impacted census tracts are more likely than other families to face extreme discrimination in the private rental market and to have multiple family problems. Compared with public housing developments that are more than 70-percent poor, a private rental unit in a neighborhood with a poverty rate between 30 and 40 percent may be a real improvement even if it does not meet an ideal definition of neighborhood quality.

Another key objective, providing mobility counseling, is important for long-term success. Although, many mobility counseling programs are focusing on recruiting families from among those who are already using a housing choice voucher for at least 1 year, this may be a sensible way of structuring deconcentration efforts so that they are sensitive to the needs of individual families. In particular, it enables the counseling agency to separate the imperative of helping the family to use a voucher within the time allotted by the PHA from efforts to help the family move to a better neighborhood. The challenge will be finding a counseling agency with whom to create a partnership. Even if mobility programs expand and serve more families, there is an upper limit to their growth. This is defined by the political realities of the destination communities. Low-poverty areas are not anxious to receive large numbers of poor, public housing families, and there will typically be political backlash if current residents feel that these families are being forced into their neighborhoods.

#### **Deconcentration Commitment by OHA**

The OHA is committed to its continued deconcentration efforts. Stakeholders believe it is a key component to helping them meet their mission: *to provide quality, affordable, safe and sanitary housing for eligible family and other eligible persons.; to provide housing opportunities, free from discrimination; and promote self-sufficiency and economic independence for residents.*

## References

2002 Deconcentration Plan for the Omaha Housing Authority's Housing Choice Voucher Program

2004 Deconcentration Plan for the Omaha Housing Authority's Housing Choice Voucher Program

U.S. 2000 Census Data and updates

Data Outputs provided by the Omaha Housing Authority

- Annual Plan
- Administrative Plan
- Reports generated from agency software applications
- Stakeholder interviews

Jargowsky, Paul A. 1997. *Poverty and Place: Ghettos, Barrios, and the American City*. New York, NY: Russell Sage Foundation.

Newman, Sandra J., and Ann B. Schnare. 1997. "...and a Suitable Living Environment': The Failure of Housing Programs to Deliver on Neighborhood Quality," *Housing Policy Debate* 8:703-741.

Ellen, Ingrid Gould, and Margery Austin Turner. 1997. "Does Neighborhood Matter? Assessing Recent Evidence," *Housing Policy Debate* 8:833-866.

Cunningham, Mary K. and Sawyer, Noah. 2005. "Moving to Better Neighborhoods with Mobility Counseling," *Metropolitan Housing and Communities Center Brief* no. 8, March 2005

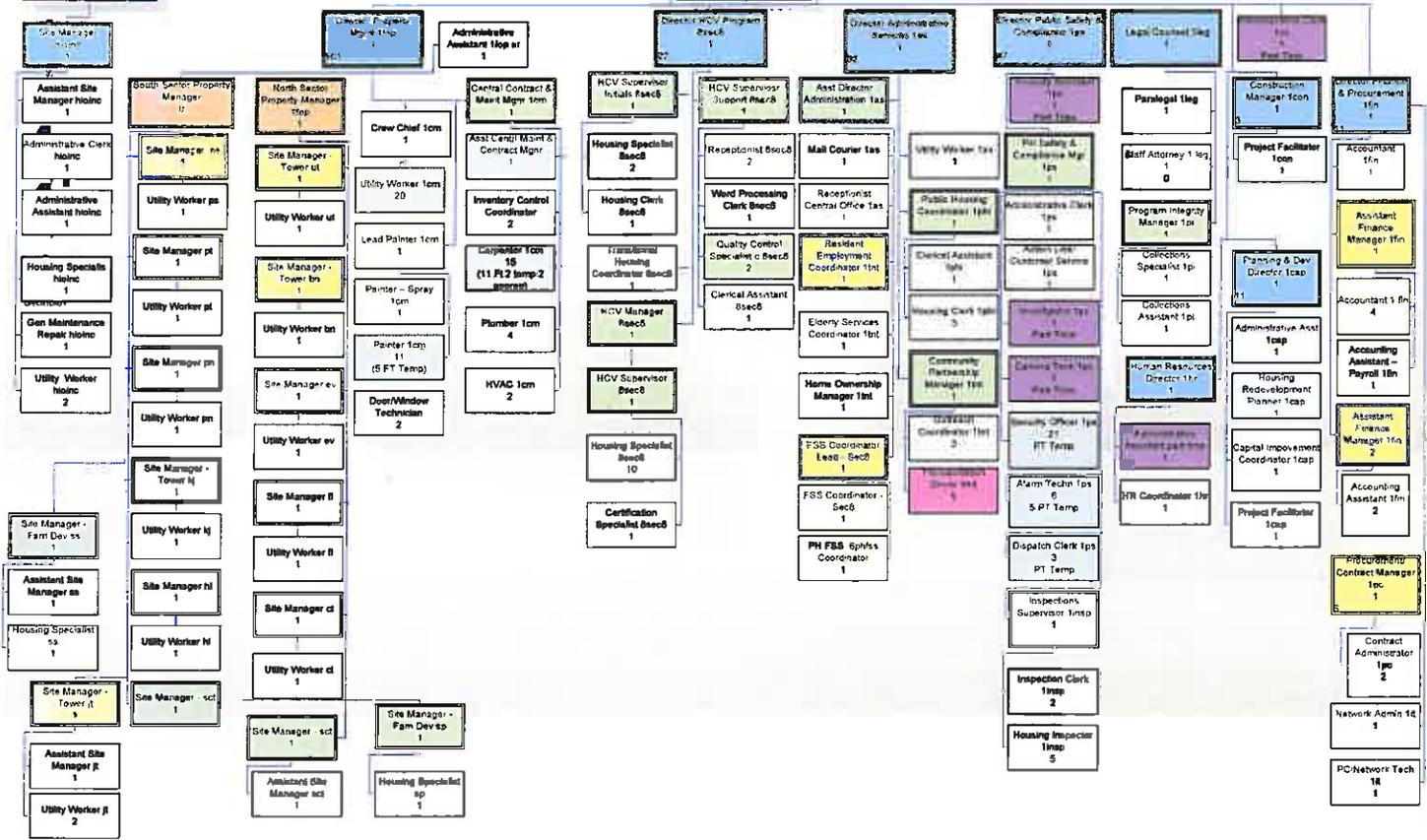








	OHA	HIO	Total
Full Time	205	8	213
Part Time	46	0	46
Total	251	8	259



**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. EVICITION ACTIONS BASED ON DECISION OF HEARING PANEL

If a resident has requested a Hearing, as provided herein, involving a Notice of Termination of a residency, and the Hearing Panel upholds OHA's action of terminate the resident, OHA shall not commence an eviction action in an appropriate court of law until it has served a Notice to Vacate on the resident, and in no event shall the Notice to Vacate be issued prior to the decision of the Hearing Panel having first been mailed or delivered

to the complainant. Such Notice to Vacate must be in writing and specify that if the resident fails to vacate the premises within the time indicated, appropriate action will be brought against him and he may be required to pay court costs and attorney fees. The Notice to Vacate shall indicate one of the following:

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

-OR-

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

### 13. MISCELLANEOUS PROVISIONS

- a. Amendments: No substantive amendments to these rules or significant changes in procedures may be made without first posting said amendments for a period of thirty (30) days as set forth in Subsection B herein, and providing the residents an opportunity to present written comments which shall be taken into consideration by OHA prior to the amendment becoming effective.
- b. Posting of Procedures: A copy of these procedures and of any revisions hereto shall be posted in a conspicuous place in every development and shall be available at every development, from OHA's Central Office and from the officers and representatives of the local resident organizations.
- c. Notice: All notices, answers or decisions required under these procedures to be sent to the resident must be delivered in person to an adult member of the resident's household or mailed, postage prepaid, to the resident.

### 14. ADMINISTRATION

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



Reserved

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## PART III: INFORMAL REVIEWS AND HEARINGS

### 16-III.A. OVERVIEW

When the PHA makes a decision that has a negative impact on a family, the family is often entitled to appeal the decision. For applicants, the appeal takes the form of an informal review; for participants, or for applicants denied admission because of citizenship issues, the appeal takes the form of an informal hearing.

PHAs are required to include in their administrative plans, informal review procedures for applicants, and informal hearing procedures for participants [24 CFR 982.54(d)(12) and (13)].

### 16-III.B. INFORMAL REVIEWS

Informal reviews are provided for program applicants. An applicant is someone who has applied for admission to the program, but is not yet a participant in the program. Informal reviews are intended to provide a “minimum hearing requirement” [24 CFR 982.554], and need not be as elaborate as the informal hearing requirements. (Federal Register Volume 60, No. 127, p 36490).

#### Decisions Subject to Informal Review

The OPHA must give an applicant the opportunity for an informal review of a decision denying assistance [24 CFR 982.554(a)]. Denial of assistance may include any or all of the following [24 CFR 982.552(a)(2)]:

- Denying listing on the PHA waiting list
- Denying or withdrawing a voucher
- Refusing to enter into a HAP contract or approve a lease
- Refusing to process or provide assistance under portability procedures
- Denial of assistance based on an unfavorable history that may be the result of domestic violence, dating violence or stalking. (See Section 3-III.G.)

Informal reviews are *not* required for the following reasons [24 CFR 982.554(c)]:

- Discretionary administrative determinations by the PHA
- General policy issues or class grievances
- A determination of the family unit size under the PHA subsidy standards
- A PHA determination not to grant approval of the tenancy
- A PHA determination that the unit is not in compliance with the HQS
- A PHA determination that the unit is not in accordance with the HQS due to family size or composition

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### OHA Policy

The OHA will only offer an informal review to applicants for whom assistance is being denied. Denial of assistance includes: denying listing on the OHA waiting list; denying or withdrawing a voucher; refusing to enter into a HAP contract or approve a lease; refusing to process or provide assistance under portability procedures.

### **Notice to the Applicant [24 CFR 982.554(a)]**

The OHA must give an applicant prompt notice of a decision denying assistance. The notice must contain a brief statement of the reasons for the OHA decision, and must also state that the applicant may request an informal review of the decision. The notice must describe how to obtain the informal review.

### **Scheduling an Informal Review**

#### OHA Policy

A request for an informal review must be made in writing and delivered to the OHA either in person or by first class mail, by the close of the business day, no later than 10 business days from the date of the OHA's denial of assistance.

The OHA must schedule and send written notice of the informal review within 10 business days of the family's request.

### **Informal Review Procedures [24 CFR 982.554(b)]**

The informal review must be conducted by a person other than the one who made or approved the decision under review, or a subordinate of this person.

The applicant must be provided an opportunity to present written or oral objections to the decision of the PHA.

The person conducting the review will make a recommendation to the OHA, but the PHA is responsible for making the final decision as to whether assistance should be granted or denied.

### **Informal Review Decision [24 CFR 982.554(b)]**

The OHA must notify the applicant of the OHA's final decision, including a brief statement of the reasons for the final decision.

#### OHA Policy

In rendering a decision, the OHA will evaluate the following matters:

Whether or not the grounds for denial were stated factually in the Notice.

The validity of grounds for denial of assistance. If the grounds for denial are not specified in the regulations, then the decision to deny assistance will be overturned.

The validity of the evidence. The OHA will evaluate whether the facts presented prove the grounds for denial of assistance. If the facts prove that there are grounds for denial, and the denial is required by HUD, the OHA will uphold the decision to deny assistance.

If the facts prove the grounds for denial, and the denial is discretionary, the OHA will consider the recommendation of the person conducting the informal review in making the final decision whether to deny assistance.

The OHA will notify the applicant of the final decision, including a statement explaining the reason(s) for the decision. The notice will be mailed within 10 business days of the informal review, to the applicant.

If the decision to deny is overturned as a result of the informal review, processing for admission will resume.

If the family fails to appear for their informal review, the denial of admission will stand and the family will be so notified.

### **16-III.C. INFORMAL HEARINGS FOR PARTICIPANTS [24 CFR 982.555]**

OHAs must offer an informal hearing for certain PHA determinations relating to the individual circumstances of a participant family. A participant is defined as a family that has been admitted to the OHA's HCV program and is currently assisted in the program. The purpose of the informal hearing is to consider whether the OHA's decisions related to the family's circumstances are in accordance with the law, HUD regulations and OHA policies.

The OHA is not permitted to terminate a family's assistance until the time allowed for the family to request an informal hearing has elapsed, and any requested hearing has been completed. Termination of assistance for a participant may include any or all of the following:

- Refusing to enter into a HAP contract or approve a lease
- Terminating housing assistance payments under an outstanding HAP contract
- Refusing to process or provide assistance under portability procedures

#### **Decisions Subject to Informal Hearing**

Circumstances for which the OHA must give a participant family an opportunity for an informal hearing are as follows:

- A determination of the family's annual or adjusted income, and the use of such income to compute the housing assistance payment
- A determination of the appropriate utility allowance (if any) for tenant-paid utilities from the OHA utility allowance schedule
- A determination of the family unit size under the OHA's subsidy standards
- A determination that a certificate program family is residing in a unit with a larger number of bedrooms than appropriate for the family unit size under the OHA's subsidy standards, or the OHA determination to deny the family's request for exception from the standards
- A determination to terminate assistance for a participant family because of the family's actions or failure to act
- A determination to terminate assistance because the participant has been absent from the assisted unit for longer than the maximum period permitted under OHA policy and HUD rules
- A determination to terminate a family's Family Self Sufficiency contract, withhold supportive services, or propose forfeiture of the family's escrow account [24 CFR 984.303(i)]
- A determination to deny admission based on an unfavorable history that may be the result of domestic violence, dating violence, or stalking.

Circumstances for which an informal hearing is not required are as follows:

- Discretionary administrative determinations by the OHA
- General policy issues or class grievances
- Establishment of the OHA schedule of utility allowances for families in the program
- A OHA determination not to approve an extension or suspension of a voucher term
- A OHA determination not to approve a unit or tenancy
- A OHA determination that a unit selected by the applicant is not in compliance with the HQS
- A OHA determination that the unit is not in accordance with HQS because of family size
- A determination by the OHA to exercise or not to exercise any right or remedy against an owner under a HAP contract

OHA Policy

The OHA will only offer participants the opportunity for an informal hearing when required to by the regulations.

## **Informal Hearing Procedures**

### ***Notice to the Family [24 CFR 982.555(c)]***

When the OHA makes a decision that is subject to informal hearing procedures, the OHA must inform the family of its right to an informal hearing at the same time that it informs the family of the decision.

For decisions related to the family's annual or adjusted income, the determination of the appropriate utility allowance, and the determination of the family unit size, the OHA must notify the family that they may ask for an explanation of the basis of the determination, and that if they do not agree with the decision, they may request an informal hearing on the decision.

For decisions related to the termination of the family's assistance, or the denial of a family's request for an exception to the OHA's subsidy standards, the notice must contain a brief statement of the reasons for the decision, a statement that if the family does not agree with the decision, the family may request an informal hearing on the decision, and a statement of the deadline for the family to request an informal hearing.

### OHA Policy

In cases where the OHA makes a decision for which an informal hearing must be offered, the notice to the family will include all of the following:

The proposed action or decision of the OHA.

A brief statement of the reasons for the decision including the regulatory reference.

The date the proposed action will take place.

A statement of the family's right to an explanation of the basis for the OHA's decision.

A statement that if the family does not agree with the decision the family may request an informal hearing of the decision.

A deadline for the family to request the informal hearing.

To whom the hearing request should be addressed.

A copy of the OHA's hearing procedures.

### ***Scheduling an Informal Hearing [24 CFR 982.555(d)]***

When an informal hearing is required, the OHA must proceed with the hearing in a reasonably expeditious manner upon the request of the family.

#### OHA Policy

A request for an informal hearing must be made in writing and delivered to the OHA either in person or by first class mail, by the close of the business day, no later than 10 business days from the date of the OHA's decision or notice to terminate assistance.

The OHA must schedule and send written notice of the informal hearing to the family within 10 business days of the family's request.

The family may request to reschedule a hearing for good cause, or if it is needed as a reasonable accommodation for a person with disabilities. Good cause is defined as an unavoidable conflict which seriously affects the health, safety or welfare of the family. Requests to reschedule a hearing must be made orally or in writing prior to the hearing date. At its discretion, the OHA may request documentation of the "good cause" prior to rescheduling the hearing.

If the family does not appear at the scheduled time, and was unable to reschedule the hearing in advance due to the nature of the conflict, the family must contact the OHA within 24 hours of the scheduled hearing date, excluding weekends and holidays. The OHA will reschedule the hearing only if the family can show good cause for the failure to appear, or if it is needed as a reasonable accommodation for a person with disabilities.

***Pre-Hearing Right to Discovery [24 CFR 982.555(e)]***

Participants and the OHA are permitted pre-hearing discovery rights. The family must be given the opportunity to examine before the hearing any OHA documents that are directly relevant to the hearing. The family must be allowed to copy any such documents at their own expense. If the OHA does not make the document available for examination on request of the family, the OHA may not rely on the document at the hearing.

The OHA hearing procedures may provide that the OHA must be given the opportunity to examine at the OHA offices before the hearing, any family documents that are directly relevant to the hearing. The OHA must be allowed to copy any such document at the OHA's expense. If the family does not make the document available for examination on request of the OHA, the family may not rely on the document at the hearing.

For the purpose of informal hearings, *documents* include records and regulations.

OHA Policy

The family will be allowed to copy any documents related to the hearing at a cost of \$.25 per page. The family must request discovery of OHA documents no later than 12:00 p.m. on the business day prior to the scheduled hearing date

The OHA must be given an opportunity to examine at the OHA offices before the hearing any family documents that are directly relevant to the hearing.

***Participant's Right to Bring Counsel [24 CFR 982.555(e)(3)]***

At its own expense, the family may be represented by a lawyer or other representative at the informal hearing. If you intend to be represented by Legal Counsel, advocate, or another party, you must notify the Omaha Housing Authority 48 hours prior to the date of the hearing.

***Informal Hearing Officer [24 CFR 982.555(e)(4)]***

Informal hearings will be conducted by a person or persons approved by the OHA, other than the person who made or approved the decision or a subordinate of the person who made or approved the decision.

### ***Attendance at the Informal Hearing***

#### **OHA Policy**

Hearings may be attended by a hearing officer and the following applicable persons:

A OHA representative which may include Legal Counsel and any witnesses for the OHA

The participant and any witnesses for the participant

The participant's counsel or other representative

Any other person approved by the OHA as a reasonable accommodation for a person with a disability

### ***Conduct at Hearings***

The person who conducts the hearing may regulate the conduct of the hearing in accordance with the OHA's hearing procedures [24 CFR 982.555(4)(ii)].

#### **OHA Policy**

The hearing officer is responsible to manage the order of business and to ensure that hearings are conducted in a professional and businesslike manner. Attendees are expected to comply with all hearing procedures established by the hearing officer and guidelines for conduct. Any person demonstrating disruptive, abusive or otherwise inappropriate behavior will be excused from the hearing at the discretion of the hearing officer.

### ***Evidence [24 CFR 982.555(e)(5)]***

The PHA and the family must be given the opportunity to present evidence and question any witnesses. In general, all evidence is admissible at an informal hearing. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.

#### OHA Policy

Any evidence to be considered by the hearing officer must be presented at the time of the hearing. There are four categories of evidence.

**Oral evidence:** the testimony of witnesses

**Documentary evidence:** a writing which is relevant to the case, for example, a letter written to the PHA. Writings include all forms of recorded communication or representation, including letters, words, pictures, sounds, videotapes or symbols or combinations thereof.

**Demonstrative evidence:** Evidence created specifically for the hearing and presented as an illustrative aid to assist the hearing officer, such as a model, a chart or other diagram.

**Real evidence:** A tangible item relating directly to the case.

*Hearsay Evidence* is evidence of a statement that was made other than by a witness while testifying at the hearing and that is offered to prove the truth of the matter. Even though evidence, including hearsay, is generally admissible, hearsay evidence alone cannot be used as the sole basis for the hearing officer's decision.

If either the OHA or the family fail to comply with the discovery requirements described above, the hearing officer will refuse to admit such evidence.

Other than the failure of a party to comply with discovery, the hearing officer has the authority to overrule any objections to evidence.

### ***Hearing Officer's Decision [24 CFR 982.555(e)(6)]***

The person who conducts the hearing must issue a written decision, stating briefly the reasons for the decision. Factual determinations relating to the individual circumstances of the family must be based on a preponderance of evidence presented at the hearing. A copy of the hearing must be furnished promptly to the family.

#### OHA Policy

In rendering a decision, the hearing officer will consider the following matters:

**PHA Notice to the Family:** The hearing officer will determine if the reasons for the PHA's decision are factually stated in the Notice.

**Discovery:** The hearing officer will determine if the OHA and the family were given the opportunity to examine any relevant documents in accordance with OHA policy.

**OHA Evidence to Support the PHA Decision:** The evidence consists of the facts presented. Evidence is not conclusion and it is not argument. The hearing officer will evaluate the facts to determine if they support the OHA's conclusion.

**Validity of Grounds for Termination of Assistance (when applicable):** The hearing officer will determine if the termination of assistance is for one of the grounds specified in the HUD regulations and OHA policies. If the grounds for termination are not specified in the regulations or in compliance with OHA policies, then the decision of the OHA will be overturned.

The hearing officer will issue a written decision to the family and the OHA no later than 10 business days after the hearing. The report will contain the following information:

**Hearing information:**

Name of the participant;

Date, time and place of the hearing;

Name of the hearing officer or legal counsel, and;

Name of the PHA representative; and

Name of family representative or legal counsel (if any)

**Background:** A brief, impartial statement of the reason for the hearing.

**Summary of the Evidence:** The hearing officer will summarize the testimony of each witness and identify any documents that a witness produced in support of his/her testimony and that are admitted into evidence.

**Findings of Fact:** The hearing officer will include all findings of fact, based on a preponderance of the evidence. *Preponderance of the evidence* is defined as evidence which is of greater weight or more convincing than the evidence which is offered in opposition to it; that is, evidence which as a whole shows that the fact sought to be proved is more probable than not. Preponderance of the evidence may not be determined by the number of witnesses, but by the greater weight of all evidence.

**Conclusions:** The hearing officer will render a conclusion derived from the facts that were found to be true by a preponderance of the evidence. The conclusion will result in a determination of whether these facts uphold the OHA's decision.

**Order:** The hearing report will include a statement of whether the OHA's decision is upheld or overturned. If it is overturned, the hearing officer will instruct the OHA to change the decision in accordance with the hearing officer's determination. In the case of termination of assistance, the hearing officer will instruct the OHA to restore the participant's program status.

***PHA Notice of Final Decision [24 CFR 982.555(f)]***

The OHA is not bound by the decision of the hearing officer for matters in which the OHA is not required to provide an opportunity for a hearing, decisions that exceed the authority of the hearing officer, decisions that conflict with or contradict HUD regulations, requirements, or are otherwise contrary to Federal, State or local laws.

If the OHA determines it is not bound by the hearing officer's decision in accordance with HUD regulations, the OHA must promptly notify the family of the determination and the reason for the determination.

OHA Policy

The OHA will mail a "Notice of Final Decision" including the hearing officer's report, to the participant. This Notice will be sent by first-class mail. The participant will be mailed the original "Notice of Final Decision". A copy of the "Notice of Final Decision" will be maintained in the OHA's file.

#### **16-III.D. HEARING AND APPEAL PROVISIONS FOR NON-CITIZENS [24 CFR 5.514]**

Denial or termination of assistance based on immigration status is subject to special hearing and notice rules. Applicants who are denied assistance due to immigration status are entitled to an informal hearing, not an informal review.

Assistance to a family may not be delayed, denied, or terminated on the basis of immigration status at any time prior to a decision under the United States Citizenship and Immigration Services (USCIS) appeal process. 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 completion of the informal hearing.

A decision against a family member, issued in accordance with the USCIS appeal process or the OHA informal hearing process, does not preclude the family from exercising the right, that may otherwise be available, to seek redress directly through judicial procedures.

#### **Notice of Denial or Termination of Assistance [24 CFR 5.514(d)]**

As discussed in Chapters 3 and 11, the notice of denial or termination of assistance for noncitizens must advise the family:

- That financial assistance will be denied or terminated, and provide a brief explanation of the reasons for the proposed denial or termination of assistance.
- The family may be eligible for proration of assistance.
- In the case of a participant, the criteria and procedures for obtaining relief under the provisions for preservation of families [24 CFR 5.514 and 5.518].
- That the family has a right to request an appeal to the USCIS of the results of secondary verification of immigration status and to submit additional documentation or explanation in support of the appeal.
- That the family has a right to request an informal hearing with the PHA either upon completion of the USCIS appeal or in lieu of the USCIS appeal.
- For applicants, assistance may not be delayed until the conclusion of the USCIS appeal process, but assistance may be delayed during the period of the informal hearing process.

### **USCIS Appeal Process [24 CFR 5.514(e)]**

When the OHA receives notification that the USCIS secondary verification failed to confirm eligible immigration status, the OHA must notify the family of the results of the USCIS verification. The family will have 30 days from the date of the notification to request an appeal of the USCIS results. The request for appeal must be made by the family in writing directly to the USCIS. The family must provide the OHA with a copy of the written request for appeal and the proof of mailing.

#### **OHA Policy**

The OHA will notify the family in writing of the results of the USCIS secondary verification within 10 business days of receiving the results.

The family must provide the OHA with a copy of the written request for appeal and proof of mailing within 10 business days of sending the request to the USCIS.

The family must forward to the designated USCIS office any additional documentation or written explanation in support of the appeal. This material must include a copy of the USCIS document verification request (used to process the secondary request) or such other form specified by the USCIS, and a letter indicating that the family is requesting an appeal of the USCIS immigration status verification results.

The USCIS will notify the family, with a copy to the OHA, of its decision. When the USCIS notifies the PHA of the decision, the PHA must notify the family of its right to request an informal hearing.

#### **OHA Policy**

The OHA will send written notice to the family of its right to request an informal hearing within 10 business days of receiving notice of the USCIS decision regarding the family's immigration status.

### **Informal Hearing Procedures for Applicants [24 CFR 5.514(f)]**

After notification of the USCIS decision on appeal, or in lieu of an appeal to the USCIS, the family may request that the PHA provide a hearing. The request for a hearing must be made either within 30 days of receipt of the OHA notice of denial or termination, or within 30 days of receipt of the USCIS appeal decision.

For the informal hearing procedures that apply to participant families whose assistance is being terminated based on immigration status, see Section 16-III.C.

The informal hearing procedures for applicant families are described below.

#### ***Informal Hearing Officer***

The OHA must provide an informal hearing before an impartial individual, other than a person who made or approved the decision under review, and other than a person who is a subordinate of the person who made or approved the decision. See Section 16-III.C. for a listing of positions that serve as informal hearing officers.

### ***Evidence***

The family must be provided the opportunity to examine and copy at the family's expense, at a reasonable time in advance of the hearing, any documents in the possession of the OHA pertaining to the family's eligibility status, or in the possession of the USCIS (as permitted by USCIS requirements), including any records and regulations that may be relevant to the hearing.

#### **OHA Policy**

The family will be allowed to copy any documents related to the hearing at a cost of \$.25 per page copy. The family must request discovery of OHA documents no later than 12:00 p.m. on the business day prior to the hearing.

The family must be provided the opportunity to present evidence and arguments in support of eligible status. Evidence may be considered without regard to admissibility under the rules of evidence applicable to judicial proceedings.

The family must also be provided the opportunity to refute evidence relied upon by the OHA, and to confront and cross-examine all witnesses on whose testimony or information the OHA relies.

### ***Representation and Interpretive Services***

The family is entitled to be represented by an attorney or other designee, at the family's expense, and to have such person make statements on the family's behalf.

The family is entitled to arrange for an interpreter to attend the hearing, at the expense of the family, or the OHA, as may be agreed upon by the two parties.

### ***Recording of the Hearing***

The family is entitled to have the hearing recorded by audiotape. The OHA may, but is not required to provide a transcript of the hearing.

#### **OHA Policy**

The PHA will not provide a transcript of an audio taped hearing.

### ***Hearing Decision***

The OHA must provide the family with a written final decision, based solely on the facts presented at the hearing, within 14 calendar days of the date of the informal hearing. The decision must state the basis for the decision.

### **Retention of Documents [24 CFR 5.514(h)]**

The OHA must retain for a minimum of 5 years the following documents that may have been submitted to the OHA by the family, or provided to the OHA as part of the USCIS appeal or the OHA informal hearing process:

- The application for assistance
- The form completed by the family for income reexamination
- Photocopies of any original documents, including original USCIS documents
- The signed verification consent form
- The USCIS verification results
- The request for an USCIS appeal
- The final USCIS determination
- The request for an informal hearing
- The final informal hearing decision

## **PART IV: OWNER OR FAMILY DEBTS TO THE PHA**

### **16-IV.A. OVERVIEW**

PHAs are required to include in the administrative plan, policies concerning repayment by a family of amounts owed to the PHA [24 CFR 982.54]. This part describes the PHA's policies for recovery of monies that have been overpaid on behalf of families, or to owners.

#### OHA Policy

When an action or inaction of an owner or participant results in the overpayment of housing assistance, the OHA holds the owner or participant liable to return any overpayments to the OHA.

The OHA will enter into repayment agreements in accordance with the policies contained in this part as a means to recover overpayments.

When an owner or participant refuses to repay monies owed to the OHA, the OHA will utilize other available collection alternatives including, but not limited to, the following:

- Collection agencies
- Small claims court
- Civil law suit
- State income tax set-off program

## Designated Housing Table

Designation of Public Housing Activity Description
1a. Development name: <b>Kay Jay Tower</b> 1b. Development (project) number: <b>NE001000005</b>
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" 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>8/08/97, with Renewal plan approved on 6/29/09 to expire 7/16/2011.</b>
5. Number of units affected: 117

Designation of Public Housing Activity Description
1a. Development name: <b>Evans Tower</b> 1b. Development (project) number: <b>NE001000006</b>
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" 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>8/08/97, with Renewal plan approved on 6/29/09 to expire 7/16/2011.</b>
5. Number of units affected: 110

Designation of Public Housing Activity Description
1a. Development name: <b>Underwood Tower</b> 1b. Development (project) number: <b>NE001000014</b>
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" 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>8/08/97, with Renewal plan approved on 6/29/09 to expire 7/16/2011.</b>
5. Number of units affected: 104

Designation of Public Housing Activity Description
1a. Development name: <b>Crown Tower</b> 1b. Development (project) number: <b>NE001000015</b>
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" 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>8/08/97, with Renewal plan approved on 6/29/09 to expire 7/16/2011.</b>
5. Number of units affected: 149

## CHAPTER 16: COMMUNITY SERVICE AND SELF-SUFFICIENCY POLICY

### I. Introduction

As part of the Quality Housing and Work Responsibility Act of 1998 (QHWRA), Congress imposed a requirement that all adult residents of federally-funded public housing, unless specifically exempted, must perform community service activities or participate in an economic self-sufficiency program to remain eligible for public housing assistance. Therefore, OHA's public housing lease provides that all non-exempt residents must:

- Contribute eight (8) hours per month of community service (not including political activity); or
- Participate in an economic self-sufficiency program for eight (8) hours per month; or
- Perform eight (8) hours per month of combined community service and self-sufficiency activities.

Congress and the U.S. Department of Housing and Urban Development (HUD) established the community service/self-sufficiency requirement for residents not as a punitive or demeaning activity, but rather to be a rewarding activity that will benefit both the resident and the community.

### II. Definitions

**Community Service:** For the purposes of this policy, community service is the performance of voluntary work or duties for the public benefit that serve to improve the quality of life of the resident within the community in which he or she resides. Community service 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, drug/alcohol treatment center, indigent feeding program, cooperative food bank, etc.;
- Work with a non-profit organization that serves public housing residents or their children, such as: Boy Scouts, Girl Scouts, Boys or Girls Clubs, 4-H programs, other youth or senior organizations, community clean-up programs, neighborhood beautification programs, etc;
- Work with the OHA to help improve physical conditions<sup>1</sup>

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<sup>1</sup> The OHA may not substitute community service or self-sufficiency activities performed by residents for work ordinarily performed by OHA employees, or replace a job at any location where residents perform activities to satisfy the service requirement.

- Work at the OHA to help with children's or senior programs;
- Helping neighborhood groups with special projects;
- Working through resident organizations to help other residents with problems, serving as an officer in a Resident Tenant Organization, serving on the Resident Advisory Board; and
- Caring for the children of other residents so they may fulfill their own community service/self-sufficiency obligations.

**NOTE:** Political activity or volunteer work does NOT count toward the community service requirement.

**Self-Sufficiency Activities:** For the purposes of this policy, an economic self-sufficiency program is any program designed to encourage, assist, train or facilitate the economic independence of participants and their families or to provide work for participants. These programs may 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

All community service and self-sufficiency activities MUST be performed within the community and NOT outside of the jurisdictional area of the OHA.

### **III. Resident/Family Obligations**

Although OHA may directly supervise community service/self-sufficiency activities and may provide a list of agencies offering opportunities from which residents may select activities, non-exempt residents are wholly responsible for fully complying community service requirements with or without OHA assistance.

At lease execution, each adult member (18 years or older) of a public housing

family must sign a certification stating that he/she has received and read this policy, and understands that (unless he/she is exempt) failure to comply with the community service requirement will result in non-renewal of the family's lease.

At lease execution, each resident who qualifies for an exemption must provide documentation showing that he/she is exempt from community service (see Sections V-VI, below).

At each annual reexamination, non-exempt family members must present a completed documentation-of-hours form (to be provided by OHA) of activities performed over the previous twelve (12) months. This form will include places for confirmation of the following:

- The number of hours of community service/self-sufficiency work completed;
- The type of work completed;
- The community organization where the work was completed; and
- The signature, name, title, address and phone number of the person supervising the completion of the work.

All of the above-described information must be completed on the documentation-of-hours form.

If a family member is found to be noncompliant at reexamination, he/she and the head-of-household must sign an agreement with OHA to make up the deficient hours over the next twelve (12) month period. If the appropriate individuals do not sign such an agreement, the family's lease will not be renewed.

If any member of the household is not willing to sign a Community Service Agreement to make up the deficient community service hours, or did not meet the requirement of a prior lease period Community Service Agreement, the lease agreement shall not be renewed.

Each resident is responsible for reporting changes in exemption status, as described in Section VII, below.

#### **IV. OHA Obligations**

To the greatest extent possible and practicable, OHA will:

- Provide names and contacts at agencies that can provide opportunities for residents, including non-exempt disabled residents<sup>2</sup>, to fulfill their community service requirements.

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<sup>2</sup> 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. See Section IV on Applicability and Exemptions.

- Provide in-house opportunities for volunteer work or self-sufficiency programs.

The OHA will provide the family with exemption verification forms, documentation-of-hours forms and a copy of this policy at lease execution.

The OHA will make the final determination as to whether or not a family is exempt from the community service requirement. Residents may use the OHA Tenant Grievance Procedure if they disagree with OHA's determination.

Each year, as part of the annual reexamination process, OHA will determine whether each non-exempt resident has complied with the community service requirement and whether each exempt resident continues to be exempt.

The OHA shall retain documentation of community service participation and/or exemption in the resident's file.

## **V. Applicability and Exemptions**

The community service and self-sufficiency requirement applies to all adult residents in public housing, except for those exempted under the law and regulations. This requirement does not apply to Section 8 (HCV) recipients.

The following residents over the age of eighteen (18) are exempt from the community service requirement:

- A. Resident household members who are age sixty-two (62) or older;
- B. Resident household members who are blind or disabled, as defined by §216(i)(1) or §1614 of the Social Security Act, found at 42 U.S.C. §416(i)(1); and §1382c, which is summarized as follows:
  - The Social Security Act defines disability as the “inability to engage in any substantial gainful activity by reason of any medically determinable physical or mental impairment which can e expected to result in death or has lasted or can be expected to last for a continuous period of not less than twelve months.”
  - Blindness is defined as “central visual acuity of 20/200 or less in the better eye with the use of a correcting lens. An eye which is accompanied by a limitation in the field of vision such that the widest diameter of the visual field subtends an angle no less than 20 degrees shall be considered for purposes of this paragraph as having a central visual acuity of 20/200 or less.”
  - Residents who claim exemption because of disability or blindness must also certify that because of this blindness or disability, they are unable to comply with the community service requirement. If a resident does not meet this definition of blindness or disability and believes that he or she

is unable to perform community service or economic self-sufficiency activity, he or she may apply for an exemption from the requirement as a reasonable accommodation under OHA's Reasonable Accommodation Policy. An application for reasonable accommodation can be obtained at the development management office.

- C. Resident household members who are the primary caregivers of a blind or disabled individual as described in Paragraph 2;
- D. Resident household members who are engaged in work activity as defined under §407(d) of the Social Security Act (42 U.S.C. §607(d)) for at least thirty (30) hours each week. Work activities are:
  - Unsubsidized employment;
  - Subsidized private sector employment;
  - Subsidized public sector employment;
  - Work experience, including work associated with refurbishing publicly assisted housing, if sufficient private sector employment is not available;
  - On-the-job training;
  - Community service programs;
  - Vocational educational training not to exceed twelve (12) months;
  - Job-skills training directly related to employment;
  - Education directly related to employment for a resident who has not received a high school diploma or a certificate of high school equivalency;
  - Satisfactory attendance at a secondary school or a course of study leading to a certificate of general equivalence for a resident who has not completed high school or received such a certificate; or
  - The provision of childcare services to an individual who is participating in a community service program.
- E. Resident household members who are exempt from work activity under Part A of Title IV of the Social Security Act (42 U.S.C. §601 et. seq.) or under any other state welfare program, including a state-administered welfare-to-work program; or
- F. Resident household member who is a member of a family receiving assistance, benefits or services under a State program funded under part A of Title IV of the Social Security Act (42 U.S.C. §601 et. seq.) or under any other

state welfare program, including a state-administered welfare-to-work program, and who is not found to be in non-compliance with any provision of that program.

## **VI. Verification of Exemptions**

All applicants will be provided with an information sheet describing the community service/self-sufficiency requirement at the time they make their final application. At the time the lease is signed, the property manager will again provide the head-of-household with the community service information sheet. The head of household will be asked to declare which household members are exempt from community service and provide the appropriate verifications. OHA will provide non-exempt residents with a list of agencies in the community that provide volunteer and/or training opportunities.

OHA management staff will review the exemption status of each family member at the time of the annual reexamination (every twelve months). During the twelve-month period, residents are responsible for reporting changes in exempt status as described in section VII (below). OHA will conduct an interim reexamination if a change is reported.

In order to establish an exemption, the following verification must be provided:

- A. *Age 62 or over:* Any birth certificate or proof of age already submitted by the resident to establish age or achieve eligibility or occupancy as a person 62 or older shall be deemed sufficient verification.
- B. *Disability or Blindness:* Receipt by a household member of Social Security Disability or SSI benefits shall be deemed proof of disability under this policy. A household member whose application for disability benefits is pending shall be deemed disabled unless and until a denial of the application is received. Any resident who believes they meet the definition of disability included in this policy may submit a statement from their treating physician providing OHA staff with facts that will assist them in determining whether the resident is disabled within the definition applicable under this policy. If a resident does not meet this definition but still believes that he or she is unable to perform community service, the resident may apply for a reasonable accommodation under the OHA reasonable accommodation policy. The manager will provide an application for a reasonable accommodation upon request.

Residents who are determined to be exempt because of blindness or disability shall also sign a statement certifying that they are unable to comply with the community service requirement because of the blindness or disability.

- C. *Primary caregiver of a disabled person:* A statement from the person being cared for or his/her guardian affirming that the resident seeking the exemption acts as the primary caregiver and the period during which he/she is expected

to continue in that role shall be adequate verification.

- D. *Engaged in work activity:* The verification of employment income provided to OHA for rent determination shall be adequate for this purpose. Verification of participation in job training or other qualifying program must be submitted by the providing organization or school.
- E. *Exempt from work activity under state welfare program:* Verification of the exemption should be obtained from the welfare department.
- F. *Member of a family who receives assistance from a state welfare program and is in compliance with that program:* Verification of receipt of program assistance and compliance should be obtained from the welfare department.

## VII. Changes in Exempt Status:

If, during the twelve (12) month period, a **non-exempt person becomes exempt**, it is his/her responsibility to report this information to OHA and provide documentation of such. When such change is reported, OHA will conduct an interim reexamination and provide the person with the appropriate verification procedures.

- When a non-exempt person becomes exempt, he/she will remain responsible for the hours accrued prior to the application of the exemption (*i.e. if a resident becomes exempt 6 months into the year, he/she will be responsible for completing 48 hours of community service/self-sufficiency work by the end of the twelve-month period*).
- Further, if a non-exempt resident becomes exempt while working to complete past-due hours under a Community Service Agreement (see Section VII, below), he/she will remain responsible for completing the past-due hours under the agreement and any additional hours accrued prior to the application of the exemption.

If, during the twelve (12) month period, an **exempt person becomes non-exempt**, it is his/her responsibility to report this to OHA. When such change is reported, OHA will conduct an interim reexamination and provide the person with the appropriate declaration forms and a list of agencies in the community that provide volunteer and/or training opportunities.

## VIII. Annual Determinations of Compliance

As stated previously, each year, as part of the annual reexamination process, OHA will determine whether each non-exempt household member has complied with the community service requirement and whether each exempt household member continues to be exempt.

Included with the letter requesting the family to attend its annual reexamination will

be a reminder that resident compliance with and/or exemption from community service will be determined as part of the status review. A list of exemption categories, a reminder that certain exemptions<sup>3</sup> from the community service requirement must be reviewed annually and a Community Service Exemption Certification Form will be attached to the letter. Additionally, the OHA will include a documentation-of-hours form for each household member who was required to perform community service. These forms (see Section III, above) must be completed and returned to the site manager at least thirty (30) days before the lease term expires.

If the OHA determines that the household is in compliance with the community service/self-sufficiency requirement, as well as all other requirements for continued occupancy, the lease will be automatically renewed. Generally, an annual lease signing process is not necessary.

### **Noncompliance:**

If the OHA determines that a non-exempt resident has not complied with the community service/self-sufficiency requirement, the OHA must notify the head-of-household in writing. The notification must also inform the resident that:

- The determination of noncompliance is subject to the OHA's Tenant Grievance Procedure;
- Unless the resident enters into an agreement to cure<sup>4</sup> or the noncompliant adult no longer resides in the unit (and the household provides verification of such), the lease of the household shall not be renewed.

To take advantage of the statutory opportunity to cure, the noncompliant adult and the head-of-household must enter into a Community Service Agreement, stating that the noncompliant adult will complete, over the next 12-month term of the lease, all past-due hours of community service from the previous year AND the additional hours accruing during the current lease year. This shall be considered to satisfy the statutory cure opportunity and no additional cure period will be provided.

If any member of the household is not willing to sign a Community Service Agreement to make up the deficient community service hours, or did not meet the requirement of a prior lease period Community Service Agreement, the lease agreement shall not be renewed.

As required by law and federal regulations, continued noncompliance will result in the commencement of eviction procedures against the entire household.

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<sup>3</sup> All exemptions other than the "Age 62 or Older" exemption must be reviewed at least annually.

<sup>4</sup> If the resident signed an agreement to complete delinquent hours the previous year, that resident will not be allowed to enter another agreement in the consecutive year. In this situation, the resident shall be informed that he/she MUST complete all hours by the end of the twelve-month period or he/she will be considered in breach of the service requirement and the prior agreement. If the resident does not complete all outstanding hours by the end of the twelve-month period, the lease will not be renewed.

## CHAPTER 12: REEXAMINATIONS

### I. Introduction

The OHA shall re-determine and adjust resident's monthly rent, appropriateness of resident's apartment size, and continued eligibility for public housing at least once annually.

Between regular annual reexaminations, HUD requires that families report all changes in *household composition*, but the OHA decides what other changes must be reported and the procedures for reporting them. This Chapter defines the OHA's policy for conducting annual reexaminations. It also explains the interim reporting requirements for families, and the standards for timely reporting.

### II. Choice of Rent

At the time of the annual reexamination, according to HUD requirements, residents will be provided with the opportunity to choose between two methods of determining the amount of tenant rent payable monthly by the family. The family may choose between flat rent and income-based rent, as defined by this policy and federal regulations. Regardless of whether the family chooses to pay flat rent or income-based rent, the family must pay at least the *minimum rent*, as defined in Chapter 6 of this policy. The OHA will provide the family with sufficient information regarding rent options to allow the family to make an informed choice. This information will include the dollar amount of tenant rent for the family under each option<sup>1</sup> and OHA's policies on switching between type of rent in circumstances financial hardship.

#### A. Flat Rent

A fixed rent determined for each unit size based on a market analysis of comparable units. Flat rent is equal to the estimated rent for which OHA could promptly lease the unit on the private market, and is generally established at 70% of the Section 8 Fair Market Rent Level. The flat rent amount by bedroom size will be updated biannually (once every two years) in October and will become effective the following 1<sup>st</sup> of April. The OHA will maintain a current listing of its flat rent schedule and will provide this list to residents at least annually as part of the reexamination process.

1. **Financial Hardship:** Residents who choose flat rent may request to change to an income-based rent at any time if the family is unable to pay the flat rent because of financial hardship. A financial hardship exists for these purposes when a family's income is reduced or their deductions are increased to the extent that an income-based rent is lower than the flat rent.

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<sup>1</sup> If the family has chosen flat rent in the previous year, the OHA is required to provide the dollar amount of income-based rent for the subsequent year only in the year OHA conducts an income reexamination (every third year) or if the family specifically requests it and submits updated income information.

2. **Annual Recertifications:** Residents who choose flat rent will be asked to update their *family* information every year, but will only have to re-certify *income* verification once every three years. Families paying flat rent are not required to report any increases in income or assets that occur in the interim between these income reexaminations.

Regardless of the family's choice of rent, its compliance with OHA's Community Service/Self-Sufficiency Policy will be evaluated annually and there will be additional reporting requirements associated with this process (see *Chapter 16 of this Policy*). Families paying flat rent must report employment information at the annual review for the purpose of determining exemptions from OHA's community service/self-sufficiency requirements. If a family paying flat rent is exempt from community service due to employment, the family is required to report all changes in employment status at the annual review **AND throughout the year**, as required by OHA's Community Service/Self-Sufficiency Policy.

## B. Income-Based Rent

An income-based rent is a tenant rent that is based on the family's income and OHA's policies for determination of such rents, as described in Chapter 6 of this Admissions and Continued Occupancy Policy.

1. **Financial Hardship:** The family must pay at least the minimum rent set by the OHA unless it meets the criteria for a financial hardship exemption as defined in Chapter 6 of this Policy
2. **Annual Recertifications:** To determine the amount of income-based rent, it is necessary for the PHA to perform an annual recertification of the family's income. At the annual reexamination, families who choose to pay income-based rent must report their current household composition, income, deductions and allowances.

Between annual reexaminations, residents who pay income-based rent are required to report increases in income, as described in Section VII-A of this Chapter (*below*).

Regardless of the family's choice of rent, its compliance with OHA's Community Service/Self-Sufficiency Policy will be evaluated annually and there will be additional reporting requirements associated with this process (see *Chapter 16 of this Policy*).

## III. Eligibility for Continued Occupancy

Residents who meet the following criteria will be eligible for continued occupancy:

- The resident must qualify as a family as defined in this policy;

- The resident household must be in full compliance with the obligations and responsibilities described in the dwelling lease;
- Each family member must be in compliance with OHA's Community Service policy (*found in Chapter 16 of this Policy*).
- Each family member age 6 and older must have submitted his/her Social Security number or a valid certification that he/she does not have a Social Security number;
- Each family member must have submitted required documents of citizenship, eligible immigration status, or non-contending status (*as described in Chapter 2 of this Policy*).

**Continuation of assistance for "Mixed Families":** A family is eligible for assistance as long as at least one member is a citizen or eligible immigrant. Families that include both eligible and ineligible individuals are called "mixed." Such applicant families will be given notice that their income-based assistance will be pro-rated and that they may request a hearing if they contest the determination. If a family member chooses flat rent, the flat rent will not be pro-rated if the flat rent is greater than the public housing maximum rent. If the public housing maximum rent is greater than the flat rent, and the family chooses the flat rent, the flat rent will be prorated.

#### IV. Annual Recertification Procedures

The terms *annual recertification* and *annual reexamination* are synonymous. In order to be recertified, families are required to provide current and accurate information on income, assets, allowances and deductions, and family composition. As stated above, residents who choose flat rent will be asked to update their *family information* every year, but will only have to re-certify *income* verification once every three years. As stated above, regardless of the family's choice of rent, each family member's compliance with Community Service requirements will be evaluated annually, as described in Chapter 16 of this Policy, and there may be additional reporting requirements associated therewith.

For families who move in on the first of the month, the annual recertification will be completed within twelve (12) months of the anniversary of the move-in date. (Example: If a family moves in August 1, the annual recertification will be conducted to be effective on August 1, the following year.)

For families who move in during the month, the annual recertification will be completed no later than the first of the month in which the family moved in, the following year. (Example: If a family moves in August 12, the annual recertification will be conducted to be effective on August 1, the following year.) This will ensure that the recertification is completed *within* twelve (12) months of the anniversary of the move-in date.

## A. Notice to the Family

All families will be notified of their obligation to recertify by first class mail or hand delivery. The notification shall be sent at least **120** days in advance of the anniversary date. If requested as an accommodation by a person with a disability, the PHA will provide the notice in an accessible format. The PHA will also mail the notice to a third party, if requested, as reasonable accommodation for a person with disabilities. These accommodations will be granted upon verification that they meet the need presented by the disability.

The notice will include a reasonable accommodation form, and community service information, if applicable (*see Chapter 16 of this policy*).

If the family is paying **flat rent**, and this is not the year of the required income certification, the notice will include a form by which the family may indicate whether it chooses income-based or flat rent by checking the appropriate box on the document, signing the document, and returning the document to OHA.

## B. Scheduling the Recertification Appointment

OHA will send a letter to the household, indicating the specific date and time of the recertification appointment.

If the family chooses flat rent and this is not the year of the required income recertification, the family **must still attend the recertification appointment** to update information on family composition and compliance with community service requirements (*see Chapter 16 of this Policy*).

**All household members age eighteen (18) and older** are required to attend the recertification appointment and sign the application for continued occupancy. The family may call to request another appointment date up to 1 day prior to the interview.

**Exception:** Adult children (age 18 and older) who are full-time students attending school away from home and are considered to be temporarily absent members of the household (*see Section VII-B(3)(f) below*) are not required to attend the recertification appointment. These household members need only sign the reevaluation documents and forms pertaining specifically to themselves (as will be requested by OHA).

## C. Failure to Respond to Notification to Recertify

If the family does not appear for the recertification interview, and has not rescheduled or made prior arrangements with OHA, the appointment will be rescheduled at OHA's discretion.

If the family fails to appear for the second appointment, the OHA will refer the family to its legal department to start eviction proceedings, consistent with the

requirements of the lease agreement.

Exceptions to these policies may be granted by OHA if the family is able to document an emergency situation that prevented them from canceling or attending the appointment.

#### **D. Conducting the Recertification Appointment**

Prior to, or at the beginning of, the recertification appointment, the family must complete an application for continued occupancy and other required forms (as requested by OHA).

After the family completes all necessary paperwork, the OHA representative will interview the family and review the information that was provided. Any discrepancies between the reported family income and the information obtained by OHA through the Upfront Income Verification process (as discussed below) will be discussed with the family at the appointment.

##### **1. Persons with Disabilities**

Persons with disabilities, who are unable to come to the OHA's office will be granted an accommodation of conducting the interview at the person's home, upon verification that the accommodation requested meets the need presented by the disability.

##### **2. Documents Required from the Family**

The family shall be required to bring all necessary and requested documents to the recertification appointment. Any necessary documents will be listed in the notification letter to the family.

As will be indicated in the appointment notification letter, all families must bring documentation verifying compliance with community service for all non-exempt adults, and/or verifying continuing eligibility for an exemption therefrom (*see Chapter 16 of this Policy*).

Based upon the information provided by the family at the annual review, OHA may request that the family provide additional documents in order to verify certain types of information. The family must provide any requested documents in a timely manner.

If the family fails to provide any and all information or documentation requested by OHA in a timely manner, the family will be in violation of its lease agreement and subject to eviction procedures.

#### **V. Verification of Information**

All information which affects the family's continued eligibility for the program, and the

family's Total Tenant Payment (TTP) will be verified in accordance with the verification procedures and guidelines described in this Policy. Verifications used for recertification can be no more than **120** days old. All verifications will be placed in the file that has been established for the family.

When the information has been verified, it will be analyzed to determine the continued eligibility of the resident as a *family* or as the *remaining member* of a family; the unit size required by the family; and the amount of rent the family should pay.

**A. Income Verification:** The OHA will accept income verification (or information regarding exclusions, deductions and/or assets) in the following order of preference:

1. **Up-Front Income Verification:** Verification through the computer matching system employed by HUD or a computer wage reporting system is the highest, most acceptable form of verification.
2. **Written Third-Party Verification:** Written verification by a third party is acceptable when Up-Front Income Verification is not available, is not up to date or is disputed by a resident. Written third-party verification is the second highest acceptable form of verification. OHA will allow ten (10) calendar days *from the date of mailing the request* for the third party to respond. If the third party does not respond within ten (10) calendar days, the OHA will send a second request, allowing the third party five (5) calendar days *from the date of mailing* to respond.

If, after receiving the response of the third party, the OHA has additional questions or concerns:

- A clarification form may be sent to the third party, and the third party shall be given a reasonable time period in which to respond; OR
- OHA may contact the third party and clarify information over the phone. In this case, OHA will make a record of the telephone conversation on a clarification form.

Certain types of documents (such as bank statements or utility bills) *may, at the discretion of OHA,* be downloaded by the resident from an appropriate Website, **only if** the resident completes the download process in the presence of an OHA employee. This will be considered as written third-party verification. The OHA shall have the discretion to refuse such documents if there is reason to believe the documents are not authentic.

3. **Oral Third-Party Verification:** Staff documented verification from a third party via telephone will be accepted after Up-Front Income Verification has been determined to be unavailable and Written Third-Party Verification has been attempted and the third party is unresponsive to OHA's written

requests as described above. Staff shall utilize the same type of form that would have been mailed to the third party. All the information required by the written verification form should be requested during the telephone contact. OHA staff will complete the form on the basis of such information. Additionally, the OHA staff person shall complete and sign a Phone Affidavit, testifying to the time and date of the phone call and the contact person at the third party's organization to whom he/she spoke. Oral Third-Party Verification is considered to be the third highest acceptable form of verification.

4. **Verification by Resident-Supplied Documents:** OHA will review documents submitted by the resident household only when: (a) the information requested does not require third-party verification (for example, lease agreements and monthly utility bills for removal of a non head or co-head of household family member); or (b) third-party written or telephone verification is not possible or is unavailable.

In **any** case in which OHA accepts resident-supplied documents as verification, the OHA staff person **must document** in the resident's file why the third party verification was unavailable or impossible.

OHA will copy the documents into the resident's file. Resident-supplied documents must be dated within sixty (60) days of receipt by the OHA. Verification by Resident-Supplied Documents is considered to be the second lowest form of acceptable verification.

5. **Verification by Resident Certification:** OHA staff *may* choose to accept an affidavit from a resident regarding income, deductions and exclusions. Approval will only be granted upon documentation that all other methods of verification have been attempted and have been determined to be unsuccessful.

In **any** case in which OHA accepts resident certification as verification, the OHA staff person **must document** in the resident's file why the third party verification was unavailable or impossible.

Verification by Resident Certification is considered to be the lowest acceptable form verification.

## VI. Changes in the Tenant Rent

If there is any change in rent, including a change in the family's choice in rent, the OHA shall either:

- Require the household to **amend the lease**; or
- Require the household to **execute a new lease**; or

- Issue a **Notice of Rent Adjustment**.

According to HUD regulations, OHA shall notify the tenant that the tenant may ask for an explanation of the specific grounds of OHA's determination and if the tenant does not agree with the determination, the tenant shall have the right to request a hearing under the tenant grievance procedure.

#### **A. Tenant Rent Increases**

If tenant rent **increases**, a thirty-day notice will be mailed to the family prior to the anniversary date. If less than thirty days are remaining before the anniversary date, the tenant rent increase will be effective on the first of the second month following the thirty day notice.

If there has been a misrepresentation or a material omission by the family, or if the family causes a delay in the reexamination processing, there will be a retroactive increase in rent to the anniversary date.

#### **B. Tenant Rent Decreases**

If tenant rent decreases, the adjustment will become effective on the first day of the month following the reported change in circumstances (or change in Federal law or regulations), provided Tenant reported the change in a timely manner, as described in Section VII-D of this Chapter, below.

If the family causes a delay so that the processing of the reexamination is not complete within the timeframe indicated above, the rent change will be effective on the first day of the month following completion of the reexamination processing by the OHA.

#### **C. Income Changes Resulting from Welfare Program Requirements**

In 1998, with the passage of QHWRA, Congress linked welfare reform and housing reform. To give public housing residents and housing choice voucher participants a greater incentive to comply with welfare requirements that participants move toward economic independence, the law established **two situations** (listed below) in which public housing agencies are not permitted to reduce rents, even though resident families have reduced incomes. Instead of reducing rent, the public housing agency must "impute" welfare income to the family in an amount equal to the reduction in benefits.

According to HUD regulations (see 24 C.F.R. §5.615) the OHA will not reduce the public housing rent for covered families whose welfare assistance is reduced due to a "specified welfare benefit reduction," which is a reduction in welfare benefits due to:

- **Fraud** by a family member in connection with the welfare program; or

- **Noncompliance** with a welfare agency requirement to participate in an **economic self-sufficiency program**.

These are the only two situations in which welfare income is imputed.

A "specified welfare benefit reduction" does not include a reduction of welfare benefits due to:

- Expiration of a lifetime time limit on receiving benefits; or
- A situation where the family has complied with welfare program requirements but cannot or has not obtained employment. *Example: If the family has complied with welfare program requirements, but the durational time limit (the cap on the length of time a family can receive benefits) causes the family to lose their welfare benefits; or*
- Noncompliance with other welfare agency requirements.

1. **Covered Family:** A Covered Family is a household that receives benefits for welfare or public assistance from a State or public agency program which requires, as a condition of eligibility to receive assistance, the participation of a family member in an economic self-sufficiency program.
2. **Imputed Welfare Income:** Imputed Welfare Income is the amount of annual income, not actually received by a family, as a result of a specified welfare benefit reduction, that is included in the family's income for purposes of determining rent.

The amount of imputed welfare income is determined by the PHA, based on written information supplied to the PHA by the welfare agency, including:

- The amount of the benefit reduction;
- The term of the benefit reduction;
- The reason for the reduction; and
- Subsequent changes in the term or amount of benefit reduction

If the family was not an assisted resident of public housing when the welfare sanction began, imputed welfare income will not be included in annual income.

3. **Term of Reduction:** Imputed welfare income will be included to calculate income at annual and interim reexaminations during the term of reduction of welfare benefits. In other words, OHA is required to compute the rent exactly as if the welfare benefit reduction had not occurred until either the benefit

reduction ceases or the resident obtains some additional type of income.

**4. Offsetting Imputed Income with Additional Income**

The amount of imputed welfare income will be offset by the amount of additional income a family receives that begins after the sanction was imposed. This means that when the resident's income increases for any reason (e.g. earned or unearned income), the new income is not added to the former income (which includes the imputed welfare income). Instead, the new income takes the place of the imputed welfare income. Thus, when a resident with imputed welfare income obtains any additional income, it is not added to the overall income until it exceeds the amount of the welfare sanction amount.

**5. Verification Procedures before Denying a Request to Reduce Rent:**

The OHA will obtain written verification from the welfare agency stating that the family's benefits have been reduced for fraud or noncompliance *before* denying the family's request for rent reduction. The OHA will rely on the welfare agency's written notice to the OHA regarding welfare sanctions.

**6. Cooperation Agreements:** The OHA has a written cooperation agreement in place with the local welfare agency that assists the OHA in obtaining the necessary information regarding welfare sanctions.

The OHA has taken a proactive approach to culminating an effective working relationship between the OHA and the local welfare agency for the purpose of targeting economic self-sufficiency programs throughout the community that are available to public housing residents.

The OHA and the local welfare agency have mutually agreed to notify each other of any economic self-sufficiency and/or other appropriate programs or services that would benefit public housing residents.

**7. Family Dispute of Amount of Imputed Welfare Income**

If the family disputes the amount of imputed income and the PHA denies the family's request to modify the amount, the PHA will provide the tenant with a notice of denial, which will include:

- An explanation for the OHA's determination of the amount of imputed welfare income.
- A statement that the tenant may request a grievance hearing, under the Tenant Grievance Procedures (*see Chapter 14 of this Policy*); and
- A statement that the information received from the welfare agency **cannot be disputed** at the grievance hearing, and the issue to be

examined at the grievance hearing will be the OHA's determination of the amount of imputed welfare income, not the welfare agency's determination to sanction the welfare benefits.

If the tenant requests a grievance hearing, the tenant is not required to pay an escrow deposit pursuant to 24 C.F.R. 966.55(e) for the portion of tenant rent attributable to the imputed welfare income.

## VII. Interim Reexaminations, Reporting Requirements, and Result of Changes

In certain cases, OHA may conduct interim reexaminations, under substantially the same procedures used for annual reexaminations. The household's anniversary date **will not change** as a result of an interim reexamination.

When OHA conducts an interim reexamination, **only necessary members of the household must attend**. This generally includes only the head-of-household and the family member reporting the change. When scheduling the interim appointment, OHA will inform the household of which member(s) are required to attend.

When the household reports **zero income**, additional income reviews and/or interim reexaminations will be scheduled between annual recertifications.

Interim reexaminations will be conducted in the following circumstances:

- When the tenant reports a **change in income or household composition**;
- When any member of the household reports a **change in his/her community service exemption status**, as described in Chapter 16 of this Policy;
- When **families paying flat rent are transferred to another dwelling unit**, unless a recertification has occurred in the last 120 days. In this case, although the annual review date will not change, the family's three-year flat rent cycle (see *Section II – A (2), above*) will be reset;
- When the **OHA makes a calculation error** at admission to the program or at an annual or interim reexamination<sup>2</sup>;
- When a resident or household **enrolls in OHA's Family Self Sufficiency (FSS) program**, unless it has been 120 days or less since the family's last annual or interim recertification.

### A. Reporting Changes in Income

Income-based renters must report all changes in income to OHA as described in

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<sup>2</sup> In the case of an OHA error, the family will not be charged rent retroactively.

Paragraph VII-A, 2, below.

**Except in the situations described below**, the OHA **will not** conduct interim reexaminations when families have an increase in income and the OHA **will not** process rent adjustments resulting from any increase in income until the next regularly scheduled recertification.

The OHA **will conduct interim reexaminations and may process a rent increase** in the following situations:

- When a **household member with income joins** the household;
- When the family has an **increase in income after a prior reduction to minimum rent**.
- When the family is utilizing the **Earned Income Disallowance** and is due for a "phase-in" or exhaustion (*see Chapter 6 of this Policy*).
- If the resident is a participant in OHA's **Family Self Sufficiency** program and **requests** that OHA conduct an interim reexamination and process an increase in rent. It shall be the resident's responsibility to request such action by OHA.

Any increase in rent must follow the procedures described in Section VI-A of this Chapter (above).

Any interim reexamination or rent adjustment will not affect the date of the annual recertification.

1. **Requirements for Flat Renters:** Families paying flat rent are not required to report any increases in income or assets. Families paying flat rent may report a decrease in income and other changes, such as an increase in allowances or deductions that would qualify them to change to income-based rent.
2. **Requirements for Income-Based Renters:** Families paying income-based rent will be required to report all increases in income/assets between regular annual reexaminations within ten (10) calendar days of the occurrence.

In addition, any information, document or signature needed from the family that is needed to verify the change must be provided within ten (10) calendar days of OHA's request. If the change is not reported within the required time period, or if the family fails to provide signatures, certifications or documentation, (within the time period requested by the OHA), it will be considered untimely reporting.

An exception to the ten-day timely reporting window will be made for TANF recipients who obtain employment. In such cases, families will have to report within ten days of receipt of the Notice of Action from TANF that shows the full adjustment for employment income.

For the purposes of this policy, the following increases in income must be reported by income-based renters (this list is not exhaustive):

- Increases in earned income from the employment of a current household member (*Although the tenant **must report** this type of income, such income may be excluded from consideration by OHA in rent calculation under the “**Earned Income Disallowance**” described in Chapter 6 of this Policy*);
- Increases in income because a person with income joins the household;
- Increases in household income coming as a result of a new income source.

Residents paying income-based rent **may** report a decrease in income and other changes, such as an increase in allowances or deductions that would reduce the amount of the total tenant payment. The OHA will process a rent adjustment whenever there is a **decrease** in income, unless the OHA determines that the decrease in income will last less than thirty (30) calendar days.

#### **B. Reporting Changes in Household Composition and Other Changes:**

All families (**both income-based renters and flat renters**) must report all changes in household composition to OHA between annual reexaminations. This includes additions due to birth, adoption and court-awarded custody. The family must obtain OHA approval prior to all other additions to the household.

All changes must be reported within ten (10) calendar days of their occurrence. In addition, any information, document or signature needed from the family that is needed to verify the change must be provided within ten (10) calendar days of the change. If the change is not reported within the required time period, or if the family fails to provide signatures, certifications or documentation, (in the time period requested by the OHA), it will be considered untimely reporting.

When there is a change in head of household or a new adult family member is added (subject to OHA's eligibility and screening criteria, *see Chapter 2 of this Policy*), the OHA will complete an application for continued occupancy and conduct an interim reexamination, using the same procedures the OHA staff would use for an annual reexamination, except for effective dates of changes. The annual reexamination date will not change as a result of this action. In

addition, the family will be required to sign an addendum to its lease or a new lease agreement.

The U.S. citizenship/eligible immigrant status of additional family members must be declared and verified prior to the approval by the OHA of the family member being added to the lease.

## 1. Result of Increases in Family Size

The OHA will consider a unit transfer (if needed under the Occupancy Guidelines) for additions to the family in any of the following cases:

- Addition by marriage/or marital-type relation;
- Addition of a minor who is a member of the nuclear family who had been living elsewhere;
- Addition of a PHA-approved live-in attendant;
- Addition of any relation of the Head or Spouse; or
- Addition due to birth, adoption or court-awarded custody.

If a change due to these criteria requires a larger size unit due to overcrowding, the family will be placed on the Public Housing Transfer List. **All transfers** will be processed under OHA's Transfer Policy (*see Chapter 8 of this Policy*).

The OHA may grant exceptions from the occupancy standards upon the family's request IF the OHA determines the exceptions are justified according to this policy.

## 2. Visitors

The resident must request OHA approval for any visitor staying in the unit.

Any adult not listed on the lease and/or reported to OHA, who has been in the unit more than fourteen (14) consecutive days or a total of fourteen (14) cumulative days in one (1) month, will be considered to be living in the unit as an unauthorized household member.

Absence of evidence of any other address will be considered verification that the visitor is an unauthorized household member.

Other sources of information the PHA will consider include (but are not limited to) the following:

- Statements of neighbors and/or OHA staff;

- Vehicle license plate verification;
- Post Office records;
- Driver's license verification;
- Law enforcement reports; and/or
- Credit reports

Use of the unit address as the visitor's current residence for any purpose that is not explicitly temporary shall be construed as permanent residence.

The burden of proof that the individual is not an unauthorized houseguest rests on the family. In the absence of such proof, the individual will be considered an unauthorized guest and the OHA will terminate the family's lease if prior approval was not requested for the addition.

In a joint custody arrangement, if the minor is in the household less than **180 days per year**, the minor will be considered to be an eligible visitor and not a family member. If both parents reside in Public Housing, only one parent would be able to claim the child for deductions and for determination for the occupancy standards.

### 3. Result of Temporarily or Permanently Absent Family Members

The OHA must compute all applicable income of every family member who is on the lease, including those who are temporarily absent. The PHA will evaluate absences from the unit in accordance with this policy.

Income of persons **permanently absent** will not be counted. If the spouse is temporarily absent and in the military, all military pay and allowances (except hazardous duty pay when exposed to hostile fire and any other exceptions to military pay HUD may define) is counted as income.

Additionally, permanent absence of family members may result in a change of unit size. In this case, the family will be placed on the Public Housing Transfer List. **All transfers** will be processed under OHA's Transfer Policy (see *Chapter 8 of this Policy*). The OHA may grant exceptions from the occupancy standards upon the family's request IF the OHA determines the exceptions are justified according to this policy.

**Permanent Absence:** Any member of the household will be considered permanently absent if s/he is away from the unit for **six consecutive months (180 days)** except as otherwise provided in this Chapter.

If a member of the household is subject to a court order that restricts him/her from the home for more than 180 days, the person will be considered permanently absent.

Except as otherwise provided in this Chapter, in order for an adult family member to be declared permanently absent, BOTH the head-of-household and the person permanently absent MUST sign a statement indicating that the member is permanently absent AND provide proof of that member's new address. In certain extenuating circumstances, OHA shall have the discretion to (but shall not be required to) make exceptions to this rule (i.e. in a hostile situation). Additionally, OHA may require the family to sign an addendum to its lease or a new lease agreement.

If the person who is determined to be permanently absent is the sole member of the household, assistance will be terminated in accordance with the "Absence of Entire Family" policy.

- a. **Absences due to Medical Reasons:** If any family member leaves the household to enter a facility such as hospital, nursing home, or rehabilitation center, the OHA will seek advice from a reliable qualified source as to the likelihood and timing of their return. If the verification indicates that the family member will be permanently confined to a nursing home, the family member will be considered permanently absent. If the verification indicates that the family member will return in less than 180 consecutive days, the family member will not be considered permanently absent, as long as rent and other charges remain current.
- b. **Absences due to Incarceration:** If any member is incarcerated for more than 180 consecutive days, s/he will be considered permanently absent. Rent and other charges must remain current during periods of incarceration.
- c. **Foster Care and Absences of Minor Children:** If the family includes a child or children temporarily absent from the home due to placement in foster care, the PHA will determine from the appropriate agency when the child/children will be returned to the home.

If the time period is to be greater than **six (6) months** from the date of removal of the child(ren), the family will be required to move to a smaller size unit (according to OHA's Transfer Policy, *see Chapter 8 of this Policy*). If all children are removed from the home permanently, the unit size will be reduced in accordance with OHA occupancy guidelines and Transfer Policy.

- d. **Absences of Parents / Substitution of Caretakers:** If neither parent remains in the household and the appropriate agency has determined

that another adult is to be brought into the assisted unit to care for the children for an indefinite period, the OHA will treat that adult as a visitor for the first fourteen (14) calendar days. If, by the end of the fourteen (14) day period, court-awarded custody or legal guardianship has been awarded to the caretaker, *and the caretaker qualifies under Tenant Screening Criteria (as defined in Chapter 2 of this Policy)*, the lease will be transferred to the caretaker. If the court has not awarded custody or legal guardianship, but the action is in process, OHA will secure verification of the status from social services staff or the attorney.

When the OHA approves a person to reside in the unit as caretaker for the child(ren), the income of the caretaker shall be counted pending a final disposition. The OHA will work with the appropriate service agencies to provide a smooth transition in these cases.

- e. **Retention of the Unit by Remaining Family Member:** To be considered eligible to retain the unit as the remaining member of the tenant family, the person must have been previously approved by the OHA to be living in the unit

A live-in attendant, by definition, is not a member of the family and will not be considered a remaining member of the family.

In order for a minor child to continue to receive assistance as a remaining family member, the OHA must have verified that social services and/or the Juvenile Court has arranged for another adult to be brought into the unit to care for the child(ren) for an indefinite period. In certain limited situations, OHA may, at its discretion, accept some other form of reliable information regarding the child's situation.

A reduction in family size may require a transfer to an appropriate unit size as described above.

- f. **Absences of Adult Children:** Adult children who are full-time students, who attend school away from the home and live with the family during school recess, will be considered temporarily absent from the household. As stated previously, these household members are not required to attend reexamination appointments and need only sign reevaluation forms pertaining to them specifically, as requested by OHA (*see Section IV-C of this Chapter, above*). If an adult child goes into the military and leaves the household, they will be considered permanently absent.

#### 4. **Result of Absence of Entire Family**

The entire family is considered absent when no family member is residing in the unit. These policy guidelines address situations when the entire

family is absent from the unit, but has not moved out of the unit. In cases where the family has moved out of the unit, the OHA will terminate tenancy in accordance with the appropriate lease termination procedures contained in this Policy.

Families are required to notify the OHA before they move out of a unit in accordance with the lease and to give the OHA information about any family absence from the unit.

Families must notify the OHA if they are going to be absent from the unit for more than **seven (7) consecutive days**. A person with a disability may request an extension of time as an accommodation.

In order to determine if the family is absent from the unit, the PHA may (among other things):

- Conduct home visits;
- Write letters to the family at the unit;
- Post letters on exterior door;
- Telephone the family at the unit;
- Interview neighbors;
- Verify if utilities are in service
- Check with Post Office for forwarding address; and/or
- Contact emergency contact(s).

If the entire family is absent from the unit, without OHA permission, for more than **thirty (30) consecutive days**, the unit will be considered to be vacant and OHA will terminate tenancy according to the procedures described in the lease agreement.

As a reasonable accommodation for a person with a disability, the PHA may approve an extension. During the period of absence, the rent and other charges must remain current.

## **5. Other Changes**

Any changes reported by residents other than those listed in this section will be noted in the file by the staff person and in the computer tenant file maintenance screen but will not be processed between regularly scheduled annual recertifications.

### **D. Procedures When Changes are Reported in a Timely Manner**

The PHA will notify the family of any changes in Tenant Rent to be effective

according to the following guidelines:

**Increases in the tenant rent** are effective on the first of the month following at least thirty days' notice. Except as otherwise noted in this policy or the lease agreement, OHA will not raise the tenant rent except at time of the annual reexamination.

**Decreases in the tenant rent** are effective the first day of the month following the month in which the change is reported.

The change will not be made until the verification process is complete.

If the change is reported in a timely manner, but the **OHA does not process the change in a timely manner**, the following conditions shall apply. "Processed in a timely manner" means that the change goes into effect on the date it should when the family reports the change in a timely manner. If the change cannot be, or is not, made effective on that date, the change is considered not processed by the OHA in a timely manner.

- If an increase in rent is not processed by the OHA in a timely manner, the increase will be effective after the required thirty days' notice prior to the first of the month after completion of processing by the OHA.
- If a decrease in rent is not processed by the OHA in a timely manner, the overpayment by the family will be calculated retroactively to the date it should have been effective, and the family will be credited for the amount.

#### **E. Procedures When Changes are not Reported in a Timely Manner**

If the family does not report a change **within ten (10) calendar days of the occurrence**, and submit all necessary documentation in a timely manner based upon OHA's request, the family will have caused an unreasonable delay in the interim reexamination processing and the following guidelines will apply.

**Increases in Tenant Rent** will be effective retroactive to the date they would have been effective had the information been reported on a timely basis (this, in most cases, is the first day of the month following the month in which the change occurred). The family will be liable for any underpaid rent, and may be required to sign a repayment agreement.

Unless approved by the appropriate Sector Property Manager, the OHA will not execute a repayment agreement if the amount of retroactive rent is so high that it will take the family longer than twenty-four (24) months to complete the agreement.

**Decreases in Tenant Rent** will be effective on the first of the month following completion of processing by the OHA and not retroactively.

## CHAPTER 10: PET POLICY

### I. Introduction

The Department of Housing and Urban Development (HUD) gives Public Housing Agencies the discretion to decide whether or not to develop policies pertaining to the keeping of pets in public housing units. This Chapter explains OHA's policy on the keeping of pets and any criteria or standards pertaining to that policy.

The Pet Policy found in this Chapter applies to all OHA projects (*subject to the exclusions described in Section II, below*) and is intended to comport with the requirements of federal law and regulations relating to elderly/disabled projects; as well as federal law and regulations relating to general occupancy projects.<sup>1</sup>

The Pet Policy is designed to permit pet ownership among OHA residents, subject to certain reasonable limitations. All restrictions described herein are related to OHA's interest in providing a decent, safe and sanitary living environment for all tenants; protecting and preserving the physical condition of the property; and protecting its financial wellbeing.

The OHA shall not discriminate against an applicant or resident with regard to admission or continued occupancy by reason of the person's ownership of common household pets or the presence of such pets in the dwelling unit (*enforcement of the reasonable rules contained in this Pet Policy is not discrimination*). Nothing in this policy authorizes OHA to limit or impair the rights of persons with disabilities.

### II. Exclusions from Policy – Assistance Animals

Assistance animals that are necessary as a reasonable accommodation to assist, support or provide service for persons with disabilities **are not considered pets**, and are not subject to the OHA Pet Policy.

Assistance animals are animals that work, provide assistance or perform tasks for the benefit of a person with a disability, or animals that provide emotional support that alleviates one or more identified symptoms or effects of a person's disability. Assistance animals ("service animals," "support animals," or "therapy animals") perform many disability-related functions, including (but not limited to) the following:

- Guiding individuals who are blind or have low vision;

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<sup>1</sup> Two different sections of law and regulation govern how a Public Housing Agency develops and administers its pet policies. Section 227 of the *Housing and Urban-Rural Recovery Act of 1983* and 24 C.F.R. §§5.300-5.327 and §5.380 apply to projects designated for elderly and disabled residents. Section 31 of the *United States Housing Act* and 24 C.F.R. 960. §§701-707 apply to general occupancy projects. OHA has chosen, for the sake of clarity and uniformity, to implement one policy for both types of projects. This single policy seeks at all times to adhere to the more detailed and/or stringent of the requirements found in the law and regulations.

- Alerting individuals who are deaf or hearing impaired;
- Providing minimal protection or rescue assistance;
- Pulling a wheelchair;
- Fetching items;
- Alerting persons to impending seizures; or
- Providing emotional support to persons with disabilities who have a disability-related need for such support.

The OHA shall not refuse to allow a person with a disability to have an assistance animal solely because that animal does not have formal training. There must simply be a relationship between the person's disability and his or her need for the animal.

All requests for assistance-animals as reasonable accommodation will be processed according to OHA's Reasonable Accommodation Policy (*See Chapter 1, Section III*). Residents are responsible for providing certain information necessary to verify such requests. A **reasonable accommodation will be granted** to allow an assistance animal upon verification that it **meets the need presented by the disability, unless:**

- There is reliable, objective evidence that the animal poses a **direct threat to the health or safety of others** that cannot be reduced or eliminated by a reasonable accommodation;
- There is reliable, objective evidence that the animal would cause **substantial physical damage to the property of others**;
- The presence of the assistance animal would pose an **undue financial or administrative burden** to OHA;
- The presence of the assistance animal would **fundamentally alter the nature of OHA's services**.

This policy does not affect any authority that OHA may have to regulate assistance animals under federal, state or local law.

### III. Pet Ownership in Public Housing

Residents of OHA Public Housing may own one or more common household pets, or have one or more common household pets present in their dwelling units, subject to the following policies and restrictions.

## **A. OHA Management Approval and Registration**

All pets must be approved by OHA management before they are brought onto the premises. In order for **any pet** to be approved, the resident must provide the name, phone number and address of two responsible parties able to care for the pet if the owner is unable to do so.

Additionally, all dogs and cats must be registered according to the procedures described herein. Registration of a dog or cat requires verification of information, execution of a Pet Agreement, and payment of a Pet Deposit. Additionally, residents living in Scattered Site units must pay a one-time Nominal Fee (as described below).

### **1. Verification of Information (Dog or Cat Only)**

The resident must provide the following in connection with registration:

- Certification signed by a licensed veterinarian or state/local authority, proving that the dog or cat has received all inoculations required by state or local law, and that the dog or cat has no communicable disease(s) and is pest-free;
- Certification that the dog or cat is spayed or neutered;
- Information to identify the dog or cat, including two pictures (these may be taken by OHA at the time of registration);
- Name, phone number and address of two responsible parties able to care for the dog or cat if the owner is unable to do so.

OHA may request additional documents or information, according to the circumstances. Registration information will be updated annually.

### **2. Pet Agreement (Dog or Cat Only)**

Registration of a dog or cat will require the resident to execute a Pet Agreement with OHA. The Pet Agreement shall state (among other things) that the resident agrees to comply with all OHA policies concerning pets; and that he/she acknowledges complete responsibility for the care and cleaning of the dog or cat.

### **3. Pet Deposits (Dog or Cat Only)**

The resident wishing to register a dog or cat shall be required to pay a refundable deposit of for the purpose of defraying all reasonable costs

directly attributable to the presence of that animal. The Pet Deposit amount shall be **\$100** for residents living in **Tower properties**, and **\$200** for residents living in **Scattered Site Properties**. The Pet Deposit shall be paid prior to the date the pet is properly registered and brought into the apartment. The OHA shall comply with all applicable state or local law with respect to the Pet Deposit.

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. No refund of the Pet Deposit will be made until Tenant has vacated and the dwelling unit has been inspected by OHA.

In the event of the incapacitation or death of a tenant, the PHA will return the Pet Deposit 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 or designee disagrees with the amount charged to the pet deposit, he or she may appeal under the Tenant Grievance Procedure.

The OHA reserves the right to change or increase the required deposit by amendment to these rules; however, the required deposit shall not be an unreasonable amount.

Pet Deposits are not a part of rent payable by the resident, and shall only be applied to pet-related charges incurred when the tenant vacates the unit. The tenant **will be billed separately for any maintenance-related charges incurred during tenancy**. See *Section III-K, below*.

#### 4. **Nominal Fee (Dog or Cat Only – Scattered Sites Only)**

Residents of Scattered Site units who wish to register a dog or cat must pay a **one-time non-refundable nominal fee of \$100<sup>2</sup>** to cover the reasonable operating costs to those properties relating to the presence of dogs and cats. This nominal fee shall be charged in addition to the Pet Deposit, and will not cover any maintenance-related charges that may accrue later (*maintenance charges are billed according to Section III-K, below*).

#### 5. **OHA Refusal to Approve or Register**

If the OHA refuses to approve or register a pet, a written notification will be

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<sup>2</sup> This requirement applies to OHA Scattered Site units only. All of OHA's Scattered Site units are designated for **general occupancy** (*not for elderly/disabled occupancy as described in 24 C.F.R. §5.309(C)(2)*). Thus, although a particular tenant of a Scattered Site unit may be elderly and/or disabled, these properties are governed by 24 C.F.R. §960.701 et. seq.

sent to the pet owner stating the reason for denial and shall advise the tenant of his/her right to appeal under the Tenant Grievance Procedure.

The OHA will refuse to approve or register a pet if:

- The pet is not within one of the types of common household pets allowed under this Pet Policy (*see Section III-B, below*);
- A dog or cat owner fails to provide complete registration information, sign a Pet Agreement, or pay any required deposits and/or fees;
- A dog or cat owner 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 as defined in this Pet Policy, and/or 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 OHA **will not** refuse to register a pet based upon the determination that the pet owner is financially unable to care for the pet.

## **B. Types and Numbers of Pets Allowed**

No types of pets other than the following common household pets may be kept by a resident. Tenants are not permitted to have more than one *type* of pet.

### **1. Dogs (Designated Sites and Developments Only)**

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 and local law  
*Allowed in Towers and designated Scattered Site units ONLY, subject to certain restrictions – See Section III-C, below*

### **2. Cats**

Maximum number: One

Must be declawed

Must be spayed or neutered

Must have all required inoculations

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

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

**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 (Guinea pig, hamster, or gerbil ONLY)**

Maximum number: Two

Must be enclosed in an acceptable cage at all times

Must have all inoculations required now or in the future by State/local law

Limits on numbers of pets will be strictly enforced. If an approved pet gives birth to a litter, the resident must remove all pets in excess of the maximum allowable number (*i.e. if a resident has one hamster who gives birth to a litter, the resident may keep one additional hamster, so long as he/she gains OHA approval for the additional hamster according to the Pet Policy*).

**C. Restrictions on Dog Ownership**

Dogs may only be kept in Towers, and/or in designated Scattered Site dwelling units with an enclosed yard space. As with other animals, dogs may not be tethered or chained outside the dwelling unit.

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

Certain dog breeds are not allowed, based on OHA's determination that they have a propensity to be vicious and/or intimidating. Such prohibited breeds include:

- Pit Bull Terrier, Rottweiler, Chow, Boxer, Doberman, Dalmatian, German Shepherd.

**D. Temporary Care and Keeping of Pets**

Pets that are not owned and properly registered by an OHA tenant are not allowed on the premises. Residents may not keep or care for any pet that is not

properly registered with the OHA. In addition, residents may not feed or harbor stray animals.

Any resident who wishes to temporarily care for the properly-registered pet of another OHA resident must notify the OHA and agree in writing to abide by all rules set forth in this Pet Policy.

#### **E. 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 must be under the control of the resident or other responsible individual at all times.

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 will be identified in pet agreement. Residents may not exercise pets or permit pets to deposit waste on the project premises outside of the areas designated for such purposes.

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. In addition, pets are not permitted in OHA playgrounds, day care centers, management offices, community centers and/or recreation center areas.

#### **F. Restriction on Alterations to the Unit**

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

#### **G. Noise Restrictions**

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 the building or premises. Such noise includes, but is not limited to, loud and/or continuous barking, howling, yelping, whining, biting, scratching, chirping, or other such activities.

#### **H. Pet Care Requirements**

All residents shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet. No pet (excluding fish) shall be left unattended in any apartment for a period in excess of 12 hours.

In conjunction with general notice of absence required by the Lease Agreement, if a pet owner will be absent from his/her unit, he/she must provide name and phone number for person(s) caring for the pet(s).

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.

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

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

#### **I. Cleanliness Requirements**

The pet owner must comply with all requirements of his/her lease agreement, the OHA Rules of Occupancy, and any other reasonable OHA rules regarding care and cleanliness of the unit. All residents are required to maintain the unit in a decent and sanitary condition at all times. In addition, pet owners must abide by the following cleanliness requirements:

- Pet owners shall take adequate precautions to eliminate any animal or pet odors within or around the unit.
- Pet owners 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 it in an appropriate trash receptacle or dumpster
- Litter boxes shall be stored inside the resident's dwelling unit. All animal waste and/or litter from litter boxes shall be picked up and/or emptied daily by the pet owner, placed into a sealed plastic bag, and disposed of in an appropriate trash receptacle or dumpster. Litter and/or animal waste shall not be disposed of by being flushed through a toilet.

#### **J. Pet Inspections**

Upon reasonable notice to the tenant (of no less than 48 hours), the OHA may enter and inspect the premises during reasonable hours, to determine whether the resident is compliant with the Pet Policy.

In addition, the OHA shall have the right to enter a pet owner's dwelling unit *without notice*, in situations deemed to be an emergency. Examples of such emergencies are: situations in which there is evidence that an animal is in danger or distress, or that an animal is creating a nuisance or threat to others.

#### **K. Costs Incurred During Tenancy**

The Pet Deposit (and/or Nominal Fees) **will not** be used to pay **maintenance-related charges** incurred while the tenant occupies the dwelling unit. Such charges will be billed separately to the tenant at the time of occurrence, according to OHA's general policy for maintenance charges (described in the tenant's Lease Agreement).

According to OHA's Public Housing Lease, maintenance charges shall include all reasonable expenses incurred by the OHA as a result of damages directly attributable to the negligence or intentional misconduct of the resident. In the case of pet owners, such charges may include, but not be limited to: the cost of repairs and/or replacements to the tenant's unit or the premises; and/or the cost of fumigating the tenant's unit or flea deinfestation.

#### **L. 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.

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

Additionally, 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 situations in which pets 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 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.

#### **IV. Violations of Pet Policy**

This Pet Policy will be incorporated by reference into the Dwelling Lease signed by the resident, and therefore, violation of the Pet Policy will be grounds for termination of the tenant's lease. Additionally, OHA may revoke its authorization for a particular pet any time if the pet becomes destructive or a nuisance to others, or if the tenant

fails to comply with this Policy.

Accordingly, when violations occur, OHA shall have the discretion to take appropriate and reasonable action. Such action may include (but is not limited to):

- Issuing a **Resident Infraction Notice**, including a brief description of the factual basis for the determination and the rule(s) that were violated. Pursuant to the Infraction Notice, the resident will have 14 days to bring his/her pet into compliance with the rules or face lease termination or mandatory removal.
- Issuing a **Notice of Lease Violation (14/30 Notice)** according to the procedures described in the Lease Agreement, and including a brief description of the factual basis for the determination and the rule(s) that were violated. Pursuant to the Notice of Lease Violation, the resident will have 14 days to cure the violation as OHA prescribes (by either removing the pet or bringing it into compliance, based upon the situation) or OHA will initiate legal procedures to reclaim the unit.
- Issuing a **Notice of Repeated Lease Violation (14-Day No Cure Notice)** according to the procedures described in the Lease Agreement, and including a brief description of the factual basis for the determination and the rule(s) that were violated. This type of notice, which is authorized by Nebraska law in certain circumstances, does not allow the tenant to cure the violation. If the tenant does not vacate the unit within fourteen days, OHA will initiate legal procedures to reclaim the property.

## **VII. Conflict with Federal, State and Local Law and Regulations**

The rules and procedures set forth in this Pet Policy are intended to be in accordance with all applicable Federal, State and local law and regulations. If any conflict may exist between this Pet Policy and such applicable law or regulations, the law or regulation shall apply.

## Violence Against Women's Act (VAWA)

The Omaha Housing Authority meets the requirements of the Violence Against Women's Act in the following ways:

(1) any activities, services or programs provided or offered by the agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault or stalking; At least twice a year, OHA Public Safety offers all tenants an opportunity to attend a workshop on Domestic Violence. OHA also partners with Salvation Army and Charles Drew in providing education opportunities on violence, dating violence, sexual assault, or stalking when available through their organizations. OHA regularly informs tenants of education opportunities on violence, dating violence, sexual assault, or stalking that the YWCA offers. OHA is also very committed to working with the YWCA and the Omaha Police Department and when OHA becomes aware of the existence of dating violence, sexual assault, or stalking that resident is referred to the appropriate service provider.

(2) any activities, services or programs provided or offered that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking to obtain or maintain housing; and

### PHA Policy

The PHA acknowledges that a victim of domestic violence, dating violence, or stalking may have an unfavorable history that would warrant denial under the PHA's policies. Therefore, if the PHA makes a determination to deny admission to an applicant family, the PHA will include in its notice of denial a statement of the protection against denial provided by VAWA and will offer the applicant the opportunity to provide documentation affirming that the cause of the unfavorable history is that a member of the applicant family is or has been a victim of domestic violence, dating violence, or stalking.

The documentation must include two elements:

A signed statement by the victim that provides the name of the perpetrator and certifies that the incidents in question are bona fide incidents of actual or threatened domestic violence, dating violence, or stalking, and

One of the following:

A police or court record documenting the actual or threatened abuse, or

A statement signed by an employee, agent, or volunteer of a victim service provider; an attorney; a medical professional; or another knowledgeable professional from whom the victim has sought assistance in addressing the actual or threatened abuse. The professional must attest under penalty of perjury that the incidents in question are bona fide incidents of abuse, and the victim must sign or attest to the statement.

The applicant must submit the required documentation with her or his request for an informal review (see section 16-III.D) or must request an extension in writing at that time. If the applicant so requests, the PHA will grant an extension of 10 business days, and will postpone scheduling the applicant's informal review until after it has received the documentation or the extension period has elapsed. If after reviewing the documentation provided by the applicant the PHA determines the family is eligible for assistance, no informal review will be scheduled and the PHA will proceed with admission of the applicant family.

### OHA Policy

In cases where an applicant family includes the perpetrator as well as the victim of domestic violence, dating violence, or stalking, the OHA will proceed as above but will require, in addition, either (a) that the perpetrator be removed from the applicant household and not reside in the assisted housing unit or (b) that the family provide documentation that the perpetrator has successfully completed, or is successfully undergoing, rehabilitation or treatment.

If the family elects the second option, the documentation must be signed by an employee or agent of a domestic violence service provider or by a medical or other knowledgeable professional from whom the perpetrator has sought or is receiving assistance in addressing the abuse. The signer must attest under penalty of perjury to his or her belief that the rehabilitation was successfully completed or is progressing successfully. The victim and perpetrator must also sign or attest to the documentation. This additional documentation must be submitted within the same time frame as the documentation required above from the victim.

#### **Terminating the Assistance of a Domestic Violence Perpetrator**

Although VAWA provides assistance termination protection for victims of domestic violence, it does not provide protection for perpetrators. VAWA gives the PHA the explicit authority to "terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others...without terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant." This authority supersedes any local, state, or other federal law to the contrary. However, if the PHA chooses to exercise this authority, it must follow any procedures prescribed by HUD or by applicable local, state, or federal law regarding termination of assistance [Pub.L. 109-271].

#### **OHA Policy**

When the actions of a participant or other family member result in a PHA decision to terminate the family's assistance and another family member claims that the actions involve criminal acts of physical violence against family members or others, the PHA will request that the victim submit the above required certification and supporting documentation in accordance with the stated time frame. If the certification and supporting documentation are submitted within the required time frame, or any approved extension period, the PHA will terminate the perpetrator's assistance. If the victim does not provide the certification and supporting documentation, as required, the PHA will proceed with termination of the family's assistance.

(3) any activities, services or programs provided or offered to prevent domestic violence, dating violence, sexual assault and stalking or to enhance victim safety in assisted families.

#### **OHA Confidentiality Requirements**

All information provided to the OHA regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, must be retained in confidence and may neither be entered into any shared database nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.

OHA has grounds for denying or terminating the family's assistance [24 CFR 982.314(e)(2)]. VAWA creates an exception to these restrictions for families who are otherwise in compliance with program obligations, but have moved to protect the health or safety of an individual who is or has been a victim of domestic violence, dating violence or stalking, and who reasonably believed he or she was imminently threatened by harm from further violence if they remained in the unit. [Pub.L. 109-162]

Through a partnership with the Weed and Seed program, porch lighting is provided to increase safety of the residents, and all residents are encouraged by OHA to keep the exterior lights on at all times.

The Resident Organization Group meets once a month and in these meetings the topic of safety and domestic violence, dating violence, sexual assault and stalking are often times topics of discussion.

**RESOLUTION NO. 2007 - 39**  
**PUBLIC HOUSING ADMISSION AND CONTINUED OCCUPANCY POLICY UPDATE**  
**REGARDING VIOLENCE AGAINST WOMEN AND JUSTICE DEPARTMENT**  
**REAUTHORIZATION ACT OF 2005**

**WHEREAS**, on December 27, 2006, the Federal Register published the Violence Against Women and Justice Department Reauthorization Act of 2005; and

**WHEREAS**, the law provides in part that criminal activity directly relating to domestic violence, dating violence or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse; and

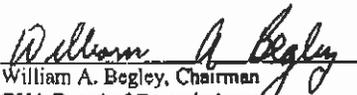
**WHEREAS**, the law also provides that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as serious or repeated violations of the lease by the victim or threatened victim of that violence and will not be good cause for termination of the assistance, tenancy or occupancy rights of a victim of such violence; and

**WHEREAS**, the above provisions apply to public housing agencies administering public housing and Section 8 programs and to owners renting to families under Section 8 rental assistance programs; and

**WHEREAS**, OHA staff recommends that the Board of Commissioners approve the revised Public Housing Admission and Continued Occupancy Policy that includes the new law regarding the Violence Against Women and Justice Department Reauthorization Act of 2005; and

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha does hereby approve the revised Public Housing Admission and Continued Occupancy Policy which includes the new law regarding the Violence Against Women and Justice Department Reauthorization Act of 2005.

This Resolution shall take effect immediately.

  
\_\_\_\_\_  
William A. Begley, Chairman  
OHA Board of Commissioners

3/22/07

**RESOLUTION NO. 2007 – 40**  
**SECTION 8 ADMINISTRATIVE PLAN UPDATE REGARDING VIOLENCE AGAINST**  
**WOMEN AND JUSTICE DEPARTMENT REAUTHORIZATION ACT OF 2005**

**WHEREAS**, on December 27, 2006, the Federal Register published the Violence Against Women and Justice Department Reauthorization Act of 2005; and

**WHEREAS**, the law provides in part that criminal activity directly relating to domestic violence, dating violence or stalking, engaged in by a member of a tenant's household or any guest or other person under the tenant's control, shall not be cause for termination of assistance, tenancy, or occupancy rights if the tenant or an immediate member of the tenant's family is the victim or threatened victim of that abuse; and

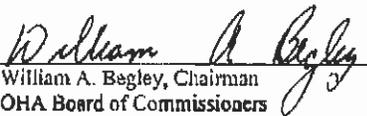
**WHEREAS**, the law also provides that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be construed as serious or repeated violations of the lease by the victim or threatened victim of that violence and will not be good cause for termination of the assistance, tenancy or occupancy rights of a victim of such violence; and

**WHEREAS**, the above provisions apply to public housing agencies administering public housing and Section 8 programs and to owners renting to families under Section 8 rental assistance programs; and

**WHEREAS**, OHA staff recommends that the Board of Commissioners approve the revised Administrative Plan that includes the new law regarding the Violence Against Women and Justice Department Reauthorization Act of 2005; and

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha does hereby approve the revised Administrative Plan which includes the new law regarding the Violence Against Women and Justice Department Reauthorization Act of 2005.

This Resolution shall take effect immediately.

  
William A. Begley, Chairman  
OHA Board of Commissioners

3/22/07

<b>Part I: Summary</b>	
<b>PHA Name: Omaha Housing Authority</b>	<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P001501-10 Replacement Housing Factor Grant No: Date of CFFP:
<b>FFY of Grant: 2010</b> <b>FFY of Grant Approval:</b>	

**Type of Grant**  
 **Original Annual Statement**       **Reserve for Disasters/Emergencies**       **Revised Annual Statement (revision no: \_\_\_\_\_)**  
 **Performance and Evaluation Report for Period Ending:**       **Final Performance and Evaluation Report**

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	800000			
3	1408 Management Improvements	292500			
4	1410 Administration (may not exceed 10% of line 21)	400000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	300000			
8	1440 Site Acquisition	35000			
9	1450 Site Improvement	250000			
10	1460 Dwelling Structures	2135000			
11	1465.1 Dwelling Equipment—Nonexpendable	50000			
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	20000			
14	1485 Demolition	25000			
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	20000			
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Attachment ne001k01

<b>Part I: Summary</b>					
<b>PHA Name:</b> Omaha Housing Authority	<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P0101501-10 Replacement Housing Factor Grant No: Date of CFFP:	<b>FFY of Grant:2010</b> <b>FFY of Grant Approval:</b>			
<b>Type of Grant</b>					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	4302500			
21	Amount of line 20 Related to LBP Activities	60000			
22	Amount of line 20 Related to Section 504 Activities	250000			
23	Amount of line 20 Related to Security - Soft Costs	262500			
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
<b>Signature of Executive Director</b>		<b>Date</b>		<b>Signature of Public Housing Director</b>	
				<b>Date</b>	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

<b>Part II: Supporting Pages</b>								
PHA Name: Omaha Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P001501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2010</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
1,2,5,6,7,8,9,10,11,12,13,14,15,16,19,29,30	Operations	1406		800000				
1,2,5,6,7,8,9,10,11,12,13,14,15,16,19,29,30	Computer Software & Consultants to enhance system	1408		20000				
1,2,5,6,7,8,9,10,11,12,13,14,15,16,19,29,30	Training including UFAS	1408		10000				
1,2,5,6,7,8,9,10,11,12,13,14,15,16,19,29,30	Security Guards	1408		262500				
1,2,5,6,7,8,9,10,11,12,13,14,15,16,19,29,30	Capital Fund Management Fee	1410		400000				
1,2,5,6,7,8,9,10,11,12,13,14,15,16,19,29,30	A&E for General rehab	1430		300000				
NE001000013 Jackson Tower	Site Acquisition for increased parking	1440		35000				
Spencer and Southside 1 & 2	Site work - lighting, concrete, retaining walls, fencing, grading, landscaping, ramps and handrails & PO Boxes	1450		100000				
Towers 5,6,7,8,9,10,11,12,13,14,15	"" and expand Jackson parking	1450		100000				
Scattered Sites 16,17,18,19,29,30	""	1450		50000				
Spencer and Southside 1 & 2	Exterior Renovations - Roofing, siding & Gutters	1460		50000				
Towers 5,6,7,8,9,10,11,12,13,14,15	Exterior Renovations - Roofing and waterproofing	1460		50000				
Scattered Sites 16,17,18,19,29,30	Exterior Renovations - Roofing, siding & Gutters	1460		50000				
Spencer and Southside 1 & 2	General repairs - HVAC, plumbing, interior renovations	1460		50000				
Towers 5,6,7,8,9,10,11,12,13,14,15	General repairs - HVAC, plumbing, interior renovations	1460		150000				
Scattered Sites 16,17,18,19,29,30	General repairs - HVAC, plumbing, interior renovations	1460		50000				
Park North and South 07-08	Fire Sprinkler and Life Safety upgrades	1460		1500000				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
**Expires 4/30/2011**

<b>Part II: Supporting Pages</b>								
PHA Name: Omaha Housing Authority			<b>Grant Type and Number</b> Capital Fund Program Grant No: NE26P001501-10 CFFP (Yes/ No): Replacement Housing Factor Grant No:			<b>Federal FFY of Grant: 2010</b>		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
All Towers 5,6,7,8,9,10,11,12,13,14,15	General Renovations includes windows and compactors	1460		150000				
All Towers	Fire & Life Safety Improvements	1460						
All Towers	Section 504 VCA Compliance	1460						
1,2,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19	Lead-Base paint abatement	1460		60000				
1,2,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19	Appliance Replacements	1465		50000				
1,2,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19	Computer hardware	1475		20000				
Jackson Tower 013	Demolition of acquired sites for additional parking	1485		25000				
1,2,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19	Relocations for reasonable accomidations, modernization and reconfigurations	1495		20000				

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.





Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant: 2009	
PHA Name: Omaha Housing Authority		Capital Fund Program Grant No: NE265001501-09		FFY of Grant Approval: 2009	
Type of Grant		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009		<input type="checkbox"/> Revised Annual Statement (revision no: 1) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Revised <sup>2</sup>	Obligated	Total Actual Cost <sup>1</sup>
		Original			Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	100,000			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	144,000		144,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable	\$4,851,156.00		2,579,000	0
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Attachment ne00110z

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2009	
PHA Name: Omaha Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE265001501-09 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$5,095,156.00	2,723,000
21	Amount of line 20 Related to LBP Activities		0
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>X [Signature]</i>		Date 6/30/2009	Signature of Public Housing Director
			Date

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009			
PHA Name: Omaha Housing Authority		Capital Fund Program Grant No: NE26S001501-09		CFPP (Yes/ No):			
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Replacement Housing Factor Grant No:			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost	Status of Work
				Original	Revised <sup>1</sup>		
Administration Florence Tower NE001000011	Administration of Fire Sprinkler & Life Safety Improvement Contracts	1410		50,000			
Administration Highland Tower NE001000012	Administration of Fire Sprinkler & Life Safety Improvement Contracts	1410		50,000			
Florence Tower NE001000011	A&E for Fire Sprinkler & Life Safety	1430		72,000		72,000	Farris Eng. Design Dev.
Highland Tower NE001000012	A&E for Fire Sprinkler & Life Safety	1430		72,000		72,000	Farris Eng. Design Dev.
Florence Tower NE001000011	Construction of Fire Sprinkler & Life Safety Improvement	1460		925,578			
Highland Tower NE001000012	Construction of Fire Sprinkler & Life Safety Improvement	1460		925,578			
Crown Tower NE001000015	Major Structural & HVAC Renovations including Interior, Exterior & Roofing	1460		3,000,000		2,579,000	MCL Const. In Progress

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program							Federal FFY of Grant: 2009
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates <sup>1</sup>		
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date			
Administration Florence Tower NE001000011	3/18/2010		60% by 3/18/2011 & 100% by 3/18/2012				
Administration Highland Tower NE001000012	3/18/2010		60% by 3/18/2011 & 100% by 3/18/2012				
A&E Services Florence Tower NE001000011	3/18/2010	5/01/2009	60% by 3/18/2011 & 100% by 3/18/2012				
A&E Services Highland Tower NE001000012	3/18/2010	5/01/2009	60% by 3/18/2011 & 100% by 3/18/2012				
Construction Services Florence Tower NE001000011	3/18/2010		60% by 3/18/2011 & 100% by 3/18/2012				
Construction Services Highland Tower NE001000012	3/18/2010		60% by 3/18/2011 & 100% by 3/18/2012				
Crown Tower Major Renovations NE001000015	3/18/2010	6/11/2009	60% by 3/18/2011 & 100% by 3/18/2012				

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

**Part I: Summary**

PHA Name: **Omaha Housing Authority**

Grant Type and Number: **Capital Fund Program Grant No: NE26P001044**  
 Replacement Housing Factor Grant No:  
 Date of CFFP:

FFY of Grant: 2008  
 FFY of Grant Approval: 2008  
 Date Approved 9/15/2008

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies Performance and Evaluation Report for Period Ending: 6/30/2009	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>	Obligated	Expended
1	Total non-CFFP Funds					
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	284,010.00				
5	1411 Audit					
6	1413 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	2,516,097.93		2,405,195.00		
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	40,000.00				
17	1499 Development Activities <sup>4</sup>					

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Attachment ne001101

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2008	
PHA Name: Omaha Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P001044 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2008	
Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 6/30/2009 <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Summary by Development Account			
Line		Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	2,840,107.93	2,405,195.00
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>X. Shultz</i>		Date 06/30/2009	Signature of Public Housing Director
			Date

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.





**Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>FFY of Grant: 2008</b>	
<b>PHA Name:</b>		<b>Capital Fund Program Grant No: NE26P001501-08</b>		<b>FFY of Grant Approval: 2008</b>	
<b>Omaha Housing Authority</b>		<b>Replacement Housing Factor Grant No:</b>			
<b>Date of CFFP:</b>					
<b>Type of Grant</b>		<input type="checkbox"/> Revised Annual Statement (revision no: )			
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Final Performance and Evaluation Report			
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009					
<b>Summary by Development Account</b>		<b>Total Estimated Cost</b>		<b>Total Actual Cost<sup>1</sup></b>	
<b>Line</b>	<b>Description</b>	<b>Original</b>	<b>Revised 6/09/2009</b>	<b>Obligated</b>	<b>Expended</b>
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	805,000	805,000	805,000	805,000
3	1408 Management Improvements	275,825	275,825	246,705	246,705
4	1410 Administration (may not exceed 10% of line 21)	402,500	402,500	402,500	402,500
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	300,000	300,000	100,478	0
8	1440 Site Acquisition				
9	1450 Site Improvement	358,252	358,252	0	0
10	1460 Dwelling Structures	1,528,661	1,391,161	200,000	0
11	1465.1 Dwelling Equipment -- Nonexpendable	75,000	100,000	100,000	0
12	1470 Non-dwelling Structures	50,000	37,500	0	0
13	1475 Non-dwelling Equipment	180,000	50,000	0	0
14	1485 Demolition	50,000	305,000	0	0
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2008 FFY of Grant Approval: 2008	
PHA Name: Omaha Housing Authority	Grant Type and Number Capital Fund Program Grant No.: NEZ6P001501-08 Replacement Housing Factor Grant No: Date of CFFP:		
Type of Grant		<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009 <input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Summary by Development Account <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Revised <sup>2</sup>
18a	1501 Collateralization or Debt Service paid by the PHA		Obligated
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		Expended
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	4,025,238	1,854,683
21	Amount of line 20 Related to LBP Activities	42,500	
22	Amount of line 20 Related to Section 504 Activities	250,000	
23	Amount of line 20 Related to Security - Soft Costs	235,825	
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director: <i>Stanley A. ...</i>		Date 06/30/2009	Signature of Public Housing Director
			Date

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHIF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2008		
PHA Name: Omaha Housing Authority		Capital Fund Program Grant No: NEZ6P001501-08		CFPP (Yes/ No):		
Development Number Name/PHA-Wide Activities		General Description of Major Work Categories		Development Account No.		
		Quantity		Total Estimated Cost		
		Original		Revised		
		Funds Obligated <sup>2</sup>		Funds Expended <sup>2</sup>		
		Total Actual Cost		Status of Work		
1.2,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,29,30	Operations	1406	805,000	805,000	805,000	Complete
1.2,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,29,30	Computer Software, programs and consultants	1408	30,000	30,000	14,179	Yardi Lease
1.2,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,29,30	Training	1408	10,000	10,000		
1.2,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,29,30	Security Guards	1408	235,825	235,825	232,526	Accruing
1.2,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,29,30	Capital Fund Management Fee	1410	402,500	402,500	402,500	Complete
1.2,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,29,30	A&E for General Rehab	1430	199,522	199,522	0	In Planning
1.2,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,29,30	A&E for Fire Sprinkler & Life Safety	1430	40,478	40,478	0	CLH Contract
1.2,5,6,7,8,9,10,11,12,13,14,15	Energy Consultant	1430	60,000	60,000	0	FSG Contract
Kay Jay 1-05	Site work including Parking, landscaping, lighting, etc	1450	312,252	312,252	0	In Design
Scattered Sites 1-16,17,18,19,29,30	Site work including driveways, sidewalks and retaining walls	1450	46,000	46,000	0	In Planning
Scattered Sites 1-16,17,18,19	Exterior Renovations including roofing, siding, gutters	1460	118,000	200,000	200,000	H&S Rfg Contract
Southside and Spencer 1-01 & 02	Interior renovations for unit turnaround	1460	50,000	50,000	0	Planning
Scattered Sites 16,17,18,19	Renovations specific to Section 504 UFAS requirements	1460	100,000	100,000	0	Planning
Southside & Spencer 01 & 02	General repairs including mechanical, interior and exterior	1460	57,500	57,500	0	Planning

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.





Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part I: Summary		Grant Type and Number Capital Fund Program Grant No: NEZ6P001501-07 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: 2007 FFY of Grant Approval: 2009 Last Approved Revision 6/09/2009	
PHA Name: Omaha Housing Authority		Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009 <input type="checkbox"/> Reserve for Disasters/Emergencies Summary by Development Account		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Description	Total Estimated Cost Revised 2	Obligated	Total Actual Cost 1 Expended	
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>1</sup>	779,099	779,099	779,099	
3	1408 Management Improvements	243,825	246,928	246,928	
4	1410 Administration (may not exceed 10% of line 21)	350,000	350,000	350,000	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition	270,000	333,479	180,623	
9	1450 Site Improvement	120,000	151,135	139,997	
10	1460 Dwelling Structures	1,161,751	994,153	660,306	
11	1465.1 Dwelling Equipment - Nonexpendable	67,756	67,756	61,835	
12	1470 Non-dwelling Structures		0	1,128	
13	1475 Non-dwelling Equipment	123,064	147,626	97,626	
14	1485 Demolition	500,000	716,528	81,213	
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	280,000	108,791	108,791	
17	1499 Development Activities <sup>4</sup>				

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2007 FFY of Grant Approval: 2009 Last Approved Revision: 6/09/2009	
PHA Name: Omaha Housing Authority	Grant Type and Number Capital Fund Program Grant No: NE26P001501-07 Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 06/30/2009		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Type of Grant		Total Actual Cost <sup>1</sup>	
<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Development Account			
Line	Summary by Development Account	Revised 1	Revised 2
		Total Estimated Cost	
		Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	3,895,495	3,895,495
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities	160,000	
23	Amount of line 20 Related to Security - Soft Costs	307,035	235,825
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director <i>X Stanley J. ...</i>		Signature of Public Housing Director	
Date 06/30/2009		Date	

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAS with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF (funds shall be included here).

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part II: Supporting Pages		Federal FFY of Grant: 2007						
PHA Name: Omaha Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P001501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
1,2,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,29,30	Operations	1406		779,099	779,099	779,099	779,099	complete
""	Training	1408		8,000	11,103	11,103	11,103	complete
""	Security Guards	1408		235,825	235,825	235,825	235,825	complete
""	Capital Fund Management Fee	1410		350,000	350,000	350,000	350,000	complete
Crown Tower NE001000015	A&E for Crown Tower	1430		190,000	190,000	190,000	144,529	Underway
1,2,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19,29,30	A&E General rehab	1430		0	5,957	5,957	5,957	Misc.
""	A&E - UFAS VCA	1430		80,000	137,522	137,522	30,137	CLH Contract
""	Landscaping driveways, retaining walls, sidewalks	1450		120,000	111,397	111,397	100,259	Big Red Concrete
Scattered Sites 16,17,18,19	Plumbing Repairs	1450		0	39,738	39,738	39,738	Kratch Plumbing
Southside & Spencer 01 - 02	General repairs	1460		90,000	197,744	197,744	129,949	Hooper, Kratch, Controlled,Electric & Gutters
All Towers 5,6,7,8,9,10,11,12,13,14,15	UFAS Compliance and Fire & Life Safety	1460		115,327	59,739	59,739	35,963	Fire& Life Safety
Crown Tower 15	Structural Repairs	1460		416,424	0	0		to other
All Towers 5,6,7,8,9,10,11,12,13,14,15	Commercial HVAC Repairs and Upgrades	1460		200,000	218,140	218,140	109,583	Rasmussen HVAC
All Towers 5,6,7,8,9,10,11,12,13,14,15	Window Replacement, Trash Compactors, UPCS	1460		230,000	295,485	295,485	256,463	Windows, Plumbing, showers,doors moved to 2009
Scattered sites 16,17,18,19	UFAS Compliance	1460		50,000	0	0		
Scattered Sites 16,17,18,19	Exterior Renovations	1460		0	118,000	118,000	23,302	Rfg and Siding

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 4/30/2011

Part II: Supporting Pages		Federal FFY of Grant: 2007						
PHA Name: Omaha Housing Authority		Grant Type and Number Capital Fund Program Grant No: NE26P001501-07 CFFP (Yes/No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	
Scattered Sites 16,17,18,19	HVAC, Water Heater, Plumbing Repairs and Upgrades	1460		60,000	105,046	105,046	105,046	5 Vendors Plumbing, HVAC & Electric
PHA Wide	Appliance Upgrades	1465		67,756	67,756	67,756	61,835	GE Contract from 2006
Southside & Spencer 01-02	Study Centers	1470		0	0	0	1,128	Pending Revision #3
PHA Wide	Maintenance Vehicles	1475		122,510	0			Disapproved
1,2,5,6,7,8,9,10,11,12,13,14,15,16,17,18,19	Computer Upgrades	1475		554	50,554	50,554	554	Dell Contract
	Security Cameras & DVRs	1475		0	97,072	97,072	97,072	DVRs & Software for increased security
Pleasantview 03	Demolition	1485		500,000	716,529	716,529	81,213	Valley Contract
Pleasantview 03	Relocation for Demolition	1495		250,000	97,683	97,683	97,683	Complete
Crown Tower 15	Relocation Necessary for crown Tower building repairs	1495		30,000	11,108	11,108	11,108	To Facilitate construction

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



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

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

OMB Approval No 2577-0157 (Exp 08/30/2005)

6/30/2009

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

Comprehensive Grant Number: **NE26P001501-08**      FFY of Grant Approval: **2006**

Original Annual Statement       Reserve for Disasters/Emergencies

Final Performance and Evaluation Report       Performance and Evaluation Report for Program year Ending 6/30/2009

Line No	Summary by Development Account	Total Estimated Cost		Revised (1) 8/8/2007	Obligated	Total Actual Cost (2) Expended
		Original				
1	Total Non-CGP Funds					
2	1406 Operations (May not exceed 10% of line 20)	368,480		754,600	754,600	754,600
3	1408 Management Improvements	300,000		300,000	294,150	294,150
4	1410 Administration	350,000		350,000	377,300	377,300
5	1411 Audit	-		-	-	-
6	1415 Liquidated Damages	-		-	-	-
7	1430 Fees and Costs	300,000		300,000	102,654	102,654
8	1440 Site Acquisition	-		-	-	-
9	1450 Site Improvement	328,442		157,113	12,248	12,248
10	1460 Dwelling Structures	1,737,437		1,567,828	1,914,524	1,914,524
11	1465-1 Dwelling Equipment - Nonexpendable	141,201		33,888	37,793	37,793
12	1470 Nondwelling Structures	-		-	-	-
13	1478 Nondwelling Equipment	248,513		59,643	278,514	278,514
14	1485 Demolition	-		-	-	-
15	1490 Replacement Reserve Nondwelling Equipment	-		-	-	-
16	1482 Moving to Work Demonstration	-		-	-	-
17	1495.1 Relocation Costs	-		250,000	1,280	1,290
18	1498 Mod Used for Development	-		-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-		-	-	-
20	Amount of Annual Grant (Sum of lines 2 - 19)	3,773,073		3,773,073	3,773,073	3,773,073
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: *[Signature]*      Date: *12/18/09*

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

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

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

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

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

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1) 6/8/2007	Funds Obligated	Funds Expended	
Agency Wide	Operations	1406		366,480	754,600	754,600	754,600	complete
Agency Wide	Computer systems, consultants and programs to enhance current system	1408		50,000	50,000	47,700	47,700	complete
Agency Wide	Training	1408		14,175	14,175	10,625	10,625	complete
Agency Wide	Security Guards	1408		235,825	235,825	235,825	235,825	complete
Agency Wide	Salary, Fringe, and Allocated Admin. Expenses	1410		350,000	350,000	377,300	377,300	complete
Agency Wide	A&E for General Rehab/Development, Planning Energy Audit	1430		220,000	220,000	102,654	102,654	complete
1-7	Kay Jay Tower site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1430		80,000	80,000	-	-	Moved to 07 & 08
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	109,673	-	-	work item moved to 07 & 08 budgets
1-016	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		18,825.00	4,518	12,248	12,248	complete
1-019	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		18,825.00	4,518			work item moved to 07 & 08 budgets
1-20	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		11,295.00	2,711			work item moved to 07 & 08 budgets
1-21	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		11,295.00	2,711			work item moved to 07 & 08 budgets
1-24	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		11,295.00	2,711			work item moved to 07 & 08 budgets

(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 2577-0137 (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) 8/8/2007	Funds Obligated	Funds Expended	
1-28	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		11,295.00	2,710.70	-	-	work item moved to 07 & 08 budgets
1-28	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		11,295.00	2,710.70	-	-	work item moved to 07 & 08 budgets
1-30	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		11,295.00	2,710.70	-	-	work item moved to 07 & 08 budgets
1-32	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		11,295.00	2,710.70	-	-	work item moved to 07 & 08 budgets
1-35	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		11,295.00	2,710.70	-	-	work item moved to 07 & 08 budgets
1-1	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		23,535.00	5,648.28	-	-	work item moved to 07 & 08 budgets
1-4	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		23,535.00	5,648.28	-	-	work item moved to 07 & 08 budgets
1-5	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		22,590.00	5,421.65	-	-	work item moved to 07 & 08 budgets

(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. 2577-0137 (Exp. 7/31/09)

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Revision (1) 8/8/2007	Total Actual Cost		Status of Proposed Work (2)
				Original	Funds Obligated		Funds Obligated	Funds Expended	
1-1	Water Heater	1480		2,825	1,392		65,171.06	65,171.06	Pilot complete
1-4	Water Heater & furnace replacements	1480		12,710	6,262				
1-5	Water Heater & furnace replacements	1480		12,710	6,262				
1-1	Exterior Renovations, chimney repairs/replacement, roofs, gutters & downspouts, porches, siding painting, windows & doors	1480		16,945	8,349		2,601.52	2,601.52	Electric Co complete work item moved to 07 & 08 budgets
1-4		1480		15,060	7,420				work item moved to 07 & 08 budgets
1-5		1480		15,080	7,420				08 budgets
1-1	General Renovation, window wells, stairwells, utility repair / replacement, cabinets, counters, fixtures, LBP Abatement, and Gas meters/regulators	1480		47,085	23,189		85,068.57	85,068.57	Rife Cabiners complete work item moved to 07 & 08 budgets
1-4		1480		47,085	23,189				
1-5		1480		47,085	23,189				work item moved to 07 & 08 budgets
Towers									
All Towers	Security systems & ADA compliance	1480		14,830	3,559		66,059.91	66,059.91	Keytrak, Emanulaca, Karelman, Fireguard, Kone & Muhl Electric complete
All Towers	Air Conditioners	1480		-	-				
All Towers	Deferred Maintenance & cycle painting	1480		-	-		35,250.82	35,250.82	Kesner, excel, millard, 1 cell, meckler, builders supply & western luminaires complete
1-7	Mechanical Systems, HVAC repair / replacement / controls	1480		161,905	38,857				work item moved to 07 & 08 budgets
1-10 Highland		1480		26,355	6,325				work item moved to 07 & 08 budgets
All Towers	Fire Alarm replacement/repair.	1480		-	-		75,211.30	75,211.30	Rasmussen complete
1-07 & 12 Key Jay & Underwood	Fire Sprinkler Systems	1480		955,443	1,325,440		1,364,952.91	1,364,952.91	Rife Fire Sprinkler Contract complete
1-17 Crown Tower	Roofing repair / replacement exterior waller proofing	1480		235,325	56,478				work item moved to 07 & 08 budgets
All Towers	Conversion, reconfiguration, reduce density, metal finishes	1480		-	-				
Scattered Sites									
1-018, 1-018, 1-20, 1-21, 1-24, 1-26, 1-28 1-30, 1-32, 1-33, 1-35	Interior Renovations, wall & ceiling repairs, flooring, rings hoods, hot water heaters, mold remediation, cabinets, counters, fixtures & LBP Abatement	1480		81,185	14,664		37,448.38	37,448.38	Keystone Carpet & Rife deductible on three fire jobs complete
1-018, 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 & HVAC	1480		18,825	4,518		86,697.83	86,697.83	Kraich Plumbing & Controlled Contract complete
1-018, 1-018, 1-20, 1-21, 1-24, 1-26, 1-28 1-30, 1-32, 1-33, 1-35	Exterior Renovations, chimney repair/replacement, roofs, gutters & downspouts, porches, siding, painting, windows & doors	1480		47,085	11,288		96,061.94	96,061.94	Allied + Blaha complete
1-018, 1-018, 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	1480		1,737,438	1,567,829		1,914,524.24	1,914,524.24	
			TOTAL						

(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

OIG Approval No 2577-0157 (Exp 7/31/06)

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) 6/8/2007	Funds Obligated	Funds Expended	
Agency - wide	Appliance Replacement	1465		141,201	33,868	37,793	37,793	Complete
Agency - wide	Computer Systems	1475		97,899	23,496	66,552	66,552	Complete
Agency - wide	Vehicle & Equipment Replacement	1475		150,814	36,147	211,961	211,961	Complete
Agency-wide	Relocation	1495.1		-	250,000	1,290	1,290	work item moved to 07 & 08 budgets

(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 25177-0157 (Exp. 7/31/98)

Development Number / Name HA - Wide Activities	All Funds Obligated (Quarter Ending Date) 7-17-2008		All Funds Expended (Quarter Ending Date) 7-17-2010		Reasons for Revised Target Dates 2
	Original	Revised	Original	Revised	
Operations	9/2008		9/2010		12/2007
Management Improvements	9/2008		9/2010		6/2008
Administration	9/2008		9/2010		9/2008
Fees & Costs	9/2008		8/2010		8/2008
Site Improvements	9/2008		9/2010		8/2008
Dwelling Structures	9/2008		9/2010		8/2009
Dwelling Equip Equipment	9/2008		9/2010		12/2008
Non-Dwelling Equipment	8/2008		9/2010		12/2008
Relocation	9/2008		9/2010		6/2008

Signature of Executive Director and Date

X

Stanley Timm, Executive Director

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

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

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

X

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

OMB Approval No 2577-0137 (Exp. 06/30/2005)  
U.S. Department of Housing and Urban Development  
Office of Public and Indian Home Office of Public and Indian Housing

30-Jun-09

HA Name: Housing Authority of the City of Omaha FFY of Grant Approval: **2005**

Original Annual Statement  Reserve for Disasters/Emergencies  Revised Annual Statement/Revision Number: NE26P001501-05

Final Performance and Evaluation Report  Performance and Evaluation Report for Program year Ending 6/30/2008

Line No	Summary by Development Account	Total Estimated Cost			Total Actual Cost (2)	
		Original	Revised (1)	Obligated	Expended	
1	Total Non-CFP Funds					
2	1406 Operations (May not exceed 10% of line 19)	382,750	765,500	765,500	765,500	765,500
3	1408 Management Improvements	300,000	327,525	342,143	342,143	342,143
4	1410 Administration	350,000	350,000	350,000	350,000	350,000
5	1411 Audit	-	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-	-
7	1430 Fees and Costs	300,000	7,455	12,673	12,673	12,673
8	1440 Site Acquisition	-	-	-	-	-
9	1450 Site Improvement	350,000	1,068,040	1,051,516	1,051,516	1,051,516
10	1460 Dwelling Structures	1,730,756	1,008,370	1,012,953	1,012,953	1,012,953
11	1465-1 Dwelling Equipment - Nonexpendable	150,000	150,000	139,124	139,124	139,124
12	1470 Nondwelling Structures	-	-	-	-	-
13	1475 Nondwelling Equipment	264,000	150,616	153,588	153,588	153,588
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	3,827,506	3,827,506
21	Amount of line 19 Related to LBP Activities	-	0	0	0	0
22	Amount of line 19 Related to Section 504 Compliance	-	0	0	0	0
23	Amount of line 19 Related to Security	-	0	0	0	0
24	Amount of line 19 Related to Energy Conservation Measures	-	0	0	0	0

Signature of Executive Director and Date: *Stanley Leman* 12/18/09 Signature of Public Housing Director Office of Native American Programs Administrator and Date: \_\_\_\_\_

(1) To be completed for the Performance and Evaluation Report of 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)

30-Jun-09

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Revised (1) 6/8/2007	Total Actual Cost		Status of Proposed Work (2)
				Original	Funds Obligated (2)		Funds Expended (2)		
Agency Wide	Operations	1406		382,750	765,500	765,500	765,500	Complete	
Agency Wide	Computer systems, consultants and programs to enhance current system	1408 Management		50,000	47,700	47,700	47,700	Complete	
Agency Wide	Training	1408		14,175	-	14,618	14,618		
Agency Wide	Security Guards	1408		235,825	279,825	279,825	279,825	Complete	
Agency Wide	Salary, Fringe, and Allocated Adm'n. 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	12,673	12,673	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	
1-018,1-018	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		40,000	-	-	-	Moved to 2006 Budget	
1-20, 1-21, 1-24, 1-28, 1-29, 1-30, 1-32, 1-35	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		100,000	-	-	-	Moved to 2005 Budget	
1-1, 1-4, 1-5	Site work including lighting, concrete work, retaining walls, fence, grading & Landscaping	1450		70,000	1,068,041	1,051,516	1,051,516	Complete	

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-  
0137 (Exp 7/31/99)

30-Jun-08

Development Number / Name HA - Wide Activities	General Description of Major Work Categories	Development Account Number	Quantity	Total Estimated Cost		Revised (1) 6/8/2007	Total Actual Cost		Status of Proposed Work (2)
				Original	Funds Obligated (2)		Funds Obligated (2)	Funds Expended (2)	
Family Dev 1-1, 1-4, 1-5	Water Heater & furnace replacements exhaust renovations, chimney repairs/replacement, roofs, gutters & downspouts, porches, siding, painting, windows & doors	1460		30,000	23,409	30,000	23,409	23,409	Contracts 07-Plumb-01&02 with Kraich Plumbing and Pflor Complete
1-1, 1-4, 1-5		1460		50,000	25,976	30,000	25,976	25,976	Contract 07-50105-01 with Electric Co of Omaha Complete
1-1, 1-4, 1-5	General Renovation, window walks, subpanels, utility repair/ replacement, cabinets, counters, fixtures, LBP Abatement, and Gas meters/regulators	1460		150,000	553,639	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							
Towers									
All Towers	Security systems & ADA compliance	1460		15,756	15,391	16,572	15,391	15,391	Purchase Orders used to complete emergency repairs
All Towers	Air Conditioners	1460							
All Towers	Deferred Maintenance & Cycle painting	1460							
All Towers	Mechanical Systems, HVAC repair / replacement / controls	1460		200,000	224,518	200,000	224,518	224,518	Contract 08/rvacc-01 & 02 With Rasmussen are Complete
All Towers	Fire Alarm replacement/repair, Fire Sprinkler Systems	1460		900,000	22,216	79,680	22,216	22,216	Contract 07-fire-01 with Fireguard and Contract 07-50106-01 with Rife Construction Complete
1-17 Crown Tower	Roofing repair / replacement exterior water proofing	1460		250,000	4,456	-	4,456	4,456	Scott Enterprises PO Complete
All Towers	Conversion, reconfiguration, reduce density, mixed finance	1460							
Scattered Sites									
1-018, 1-018, 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	59,128	36,077	59,128	59,128	Rife Construction contract 08 casualty- 01 complete as well as Assorted P.O.'s for carpet replacement Complete
1-018, 1-018, 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	80,944	59,125	80,944	80,944	Kraich contract 07-plumb-01 and Pflor contract 07-plumb-02 Complete
1-018, 1-018, 1-20, 1- 21, 1-24, 1-26, 1-28, 1- 30, 1-32, 1-33, 1-35	repair/replacement, roofs, gutters & downspouts, porches, siding, painting, windows & doors	1460		50,000	3,276	3,276	3,276	3,276	Home Improvement Store Emergency Roof Repair on Purchase Order Complete
1-018, 1-018, 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. 2577-0137 (Exp. 7/31/98)

30-Jun-08

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) 6/8/2007	Funds Obligated (2)	Funds Expended (2)	
Agency - wide	Appliance Replacement Community Room Equipment	1465 1465		150,000	150,000	129,635 9,489	129,635 9,489	GE Appliance Contract 05-appliance-02 Home Depot Section 504 unit Complete
Agency - wide	Fire/Life Safety, mechanical systems, and interior renovations	1470						
Agency - wide	Computer Systems	1475		104,000	32,300	44,213	44,213	Gateway Contract 06-computer-01 Complete
Agency - wide	Vehicle & Equipment Replacement	1475		160,000	118,316	83,216 2,272 23,897	83,216 2,272 23,897	Performance Ford Contract 06-vehicles-01 Plus Sid Dillon Complete Ted's Mower Complete Sid Dillon 4x4 with plow
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				
				3,827,506		3,827,505		3,827,506

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

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

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

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

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

30-Jun-09

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	Original	Revised	
Management Improvements	8/17/2007	6/30/2007	8/17/2009	9/21/2007	
Administration	8/17/2007	6/30/2007	8/17/2009	5/21/2007	
Non-dwelling Equipment	8/17/2007	6/30/2007	8/17/2009	3/18/2008	
Dwelling Equip Equipment	8/17/2007	6/30/2007	8/17/2009	5/1/2008	
Dwelling Structures	8/17/2007	6/30/2007	8/17/2009	1/28/2009	
1-1, 1-4, 1-5	8/17/2007	6/30/2007	8/17/2009	1/28/2009	
1-7, 1-9, 1-10	8/17/2007	6/30/2007	8/17/2009	1/28/2009	
1-11, 1-12, 1-17	8/17/2007	6/30/2007	8/17/2009	1/28/2009	
1-18, 1-18	8/17/2007	6/30/2007	8/17/2009	1/28/2009	
1-20, 1-21, 1-24	8/17/2007	6/30/2007	8/17/2009	1/28/2009	
1-26, 1-28, 1-30					
1-32, 1-35					
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 of a Revised Annual Statement  
 (2) To be completed for the Performance and Evaluation Report

# Development Cost Budget/ Cost Statement

U.S. Department of Housing  
and Urban Development

6/30/2009

Office of Public and Indian Housing

Dwelling Units			Copy Number	PR/Project Number	AMP NE001600030
Family	Elderly	Total	Public Housing Funds Only	NE28R001501-06 & 07	
1	0	1	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		X		<input type="checkbox"/> Contract of Sale/Contract Award Budget	<input type="checkbox"/> Development Cost Control Statement
ACQ WO/Subst. Rehab.				<input checked="" type="checkbox"/> Budget Between Contract Award & Final	<input type="checkbox"/> Statement of Actual Development Cost

## Subpart I - Budget

Line No	Account Classification (a)	Approved Budget Date 6/18/2009 (b)	Actual Development Cost Incurred TO 06/30/2009 (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	1490 1 Archt & 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	3,487			3,487	3,487	3,487
12	1410 2 Technical Salaries		-	-		-	-
13	1410 4 Legal Expenses		-	-		-	-
14	1410 8 Employee Benefit Contribution		-	-		-	-
15	1410 10 Travel		-	-		-	-
16	1410 16 Equipment Expended		-	-		-	-
17	1410 18 Sundry Tax Credit Fees		-	-		-	-
18	<b>Total Administration</b>	<b>3,487</b>	-	-	<b>3,487</b>	<b>3,487</b>	<b>3,487</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	4,000	-	4,000		4,000	4,000
26	1430 2 Consultant Fees	1,200	1,200			1,200	1,200
27	1430 6 Permit Fees		-	-		-	-
28	1430 7 Inspection Costs		-	-		-	-
29	1430 8 Housing Surveys		-	-		-	-
30	1430 19 Sundry Planning Costs		-	-		-	-
31	<b>Total Planning</b>	<b>5,200</b>	<b>1,200</b>	<b>4,000</b>		<b>5,200</b>	<b>5,200</b>
		<b>8,687</b>	<b>1,200</b>	<b>4,000</b>	<b>3,487</b>	<b>8,687</b>	<b>-</b>

**Subpart I - Budget**

Line No	Account Classification (a)	Preproject Budget Date 8/15/2009 (b)	Actual Development Cost Incurred TO 06/30/09 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Line (g)
<b>Site Acquisition</b>			8887	1,200	4000	3,487	-
32	1440.1 Property Purchases	99,000	89,000			99,000	99,000
33	1440.2 Condemnation Deposits	-				-	-
34	1440.3 Excess Property					-	-
35	1440.4 Surveys and Maps	825	825			825	825
36	1440.5 Appraisals	352	352			352	352
37	1440.6 Title Information	-				-	-
38	1440.8 Legal Costs - Site	-				-	-
39	1440.10 Option Negotiations					-	-
40	1440.12 Current Tax Settlement					-	-
41	1440.18 Sundry Site Costs					-	-
42	1440.20 Site Net Income					-	-
43	<b>Total Site Acquisition</b>	<b>100,177</b>	<b>100,177</b>	<b>-</b>	<b>-</b>	<b>100,177</b>	<b>100,177</b>
44	1450 Site Improvements	3,625			3,625	3,625	3,625
45	1460 Dwelling Construction	2,446			2,446	2,446	2,446
46	1465 Dwelling Equipment	1,300			1,300	1,300	1,300
47	1470 Nondwelling Construction					-	-
48	1475 Nondwelling Equipment					-	-
49	1480 Contract Work In Progress					-	-
50	1485 Demolition					-	-
	Operating Deficit Loan					-	-
51	1495 Relocation Costs					-	-
52	1499 Development Used for Mod.					-	-
53	<b>Total (including Donations)</b>	<b>116,235</b>	<b>101,377</b>	<b>4,000</b>	<b>10,858</b>	<b>116,235</b>	<b>116,235</b>
54	Less Donations					-	-
55	<b>Total Before Contingency(less Donations)</b>	<b>116,235</b>	<b>101,377</b>	<b>4,000</b>	<b>10,858</b>	<b>116,235</b>	<b>116,235</b>
56	Contingency: 1% to 5% (or less) of line 55					-	-
57	<b>Total Development Cost</b>	<b>116,235</b>	<b>101,377</b>	<b>4,000</b>	<b>10,858</b>	<b>116,235</b>	<b>116,235</b>

**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>	<b>\$ -</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.  
 1430: 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 IDC.  
 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.

Copy Number:

PR/Project Number:

AMP NE001000030 NE26R001501-06 & 07 6/30/2009

Subpart IV - New Construction - Prototype Cost Comparison Percentage

A	Dwelling Construction and Equipment (DC&E) Cost from Subpart I	
	1. Total for Account 1460	\$ _____
	2. Total for Account 1465	_____
	3. Total for (1 + 2)	\$ _____
	4. Contingency (___5___% x line 3)	_____
	5. Total DC&E (3 + 4)	\$ _____
B	PPCL Total	_____
	(Attach Calculation from PP, Part I, Subpart B, Item 3)	-
C	Comparison Percentage	_____ %
	(Line A5 / Line B)	

Subpart V - Acquisition-Development Cost Comparison Percentage

A.	Proposed TDC from Subpart I	\$ _____	116,235
B.	Hypothetical TDC	\$ _____	190,397
(Attach Calculation from PP, Part I, Subpart B, Item 5a or, if applicable, other estimate and rationale)			
C.	Comparison Percentage	= _____	61.05%
	(Line A / Line B)		

Subpart VI - Detail of Donations

Line No	Item (Please List)	Amount (Value)
1		
2		
3		
4		
	Total	

Subpart VII - Previously Approved Budgets

List chronologically the date and TDC on all previously approved budgets, beginning with the PHA Proposal (P) Budget, and state the purpose (i.e., one of the budgets listed in the "Status" block on page 1 and any amendments thereto)

Date	TDC	Purpose

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Submitted By: Name & Title of Official Authorized to Sign for PHA  
STANLEY TIMM, EXECUTIVE DIRECTOR  
Signature of PHA's Authorized official & Date

x  12/18/09

For HUD Use Only Recommended for Approval By: Name & Title of Authorized Official  
Signature of PHA's Authorized Official & Date

Approved By: Name & Title of Authorized Official  
Signature of Authorized Official & Date

x \_\_\_\_\_

# Development Cost Budget/ Cost Statement

U.S. Department of Housing  
and Urban Development

OMB Approval No. 2577-0038 (exp 7/31/2000)

6/30/2009

Office of Public and Indian Housing

Dwelling Units			Copy Number	PR/Project Number	AMP NE001000029
Family	Elderly	Total	Public Housing Funds Only		NE26R001501-03, 04, 05, 06
3	0	3	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 an Annual Contributions Contract unless a PHA Proposal, including a development cost budget, has been approved (24 CFR 94.1)

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

### Subpart I - Budget

Line No	Account Classification (e)	Approved Budget Date 6/18/2008 (b)	Actual Development Cost Incurred TO 06/30/2008 (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 Nonbuilding Construction					-	-
6	1475 Nonbuilding Equipment					-	-
7	1430.1 Archt. & Engr Svcs					-	-
8	Developer's Fee					-	-
9	<b>Total Developer's Price</b>		-	-	-	-	-
<b>Public Housing Agency Costs</b>							
<b>Operations</b>							
10	1408 Operations					-	-
<b>Administration</b>							
11	1410.1 Nontechnical Salaries	12,330	12,330	-	540	12,870	4,290
12	1410.2 Technical Salaries		-	-		-	-
13	1410.4 Legal Expenses		-	-		-	-
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>	12,330	12,330	-	540	12,870	4,290
<b>Liquidated Damages</b>							
19	1415 Liquidated Damages					-	-
<b>Interest</b>							
20	1420.1 Interest in 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		3,825			3,825	1,275
27	1430.6 Permit Fees		-	-		-	-
28	1430.7 Inspection Costs		-	-		-	-
29	1430.9 Housing Surveys		-	-		-	-
30	1430.18 Sundry Planning Costs		-	-		-	-
31	<b>Total Planning</b>		3,825	-		3,825	1,275
		16,155		-	540	16,695	-

**Subpart I - Budget**

Line No	Account Classification (a)	Proposed Budget Date 6/18/2008 (b)	Actual Development Cost Incurred TO 06/30/09 (c)	Actual Contract Award Balance (e)	Estimated Additional To Complete (f)	Amount (c) + (d) + (e) (g)	Per Unit (h)	
<b>Site Acquisition</b>		Page 1 Totals	12330	16,155	0	540	16,695	5,565
32	1440 1 Property Purchases	411,032	411,032			411,032	137,011	
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 - Sds					-	-	
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>411,032</b>	<b>411,032</b>			<b>411,032</b>	<b>137,011</b>	
44	1450 Site Improvements				610	510	170	
45	1460 Dwelling Construction					-	-	
46	1465 Dwelling Equipment					-	-	
47	1470 Nondwelling Construction					-	-	
48	1475 Nondwelling Equipment					-	-	
49	1480 Contract Work in Progress					-	-	
50	1485 Demolition					-	-	
	Operating Deficit Loan					-	-	
51	1495 Relocation Costs	5,900	1,025			1,025	342	
52	1499 Development Used for Mod.					-	-	
53	<b>Total (Including Donations)</b>	<b>429,262</b>	<b>428,212</b>		<b>1,050</b>	<b>429,262</b>	<b>143,667</b>	
54	Less Donations					-	-	
55	<b>Total Before Contingency (less Donations)</b>	<b>429,262</b>	<b>428,212</b>		<b>1,050</b>	<b>429,262</b>	<b>143,667</b>	
56	Contingency 1% to 5% (or less) of line 55					-	-	
57	<b>Total Development Cost</b>	<b>429,262</b>	<b>428,212</b>		<b>1,050</b>	<b>429,262</b>	<b>143,667</b>	

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

1. Developer's Fee and Overhead	\$ -
2. Intern Financing	-
3. Closing Costs	-
4. Property Taxes and Assessments	-
5. State or Local Sales, Excise or Other Taxes	-
<b>Total Other</b>	<b>\$ -</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.  
 1485: 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**

30-Jun-09

Revision #4

Office of Public and Indian Housing

Dwelling Units		Copy Number	PR/Project Number
Family	Elderly	Public Housing Funds Only	AMP NE001000016
7	0	Public Housing Agency	LONG SCHOOL HOMES NE26 P001-056
	7	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 94.1)

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

**Subpart I - Budget**

Line No	Account Classification (a)	Latest Approved Budget Date 06/09/2008 (b)	Actual Development Cost Incurred 10/09/08/2008 (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	1480 Dwelling Construction					-	-
4	1485 Dwelling Equipment					-	-
5	1470 Nondwelling Construction					-	-
6	1475 Nondwelling Equipment					-	-
7	1430.1 Archt & Engr Fees					-	-
8	Developer's Fee					-	-
9	<b>Total Developer's Price</b>		-	-	-	-	-

**Public Housing Agency Costs**

<b>Operations</b>							
10	1408 Operations		-	-	-	-	-
<b>Administration</b>							
11	1410.1 Nontechnical Salaries		112,134	112,134	-	112,134	16,019
12	1410.2 Technical Salaries		-	-	-	-	-
13	1410.4 Legal Expenses		-	-	-	-	-
14	1410.6 Employee Benefit Contribution		-	-	-	-	-
15	1410.10 Travel		-	-	-	-	-
16	1410.18 Equipment Expended		-	-	-	-	-
17	1410.19 Sundry		-	-	-	-	-
18	<b>Total Administration</b>		112,134	112,134	-	112,134	16,019
<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		26,927	26,927	-	26,927	3,647
26	1430.3 Consultant Fees		4,480	4,480	-	4,480	640
27	1430.5 Permit Fees		-	-	-	-	-
28	1430.7 Inspection Costs		6,700	6,700	-	6,700	957
29	1430.8 Housing Surveys		-	-	-	-	-
30	1430.18 Sundry Planning Costs		304	304	-	304	43
31	<b>Total Planning</b>		38,411	38,411	-	38,411	5,487

Page 1 Totals

150,645

150,545

150,545

Copy Number: Public Housing Funds Only

PR/Project Number: AMP NE001000016

Revision #4

LONG SCHOOL HOMES NE26 P001-056

30-Jun-09

**Subpart I - Budget**

Line No	Account Classification (a)	Latest Approved Budget Date 05/09/2008 (b)	Actual Development Cost Incurred TO 06/30/2008 (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	150,545	150,545	-	150,545	21,506
32	1440.1 Property Purchases	-	-	-	-	-	-
33	1440.2 Condemnation Deposits	-	-	-	-	-	-
34	1440.3 Excess Property	-	-	-	-	-	-
35	1440.4 Surveys and Maps	4,275	4,275	-	-	4,275	811
36	1440.5 Appraisals	-	-	-	-	-	-
37	1440.6 Title Information	525	525	-	-	525	75
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>	<b>4,800</b>	<b>4,800</b>	-	-	<b>4,800</b>	<b>686</b>
44	1450 Site Improvements	272,698	272,698	-	-	272,698	38,957
45	1460 Dwelling Construction	683,307	673,333	-	19,974	683,307	96,044
46	1465 Dwelling Equipment	-	-	-	-	-	-
47	1470 Nondwelling Construction	-	-	-	-	-	-
48	1475 Nondwelling Equipment	-	-	-	-	-	-
49	1480 Contract Work In Progress	-	-	-	-	-	-
50	1485 Demolition	-	-	-	-	-	-
51	1495 Relocation Costs	-	-	-	-	-	-
52	1499 Development Used for Mod.	-	-	-	-	-	-
53	<b>Total (Including Donations)</b>	<b>1,121,348</b>	<b>1,101,373</b>	-	<b>19,974</b>	<b>1,121,348</b>	<b>160,193</b>
54	<b>Less Donations</b>	-	-	-	-	-	-
55	<b>Total Before Contingency (less Donations)</b>	<b>1,121,348</b>	<b>1,101,373</b>	-	<b>19,974</b>	<b>1,121,348</b>	<b>160,193</b>
56	<b>Contingency 1% to 5% (or less) of line 55</b>	-	-	-	-	-	-
57	<b>Total Development Cost</b>	<b>1,121,348</b>	<b>1,101,373</b>	-	<b>19,974</b>	<b>1,121,348</b>	<b>160,193</b>

**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>	<b>\$</b>	<b>-</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. 2577-0038 (exp 7/31/2000)

Office of Public and Indian Housing

6/30/2009

Dwelling Units			Copy Number:	PR/Project Number:
Family	Elderly	Total	Rev 2	AMP NE001000017
30			Public Housing Agency:	CHERRY TREE APTS NE26 P001-055
			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 checked="" type="checkbox"/> Final Development Cost Budget
ACQ W/Subst Rehab		30		<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 05/09/2006 (b)	Actual Development Cost Incurred TO 06/30/2009 (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 Archt. & Engr. Svcs	-	-	-	-	-	-
8							
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	209,308	199,308	-	-	199,306	6,644
12	1410.2 Technical Salaries	-	-	-	-	-	-
13	1410.4 Legal Expenses	-	-	-	-	-	-
14	1410.9 Employee Benefit Contribution	-	-	-	-	-	-
15	1410.10 Travel	-	-	-	-	-	-
16	1410.16 Equipment Expended	-	-	-	-	-	-
17	1410.19 Sundry	-	-	-	-	-	-
18	<b>Total Administration</b>	209,308	199,308	-	-	199,308	6,644
<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	53,700	48,561	5,139	-	53,700	1,780
26	1430.2 Consultant Fees	1,850	1,850	-	-	1,850	62
27	1430.6 Permit Fees	-	-	-	-	-	-
28	1430.7 Inspection Costs	-	-	-	-	-	-
29	1430.9 Housing Surveys	-	-	-	-	-	-
30	1430.19 Sundry Planning Costs	2,100	2,100	-	-	2,100	70
31	<b>Total Planning</b>	57,650	52,511	5,139	-	57,650	1,922
		266,958	251,819	5,139	-	256,958	8,565

**Subpart I - Budget**

Line No	Account Classification (a)	Latest Approved Budget Date 05/09/2008 (b)	Actual Development Cost Incurred TO 06/30/2009 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
<b>Site Acquisition</b>		286,958	251,819	5,139		256,958	8.565
Page 1 Totals							
32	1440 1 Property Purchases	1,400,000	1,400,000	-	-	1,400,000	48,667
33	1440 2 Condemnation Deposits	-	-	-	-	-	-
34	1440 3 Excess Property	-	-	-	-	-	-
35	1440 4 Surveys and Maps	-	-	-	-	-	-
36	1440 5 Appraisals	1,741	1,741	-	-	1,741	58
37	1440 6 Title Information	1,841	1,841	-	-	1,841	55
38	1440 8 Legal Costs - Sale	-	-	-	-	-	-
39	1440 10 Option Negotiations	-	-	-	-	-	-
40	1440 12 Current Tax Settlement	9,822	9,822	-	-	9,822	321
41	1440 19 Sundry Site Costs	-	-	-	-	-	-
42	1440 20 Site Net Income	-	-	-	-	-	-
43	<b>Total Site Acquisition</b>	<b>1,413,084</b>	<b>1,413,084</b>	<b>-</b>	<b>-</b>	<b>1,413,084</b>	<b>47,100</b>
44	1450 Site Improvements	188,551	82,700	30,553	-	113,253	3,775
45	1460 Dwelling Construction	799,745	879,218	58,233	-	935,450	31,182
46	1465 Dwelling Equipment	-	-	-	-	-	-
47	1470 Nondwelling Construction	34,707	-	-	-	-	-
48	1475 Nondwelling Equipment	5,700	-	-	-	-	-
49	1480 Contract Work in Progress	-	-	-	-	-	-
50	1485 Demolition	-	-	-	-	-	-
51	1484 Relocation Costs	22,935	22,935	-	-	22,935	765
52	1498 Development Used for Mod.	-	-	-	-	-	-
53	<b>Total (Including Donations)</b>	<b>2,741,600</b>	<b>2,649,875</b>	<b>91,925</b>	<b>-</b>	<b>2,741,600</b>	<b>91,387</b>
54	Less Donations	-	-	-	-	-	-
55	<b>Total Before Contingency (less Donations)</b>	<b>2,741,600</b>	<b>2,649,875</b>	<b>91,925</b>	<b>-</b>	<b>2,741,600</b>	<b>91,387</b>
56	Contingency 1% (to 5% (or less) of line 55	-	-	-	-	-	-
57	<b>Total Development Cost</b>	<b>2,741,600</b>	<b>2,649,875</b>	<b>91,925</b>	<b>-</b>	<b>2,741,600</b>	<b>91,387</b>

**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>	<b>\$</b>	<b>-</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	2,500
1475.2 Maintenance Equipment	1,600
1475.3 Community Space Equipment	1,600
1475.7 Automotive Equipment	
1475.9 Expendable Equipment	
<b>Total Nondwelling Equipment</b>	<b>5,700</b>

1485: 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**  
Office of Public and Indian Housing

30-Jun-09

Dwelling Units			Copy Number	PR/Project Number:
Family	Elderly	Total	Public Housing Funds Only	AMP NE001000016
14	0	14	Public Housing Agency	ALAMO PLAZA APTS NE28 P001-054
			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 an 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.	Fair Act	Sumo (Check one)	<input type="checkbox"/> PHA Proposal (PP) Budget
New Construction				<input type="checkbox"/> Budget Between PP and Contract Award	<input checked="" type="checkbox"/> Final Development Cost Budget
ACQ W/Subst Rehab		X		<input type="checkbox"/> Contract of Sale/Contract Award Budget	<input type="checkbox"/> Development Cost Control Statement
ACQ W/O 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 (B)	Latest Approved Budget Date 05/09/2008 (C)	Actual Development Cost Incurred TO 06/30/2009 (D)	Actual Contract Award Balance (E)	Estimated Additional To Complete (A)	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	1485 Dwelling Equipment						
5	1470 Nondwelling Construction						
6	1475 Nondwelling Equipment						
7	1430 1 Archt & Engr Svcs						
8	Developer's Fee						
9	<b>Total Developer's Price</b>						
<b>Public Housing Agency Costs</b>							
<b>Operations</b>							
10	1428 Operations						
<b>Administration</b>							
11	1410 1 Nontechnical Salaries	95,603	95,603			95,603	6,820
12	1410 2 Technical Salaries						
13	1410 4 Legal Expenses						
14	1410 6 Employee Benefit Contribution						
15	1410 10 Travel						
16	1410 18 Equipment Expended						
17	1410 19 Sundry						
18	<b>Total Administration</b>	<b>95,603</b>	<b>95,603</b>			<b>95,603</b>	<b>6,820</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	1,000	1,000			1,000	71
29	1430 9 Housing Surveys	600	600			600	43
30	1430 18 Sundry Planning Costs						
31	<b>Total Planning</b>	<b>1,600</b>	<b>1,600</b>			<b>1,600</b>	<b>114</b>
<b>Page 1 Totals</b>		<b>97,203</b>	<b>97,203</b>			<b>97,203</b>	

Copy Number: Public Housing Funds Only

PR/Project Number: AMP NE00100016

ALAMO PLAZA APTS NE26 P001-054

30-Jun-09

**Subpart I - Budget**

Line No	Account Classification (a)	Latest Approved Budget Date 05/04/2008 (b)	Actual Development Cost Incurred TO 06/30/2008 (c)	Actual Contract Award Balance (d)	Estimated Additions To Complete (e)	Amount (a) + (d) + (e) (f)	Per Unit (g)
<b>Site Acquisition</b>		<b>Page 1 Totals</b>	<b>97,203</b>	<b>97,203</b>	<b>0</b>	<b>97,203</b>	<b>6,943</b>
32	1440.1 Property Purchases	410,952	410,952	-	-	410,952	29,354
33	1440.2 Condemnation Deposits	-	-	-	-	-	-
34	1440.3 Excess Property	-	-	-	-	-	-
35	1440.4 Surveys and Maps	-	-	-	-	-	-
36	1440.5 Appraisals	-	-	-	-	-	-
37	1440.9 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>	<b>410,952</b>	<b>410,952</b>	<b>-</b>	<b>-</b>	<b>410,952</b>	<b>29,354</b>
44	1450 Site Improvements	42,746	42,746	-	-	42,746	3,053
45	1460 Dwelling Construction	449,099	449,099	-	-	449,099	32,079
46	1465 Dwelling Equipment	-	-	-	-	-	-
47	1470 Nondwelling Construction	-	-	-	-	-	-
48	1475 Nondwelling Equipment	-	-	-	-	-	-
49	1480 Contract Work In Progress	-	-	-	-	-	-
50	1485 Demolition	-	-	-	-	-	-
51	1495 Relocation Costs	-	-	-	-	-	-
52	1499 Development Used for Mod.	-	-	-	-	-	-
53	<b>Total (including Donations)</b>	<b>1,000,000</b>	<b>1,000,000.00</b>	<b>-</b>	<b>-</b>	<b>1,000,000</b>	<b>71,428</b>
54	Less Donations	-	-	-	-	-	-
55	<b>Total Before Contingency(less Donations)</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>-</b>	<b>-</b>	<b>1,000,000</b>	<b>71,428</b>
56	Contingency: 1% to 5% (or less) of line 55	-	-	-	-	-	-
57	<b>Total Development Cost</b>	<b>1,000,000</b>	<b>1,000,000</b>	<b>-</b>	<b>-</b>	<b>1,000,000</b>	<b>71,428</b>

**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>	<b>\$ -</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: When 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	
1475.8 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)

30-Jun-09

Office of Public and Indian Housing

Dwelling Units			Copy Number:	PR/Project Number:
Family	Elderly	Total	Public Housing Funds Only	AMP NE001000028
20	0	20	Public Housing Agency:	FARNAM BLDG NE26 P001-053
			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 911)

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

## Subpart I - Budget

Line No	Account Classification (a)	Latest Approved Budget Date 8/18/2008 (b)	Actual Development Cost Incurred TO 06/30/2009 (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 Archt & Engr Svcs					-	-
8	Developer's Fee					-	-
9	<b>Total Developer's Price</b>		-	-	-	-	-
<b>Public Housing Agency Costs</b>							
<b>Operations</b>							
10	1400 Operations					-	-
<b>Administration</b>							
11	1410.1 Nontechnical Salaries	43,680	43,680	-	-	43,680	2,184
12	1410.2 Technical Salaries		-	-	-	-	-
13	1410.4 Legal Expense		-	-	-	-	-
14	1410.6 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>43,680</b>	<b>43,680</b>	-	-	<b>43,680</b>	<b>2,184</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	41,000	37,075	400		37,475	1,874
26	1430.2 Consultant Fees	8,500	842	-	-	842	47
27	1430.6 Permit Fees		-	-	-	-	-
28	1430.7 Inspection Costs		-	-	-	-	-
29	1430.8 Housing Surveys		-	-	-	-	-
30	1430.19 Sundry Planning Costs	1,381	1,381	-	-	1,381	69
31	<b>Total Planning</b>	<b>50,881</b>	<b>39,377</b>	<b>400</b>	-	<b>39,777</b>	<b>1,943</b>
		124,541	113,057	400			

113,457

Subpart I - Budget

Line No	Account Classification (a)	Latest Approved Budget Date 6/18/2008 (b)	Actual Development Cost Incurred TO 06/30/2009 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)	
<b>Site Acquisition</b>		<b>Page 1 Totals</b>	<b>124,541</b>	<b>113,057</b>	<b>400</b>	<b>-</b>	<b>113,457</b>	<b>6.873</b>
32	1440 1 Property Purchases	516,672	516,672			516,672	26,834	
33	1440 2 Condemnation Deposits							
34	1440 3 Excess Property							
35	1440 4 Surveys and Maps							
36	1440 5 Appraisals	1,000	1,000			1,000	50	
37	1440 8 Title Information	900	900			900	45	
38	1440 8 Legal Costs - Site	15,548	15,547			15,547	777	
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>634,120</b>	<b>534,118</b>	<b>-</b>	<b>-</b>	<b>534,118</b>	<b>26,708</b>	
44	1450 Site Improvements							
45	1460 Dwelling Construction	350,475	216,222	15,346	177,890	408,548	20,478	
46	1465 Dwelling Equipment	31,500						
47	1470 Nondwelling Construction							
48	1475 Nondwelling Equipment							
49	1480 Contract Work In Progress							
50	1485 Demolition							
51	1495 Relocation Costs	66,036	49,537			49,537	2,477	
52	1499 Development Used for Mod.							
53	<b>Total (Including Donations)</b>	<b>1,106,672</b>	<b>912,936</b>	<b>15,746</b>	<b>177,890</b>	<b>1,106,672</b>	<b>55,334</b>	
54	Less Donations							
55	<b>Total Before Contingency(less Donations)</b>	<b>1,106,672</b>	<b>912,936</b>	<b>15,746</b>	<b>177,890</b>	<b>1,106,672</b>	<b>55,334</b>	
56	Contingency 1% to 5% (or less) of line 55							
57	<b>Total Development Cost</b>	<b>1,106,672</b>	<b>912,936</b>	<b>15,746</b>	<b>177,890</b>	<b>1,106,672</b>	<b>55,334</b>	

Subpart II - Detail of Other In Developer's Price

- Developer's Fee and Overhead
  - Inflam 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, 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  
 1485: 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	0
1475.7 Automotive Equipment	
1475.9 Expendable Equipment	
<b>Total Nondwelling Equipment</b>	<b>0</b>

1485: 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)

30-Jun-09

Office of Public and Indian Housing

Dwelling Units			Copy Number:	PR/Project Number
Family	Elderly	Total	Public Housing Funds Only	AMP NE001000027
12	0	12	Public Housing Agency:	BAYVIEW APARTMENTS NE001062
			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 type="checkbox"/> Development Cost Control Statement
ACQ WO/Subst. Rehab.		X		<input checked="" 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 05/09/08 (b)	Actual Development Cost Incurred TO 08/30/2009 (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 Archt. & Engr Svcs					-	-
8	Developer's Fee					-	-
9	<b>Total Developer's Price</b>		-	-	-	-	-
<b>Public Housing Agency Costs</b>							
<b>Operations</b>							
10	1408 Operations					-	-
<b>Administration</b>							
11	1410 1 Nontechnical Salaries	14,025	14,025	-	-	14,025	1,169
12	1410 2 Technical Salaries		-	-	-	-	-
13	1410 4 Legal Expenses		-	-	-	-	-
14	1410 8 Employee Benefit Contribution		-	-	-	-	-
15	1410 10 Travel		-	-	-	-	-
16	1410 18 Equipment Expended		-	-	-	-	-
17	1410 19 Sundry Tax Credit Fees		-	-	-	-	-
18	<b>Total Administration</b>	14,025	14,025	-	-	14,025	1,169
<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	2,812	2,812		-	2,812	218
<b>Planning</b>							
25	1430 1 Architectural & Engr Fees	5,000	-	-	-	-	-
26	1430 2 Consultant Fees		-	-	-	-	-
27	1430 6 Permit Fees		-	-	-	-	-
28	1430 7 Inspection Costs	2,500	-	-	-	-	-
29	1430 8 Housing Surveys		-	-	-	-	-
30	1430 19 Sundry Planning Costs		-	-	-	-	-
31	<b>Total Planning</b>	7,500	-	-	-	-	-
		24,137	16,637			16,637	

**Subpart I - Budget**

Line No	Account Classification (a)	Latest Approved Budget Data 05/09/08 (b)	Actual Development Cost Incurred TO 06/30/2009 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (e) + (a) (f)	Per Unit (g)
<b>Site Acquisition</b>		24,137	18,637			16,537	1,386
32	1440 1 Property Purchases	268,865	266,865			266,865	22,239
33	1440 2 Condemnation Deposits						
34	1440 3 Excess Property						
35	1440 4 Surveys and Maps	900	900			900	75
36	1440 5 Appraisals	1,000	1,000			1,000	29
37	1440 6 Title Information						
38	1440 8 Legal Costs - Site	18,566	18,566		0	19,566	1,631
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>	<b>321,466</b>	<b>321,466</b>		<b>0</b>	<b>321,466</b>	<b>26,789</b>
44	1460 Site Improvements	24,067			24,067	24,067	2,006
45	1460 Dwelling Construction	41,600	6,326		42,674	49,000	4,083
46	1465 Dwelling Equipment						
47	1470 Nondwelling Construction						
48	1475 Nondwelling Equipment						
49	1480 Contract Work in Progress						
50	1485 Demolition						
51	1495 Relocation Costs	8,830	8,830			8,830	736
52	1499 Development Used for Mod.						
53	<b>Total (including Donations)</b>	<b>420,000</b>	<b>353,256</b>		<b>66,742</b>	<b>420,000</b>	<b>35,000</b>
54	Less Donations						
55	<b>Total Before Contingency (less Donations)</b>	<b>420,000</b>	<b>353,256</b>		<b>66,742</b>	<b>420,000</b>	<b>35,000</b>
56	Contingency 1% to 5% (or less) of line 55						
57	<b>Total Development Cost</b>	<b>420,000</b>	<b>353,256</b>		<b>66,742</b>	<b>420,000</b>	<b>35,000</b>

**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>	<b>\$ -</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.  
 1490: 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  
 1485: 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.

1410.10: 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>	

1499: 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  
Office of Public and Indian Housing

OMB Approval No 2577-0036 (exp 7/31/2000)  
30-Jun-09

Dwelling Units			Copy Number:	PR/Project Number	AMP NE001000026
Family	Elderly	Total	Public Housing Funds Only		OMAHA CROWN II NE001051
12	0	12	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				<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 W/O Subst Rehab		X		<input checked="" type="checkbox"/> Budget Between Contract Award & Final	<input type="checkbox"/> Statement of Actual Development Cost

**Subpart I - Budget**

Line No	Account Classification (a)	Letting Approved Budget Date 05/06/08 (b)	Actual Development Cost Incurred TO 06/30/09 (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	1480 Dwelling Construction					-	-
4	1485 Dwelling Equipment					-	-
5	1470 Nondwelling Construction					-	-
6	1475 Nondwelling Equipment					-	-
7	1430 1 Archt & 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	24,318	24,318	-	-	24,318	2,027
12	1410 2 Technical Salaries		-	-		-	-
13	1410 4 Legal Expenses		-	-		-	-
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>	24,318	24,318	-	-	24,318	2,027
<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	6,500	-	-	-	-	-
26	1430 2 Consultant Fees		-	-	-	-	-
27	1430 8 Permit Fees		-	-	-	-	-
28	1430 7 Inspection Costs		-	-	-	-	-
29	1430 9 Housing Surveys		-	-	-	-	-
30	1430 10 Sundry Planning Costs		-	-	-	-	-
31	<b>Total Planning</b>	6,500	-	-	-	-	-
		<b>60818</b>	<b>54,318</b>				

Subpart I - Budget

Line No	Account Classification (a)	Initial Approved Budget Date 05/09/08 (b)	Actual Development Cost Incurred TO 06/30/09 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
<b>Site Acquisition</b>		<b>60818</b>	<b>54,318</b>			<b>60,818</b>	<b>5,068</b>
32	1440 1 Property Purchases	606,600	606,600			606,600	60,550
33	1440 2 Condemnation Deposits						
34	1440 3 Excess Property						
35	1440 4 Surveys and Maps	343	343			343	29
36	1440 5 Appraisals	350	350			350	29
37	1440 6 Title Information						
38	1440 8 Legal Costs - Site	9,634	9,633			9,633	803
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>619,927</b>	<b>618,926</b>			<b>618,926</b>	<b>51,411</b>
44	1450 Site Improvements	32,005	7,730		24,275	32,005	2,687
45	1460 Dwelling Construction	90,241	5,578		96,566	102,242	8,520
46	1465 Dwelling Equipment						
47	1470 Nondwelling Construction						
48	1475 Nondwelling Equipment						
49	1480 Contract Work In Progress						
50	1485 Demolition						
	Operating Deficit Loan						
51	1495 Relocation Costs	10,509	5,109			5,109	426
52	1499 Development Used for Mod.						
53	<b>Total (Including Donations)</b>	<b>810,600</b>	<b>689,659</b>		<b>120,941</b>	<b>810,600</b>	<b>67,550</b>
54	Less Donations						
55	<b>Total Before Contingency (Less Donations)</b>	<b>810,600</b>	<b>689,659</b>		<b>120,941</b>	<b>810,600</b>	<b>67,550</b>
56	Contingency 1% to 5% (or less) of line 55						
57	<b>Total Development Cost</b>	<b>810,600</b>	<b>689,659</b>		<b>120,941</b>	<b>810,600</b>	<b>67,550</b>

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>	<b>\$ -</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 P/A 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>	

1485: 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)

6/30/2009

Office of Public and Indian Housing

Dwelling Units			Copy Number	Public Housing Funds Only	PR/Project Number	AMP NE001000025
Family	Elderly	Total	Public Housing Agency		OMAHA CROWN I NE001050	
16	0	16	Housing Authority of the City of Omaha		Local ty of Project: Omaha, Nebraska	

No financial or technical assistance may be provided to a project pursuant to an 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 type="checkbox"/> Development Cost Control Statement
ACQ W/Subst. Rehab		X		<input checked="" 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 03/09/08 (b)	Actual Development Cost Incurred TO 06/30/2009 (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	1400 Dwelling Construction					-	-
4	1425 Dwelling Equipment					-	-
5	1470 Nondwelling Construction					-	-
6	1475 Nondwelling Equipment					-	-
7	1430 1 Archt & Engr Svcs					-	-
8	Developer's Fee					-	-
9	Total Developer's Price		-	-	-	-	-
<b>Public Housing Agency Costs</b>							
<b>Operations</b>							
10	1408 Operations					-	-
<b>Administration</b>							
11	1410 1 Nontechnical Salaries	32,454	32,454	-	-	32,454	2,028
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	Total Administration	32,454	32,454	-	-	32,454	2,028
<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	Total Interest					-	-
<b>Initial Operating Deficit</b>							
24	1425 Initial Operating Deficit	30,000	30,000		-	30,000	1,875
<b>Planning</b>							
25	1430 1 Architectural & Engr Fees	3,000	1,887	333	-	2,200	137
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	Total Planning	3,000	1,887	333	-	2,200	137
			84,321	333			

Subpart I - Budget

Line No	Account Classification	Latest Approved Budget Date 05/08/08 (b)	Actual Development Cost incurred 10/06/09/2009 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (b) + (d) + (e) (f)	Per Unit (g)
<b>Site Acquisition</b>							
	Page 1 Totals	84954	64,321	333		84,854	4.041
32	1440 1 Property Purchases	833,000	833,000		-	833,000	32,053
33	1440 2 Condominium Deposits						
34	1440 3 Easement Property						
35	1440 4 Surveys and Maps	457	457			457	29
36	1440 5 Appraisals						
37	1440 6 Title Information						
38	1440 8 Legal Costs - Bids	10,488	10,488			10,488	568
39	1440 10 Option Negotiations						
40	1440 12 Current Tax Settlement						
41	1440 18 Sundry Site Costs						
42	1440 20 Site Net Income						
43	Total Site Acquisition	843,945	843,945			843,945	32,747
44	1450 Site Improvements	35,663	33,390		2,283	35,663	2,329
45	1460 Dwelling Construction	82,157	11,946		86,511	98,457	6,154
46	1465 Dwelling Equipment						
47	1470 Nondwelling Construction						
48	1475 Nondwelling Equipment						
49	1480 Contract Work in Progress						
50	1485 Demolition						
	Operating Deficit Loan						
51	1485 Relocation Costs	44,681	39,081			39,081	2,443
52	1499 Development Used for Mod.						
53	Total (including Donations)	1,081,800	992,873	333	88,794	1,081,800	67,812
54	Less Donations						
55	Total Before Contingency (less Donations)	1,081,800	992,873	333	88,794	1,081,800	67,812
56	Contingency 1% to 5% (or less) of line 55						
57	Total Development Cost	1,081,800	992,873	333	88,794	1,081,800	67,812

Subpart II - Detail of Other in Developer's Price

1	Developer's Fee and Overhead	\$ -	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.
2	Interim Financing	-	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.
3	Closing Costs	-	1465: Identify and show the cost of each item included in this account.
4	Property Taxes and Assessments	-	1475: Complete the Table below and, on a separate attachment, list and show the cost of each item included in each sub-account.
5	State or Local Sales, Excise or Other Taxes	-	
	Total Other	\$ -	

Subpart III - Supporting Data for Cost Estimates

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

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

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

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

Nondwelling Equipment (1475)	Cost
1475 1 Office Furniture and Equipment	
1475 2 Maintenance Equipment	
1475 3 Community Space Equipment	
1475 7 Automotive Equipment	
1475 9 Expendable Equipment	
Total Nondwelling Equipment	

1485: 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 2577-0038 (exp 7/31/2000)

30-Jun-09

Office of Public and Indian Housing

Dwelling Units			Copy Number:	PR/Project Number:
Family	Elderly	Total	Public Housing Funds Only	AMP NE001000024
35	0	35	Public Housing Agency:	SECURITIES BLDG NE001049
			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
ACO W/Subst. Rehab				<input type="checkbox"/> Contract of Sale/Contract Award Budget	<input type="checkbox"/> Development Cost Control Statement
ACQ W/Subst. Rehab		X		<input checked="" type="checkbox"/> Budget Between Contract Award & Final	<input type="checkbox"/> Statement of Actual Development Cost

## Subpart i - Budget

Line No	Amount Classification (a)	Latest Approved Budget Date: 09/18/2007 (b)	Actual Development Cost Incurred TO 06/30/09 (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 Archt. & Engr Svcs					-	-
8	Developer's Fee					-	-
9	Total Developer's Price		-	-		-	-
<b>Public Housing Agency Costs</b>							
<b>Operations</b>							
10	1406 Operations					-	-
<b>Administration</b>							
11	1410 1 Nontechnical Salaries	122,500	122,500	-	-	122,500	3,500
12	1410 2 Technical Salaries		-	-	-	-	-
13	1410 4 Legal Expense		-	-	-	-	-
14	1410 6 Employee Benefit Contribution		-	-	-	-	-
15	1410 10 Travel		-	-	-	-	-
16	1410 16 Equipment Expanded		-	-	-	-	-
17	1410 19 Sundry Tax Credit Fees		-	-	-	-	-
18	Total Administration	122,500	122,500	-	-	122,500	3,500
<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	Total Interest					-	-
<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		1,884	316	-	2,200	63
26	1430 2 Consultant Fees		-	-	-	-	-
27	1430 5 Permit Fees		-	-	-	-	-
28	1430 7 Inspection Costs		-	-	-	-	-
29	1430 9 Housing Surveys		-	-	-	-	-
30	1430 19 Sundry Planning Costs		-	-	-	-	-
31	Total Planning		1,884	316	-	2,200	63

**Subpart I - Budget**

Line No	Account Classification (a)	Latest Approved Budget Date 08/29/2007 (b)	Actual Development Cost Incurred TO 6/30/08 (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		152,500	152,500	316	2,000	154,816	4,423
32	1440.1 Property Purchases	704,587	704,587	-	-	704,587	20,130
33	1440.2 Condemnation Deposits	-	-	-	-	-	-
34	1440.3 Excess Property	-	-	-	-	-	-
35	1440.4 Surveys and Maps	1,200	1,200	-	-	1,200	34
36	1440.5 Appraisals	1,000	1,000	-	-	1,000	29
37	1440.8 Title Information	0	-	-	-	-	-
38	1440.8 Legal Costs - Site	22,791	16,836	-	-	16,836	481
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>	<b>899,991</b>	<b>894,836</b>	-	-	<b>894,836</b>	<b>25,544</b>
44	1450 Site Improvements	-	-	-	-	-	-
45	1460 Dwelling Construction	69,896	-	-	139,523	139,523	3,886
46	1465 Dwelling Equipment	-	-	-	-	-	-
47	1470 Nondwelling Construction	-	-	-	-	-	-
48	1475 Nondwelling Equipment	-	-	-	-	-	-
49	1480 Contract Work In Progress	-	-	-	-	-	-
50	1485 Demolition	-	-	-	-	-	-
51	1495 Relocation Costs	102,513	36,625	-	-	36,625	1,046
52	1499 Development Used for Mod.	-	-	-	-	-	-
53	<b>Total (including Donations)</b>	<b>1,225,000</b>	<b>1,083,161</b>	<b>316</b>	<b>141,523</b>	<b>1,225,000</b>	<b>35,000</b>
54	Less Donations	-	-	-	-	-	-
55	<b>Total Before Contingency (Less Donations)</b>	<b>1,225,000</b>	<b>1,083,161</b>	<b>316</b>	<b>141,523</b>	<b>1,225,000</b>	<b>35,000</b>
56	Contingency: 1% to 5% (or less) of line 55	-	-	-	-	-	-
57	<b>Total Development Cost</b>	<b>1,225,000</b>	<b>1,083,161</b>	<b>316</b>	<b>141,523</b>	<b>1,225,000</b>	<b>35,000</b>

**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>	<b>\$ -</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.  
 1485: 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.

<b>Copy Number:</b>	<b>PR/Project Number:</b> AMP NE001000024 <b>SECURITIES BLDG NE001049</b> <b>6/30/2009</b>
<b>Subpart IV - New Construction - Prototype Cost Comparison Percentage</b> <b>A Dwelling Construction and Equipment (DC&amp;E) Cost from Subpart I</b> 1 Total for Account 1460      \$ - 2 Total for Account 1465      - 3 Total for (1 + 2)      \$ - 4 Contingency ( 5 % x line 3)      - 5 3 Total DC&E (3 + 4)      \$ - <b>B PPCL Total</b> (Attach Calculation from PP, Part I, Subpart B, Item 3)      -  <b>C Comparison Percentage</b> (Line A5 / Line B)      %	<b>Subpart V - Acquisition-Development Cost Comparison Percentage</b> <b>A Proposed TDC from Subpart I</b> \$ 1,225,000  <b>B Hypothetical TDC</b> \$ 4,523,526 (Attach Calculation from PP, Part I, Subpart B, Item 5a or, if applicable, other estimate and rationale  <b>C Comparison Percentage</b> (Line A / Line B)      = 27.08%

<b>Subpart VI - Detail of Donations</b> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:5%;">Line No</th> <th style="width:40%;">Item (Please List)</th> <th style="width:15%;">Amount (Value)</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td></td><td><b>Total</b></td><td></td></tr> </tbody> </table>	Line No	Item (Please List)	Amount (Value)	1			2			3			4				<b>Total</b>		<b>Subpart VII - Previously Approved Budgets</b> List chronologically the date and TDC on all previously approved budgets, beginning with the PHA Proposal (P) Budget, and state the purpose (i.e., one of the budgets listed in the "Status" block on page 1 and any amendments thereto) <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:20%;">Date</th> <th style="width:20%;">TDC</th> <th style="width:60%;">Purpose</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Date	TDC	Purpose																								
Line No	Item (Please List)	Amount (Value)																																												
1																																														
2																																														
3																																														
4																																														
	<b>Total</b>																																													
Date	TDC	Purpose																																												

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties (18 U.S.C. 1001, 1010, 1012, 31 U.S.C 3729, 3802)

Submitted By: Name & Title of Official Authorized to Sign for PHA  
**STANLEY TIMM, EXECUTIVE DIRECTOR**  
Signature of PHA's Authorized official & Date  
X *Stanley Timm*      *12/18/09*

**For HUD Use Only**  
Recommended for Approval By: Name & Title of Authorized Official  
Signature of PHA's Authorized Official & Date

Approved By: Name & Title of Authorized Official  
Signature of Authorized Official & Date  
X \_\_\_\_\_

# 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)

30-Jun-09

Dwelling Units			Copy Number	PR/Project Number
Family	Elderly	Total	1	AMP NE001000023
24	0	24	Public Housing Funds Only	North Omaha Homes NE001048
			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)

Hourly 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 checked="" 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 (e)	Latest Approved Budget Date 10/13/06 (b)	Actual Development Cost Incurred TO 8/30/09 (z)	Actual Contract Award Balance (d)	Estimated Additional To Complete (c)	Amount (e) = (d) + (c) (f)	Per Unit (g)
<b>Developer's Price</b>							
1	1440 Site					-	-
2	1450 Site Improvements					-	-
3	1400 Dwelling Construction					-	-
4	1405 Dwelling Equipment					-	-
5	1470 Nondwelling Construction					-	-
6	1475 Nondwelling Equipment					-	-
7	1430 1 Archt. & Engrg. Svcs					-	-
8	Other					-	-
9	Total Developer's Price		-	-	-	-	-
<b>Public Housing Agency Costs</b>							
<b>Operations</b>							
10	1406 Operations					-	-
<b>Administration</b>							
11	1410 1 Noncontractual Salaries					-	-
12	1410 2 Technical Salaries					-	-
13	1410 4 Legal Expenses					-	-
14	1410 9 Employee Benefit Contribution					-	-
15	1410 10 Travel					-	-
16	1410 18 Equipment Expended					-	-
17	1410 19 Bondry Tax Credit Fees	23,250	23,250	-	-	23,250	869
18	Total Administration	23,250	23,250	-	-	23,250	869
<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	Total Interest					-	-
<b>Initial Operating Deficit</b>							
24	1425 Initial Operating Deficit					-	-
<b>Planning</b>							
25	1430 1 Architectural & Engrg Fees	114,555	114,555	-	-	114,555	4,773
26	1430 2 Consultant Fees	-	-	-	-	-	-
27	1430 6 Permit Fees	-	-	-	-	-	-
28	1430 7 Inspection Costs	-	-	-	-	-	-
29	1430 8 Housing Surveys	-	-	-	-	-	-
30	1430 19 Bondry Planning Costs	-	-	-	-	-	-
31	Total Planning	114,555	114,555	-	-	114,555	4,773

Copy Number:

1 Public Housing Funds Only

PR/Project Number: AMP NE00100023

North Omaha Homes NE26001048

30-Jun-09

Subpart I - Budget

Line No	Account Classification (a)	Latest Approved Budget Date 10/13/05 (b)	Actual Development Cost Incurred TO 6/30/09 (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	137805	137,805	-	137,805	5742
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	7,200	-		7,200	300
37	1440.6 Title Information					-	-
38	1440.8 Legal Costs - Site	20,113	20,113	-		20,113	838
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>27,313</b>	<b>27,313</b>	-		<b>27,313</b>	<b>1,138</b>
44	1450 Site Improvements					-	-
45	1450 Dwelling Construction	732,816	732,816	-		732,816	30,538
46	1465 Dwelling Equipment					-	-
47	1470 Nondwelling Construction					-	-
48	1475 Nondwelling Equipment					-	-
49	1480 Contract Work In Progress					-	-
50	1485 Demolition					-	-
51	1490 Relocation Costs					-	-
52	1499 Development Used for Mod.					-	-
53	<b>Total (including Donations)</b>	<b>898,034</b>	<b>898,034</b>	-		<b>898,034</b>	<b>37,418</b>
54	<b>Less Donations</b>						
55	<b>Total Before Contingency(less Donations)</b>	<b>898,034</b>	<b>898,034</b>	-		<b>898,034</b>	<b>37,418</b>
56	Contingency 1% to 5% (or less) of line 55					-	-
57	<b>Total Development Cost</b>	<b>898,034</b>	<b>898,034</b>	-		<b>898,034</b>	<b>37,418</b>

Subpart II - Detail of Other in Developer's Price

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

1438.7: 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 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.  
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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.

<b>Copy Number:</b>	<b>PR/Project Number:</b> AMP NE001000023 NORTH OMAHA HOMES NE 00' 6/30/2009
<b>Subpart IV - New Construction - Prototype Cost Comparison Percentage</b> <b>A Dwelling Construction and Equipment (DC&amp;E) Cost from Subpart I</b> 1 Total for Account 1460 \$ 732,918 2 Total for Account 1465 - 3 Total for (1 + 2) \$ 732,916 4 Contingency ( 5 % x line 3) 36,646 5 3 Total DC&E (3 + 4) \$ 769,562 <b>B PPCL Total</b> (Attach Calculation from PP, Part I, Subpart B, Item 3) - <b>C Comparison Percentage</b> (Line A5 / Line B) %	<b>Subpart V - Acquisition-Development Cost Comparison Percentage</b> <b>A Proposed TDC from Subpart I</b> \$ 898,034 <b>B Hypothetical TDC</b> \$ 5,032,561 (Attach Calculation from PP, Part I, Subpart B, Item 5a or, if applicable, other estimate and rationale) <b>C Comparison Percentage</b> (Line A / Line B) = 17.84%

<b>Subpart VI - Detail of Donations</b> <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="width:5%;">Line No.</th> <th style="width:40%;">Item (Please List)</th> <th style="width:15%;">Amount (Value)</th> </tr> </thead> <tbody> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td></td><td><b>Total</b></td><td></td></tr> </tbody> </table>	Line No.	Item (Please List)	Amount (Value)	1			2			3			4				<b>Total</b>		<b>Subpart VII - Previously Approved Budgets</b> List chronologically the date and TDC on all previously approved budgets, beginning with the PHA Proposal (P) Budget, and state the purpose (i.e., one of the budgets listed in the "Status" block on page 1 and any amendments thereto) <table style="width:100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width:20%;">Date</th> <th style="width:20%;">TDC</th> <th style="width:60%;">Purpose</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Date	TDC	Purpose																					
Line No.	Item (Please List)	Amount (Value)																																									
1																																											
2																																											
3																																											
4																																											
	<b>Total</b>																																										
Date	TDC	Purpose																																									

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C 3729, 3802)

Submitted By: Name & Title of Official Authorized to Sign for PHA  
 STANLEY TIMM, EXECUTIVE DIRECTOR  
 Signature of PHA's Authorized official & Date  
 x Stanley Timm 12/18/09

**For HUD Use Only**  
 Recommended for Approval By: Name & Title of Authorized Official  
 Signature of PHA's Authorized Official & Date

Approved By: Name & Title of Authorized Official  
 Signature of Authorized Official & Date  
 x \_\_\_\_\_

**Development Cost Budget/  
Cost Statement**

**U.S. Department of Housing  
and Urban Development**

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

June 30, 2009

Office of Public and Indian Housing

Dwelling Units			Copy Number	PR/Project Number	AMP NE001000022
Family	Elderly	Total	Public Housing Funds Only		KEYSTONE CROWN CREEK I NE001047
37			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 checked="" type="checkbox"/> Final Development Cost Budget
ACO W/Subst Rehab				<input type="checkbox"/> Contract of Sale/Contract Award Budget	<input type="checkbox"/> Development Cost Control Statement
ACO 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 (e)	Latest Approved Budget Date 3/27/2008 (b)	Actual Development Cost Incurred TO 06/30/2008 (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 54a					-	-
2	1450 Site Improvements					-	-
3	1480 Dwelling Construction					-	-
4	1486 Dwelling Equipment					-	-
5	1470 Non-dwelling Construction					-	-
6	1476 Non-dwelling Equipment					-	-
7	1430 1 Archt & Engr Svcs					-	-
8	Developer's Fee					-	-
9	<b>Total Developer's Price</b>		-	-		-	-
<b>Public Housing Agency Costs</b>							
<b>Operations</b>							
10	1408 Operations					-	-
<b>Administration</b>							
11	1410 1 Nontechnical Salaries		-	-		-	-
12	1410 2 Technical Salaries	1,899	1,899	-		1,899	51
13	1410 4 Legal Expenses	2,950	2,950	-		2,950	80
14	1410 9 Employee Benefit Contribution		-	-		-	-
15	1410 10 Travel		-	-		-	-
16	1410 18 Equipment Expended		-	-		-	-
17	1410 19 Sundry		-	-		-	-
18	<b>Total Administration</b>	4,849	4,849	-		4,849	131
<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	188,419	188,419	-		188,419	5,092
26	1430 2 Consultant Fees	31,534	31,534	-		31,534	852
27	1430 5 Permit Fees		-	-		-	-
28	1430 7 Inspection Costs		-	-		-	-
29	1430 9 Housing Surveys		-	-		-	-
30	1430 18 Sundry Planning Costs		-	-		-	-
31	<b>Total Planning</b>	219,953	219,953	-		219,953	5,945

Subpart I - Budget

Line No	Account Classification (a)	Latest Approved Budget Date 3/27/08 (b)	Actual Development Cost Incurred TO 06/30/09 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
<b>Site Acquisition</b>			<b>224,802</b>	<b>224,802</b>	<b>0</b>	<b>224,802</b>	
32	1440.1 Property Purchases		857,408	857,408	-	857,408	23,173
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		75	75	-	75	2
38	1440.8 Legal Costs - Site		4,608	4,608	-	4,608	125
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>882,089</b>	<b>882,089</b>	<b>-</b>	<b>882,089</b>	<b>23,300</b>
44	1450 Site Improvements		98,237	98,237	-	98,237	2,655
45	1460 Dwelling Construction		1,527,763	1,527,763	-	1,527,763	41,281
46	1465 Dwelling Equipment		-	-	-	-	-
47	1470 Nondwelling Construction		36,500	36,500	-	36,500	986
48	1475 Nondwelling Equipment		6,189	6,189	-	6,189	221
49	1480 Contract Work In Progress		-	-	-	-	-
50	1485 Demolition		-	-	-	-	-
51	1450 Relocation Costs		-	-	-	-	-
52	1499 Development Used for Mod.		-	-	-	-	-
53	<b>Total (Including Donations)</b>		<b>2,757,580</b>	<b>2,757,580</b>	<b>-</b>	<b>2,757,580</b>	<b>74,529</b>
54	Less Donations		-	-	-	-	-
55	<b>Total Before Contingency (less Donations)</b>		<b>2,757,580</b>	<b>2,757,580</b>	<b>-</b>	<b>2,757,580</b>	<b>74,529</b>
56	Contingency, 1% to 8% (or less) of line 55		-	-	-	-	-
57	<b>Total Development Cost</b>		<b>2,757,580</b>	<b>2,757,580</b>	<b>-</b>	<b>2,757,580</b>	<b>74,529</b>

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>	<b>\$ -</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	8189.25
1475.7	Automotive Equipment	
1475.9	Expendable Equipment	
	<b>Total Nondwelling Equipment</b>	

1499: 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

30-Jun-09

Dwelling Units			Copy Number		PR/Project Number
Family	Elderly	Total	Rev 2	Public Housing Funds Only	AMP NE001000021
32	0	32	Public Housing Agency		CHAMBERS COURT APTS NE001046
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 checked="" type="checkbox"/> Final Development Cost Budget
ACQ W/Subst. Rehab		X		<input type="checkbox"/> Contract of Sale/Contract Award Budget	<input type="checkbox"/> Development Cost Control Statement
ACQ W/O 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 9/26/08 (b)	Actual Development Cost Incurred TO 06/30/2009 (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	1410 Site	-	-	-	-	-	-
2	1450 Site Improvements	-	-	-	-	-	-
3	1400 Dwelling Construction	-	-	-	-	-	-
4	1480 Dwelling Equipment	-	-	-	-	-	-
5	1470 Nondwelling Construction	-	-	-	-	-	-
6	1475 Nondwelling Equipment	-	-	-	-	-	-
7	1430 1 Archt & Engr Fees	-	-	-	-	-	-
8	Other	-	-	-	-	-	-
9	<b>Total Developer's Price</b>	-	-	-	-	-	-
<b>Public Housing Agency Costs</b>							
<b>Operations</b>							
10	1400 Operations	-	-	-	-	-	-
<b>Administration</b>							
11	1410 1 Nontechnical Salaries	-	-	-	-	-	-
12	1410 2 Technical Salaries	-	-	-	-	-	-
13	1410 4 Legal Expenses	-	-	-	-	-	-
14	1410 9 Employee Benefit Contribution	-	-	-	-	-	-
15	1410 10 Travel	-	-	-	-	-	-
16	1410 10 Equipment Expended	-	-	-	-	-	-
17	1410 10 Sundry	14,018	14,018	-	-	14,018	438
18	<b>Total Administration</b>	14,018	14,018	-	-	14,018	438
<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	139,079	139,079	-	-	139,079	4,346
26	1430 2 Consultant Fees	37,288	37,288	-	-	37,288	1,165
27	1430 6 Permit Fees	10,375	10,375	-	-	10,375	324
28	1430 7 Inspection Costs	-	-	-	-	-	-
29	1430 9 Housing Surveys	4,000	4,000	-	-	4,000	125
30	1430 10 Sundry Planning Costs	49,560	49,560	-	-	49,560	1,549
31	<b>Total Planning</b>	240,302	240,302	-	-	240,302	7,509
		254,320	254,320	-	-	254,320	7,948

Copy Number:

Public Housing Funds Only

PR/Project Number: AMP NE001000021

CHAMBERS COURT APTS NE001046

30-Jun-09

Subpart I - Budget

Line No	Account Classification (a)	Latest Approved Budget Date 9/26/06 (b)	Actual Development Cost Incurred TO 06/30/2009 (c)	Actual Contract Award Balance (d)	Estimated Additional To Complete (e)	Amount (c) + (d) + (e) (f)	Per Unit (g)
<b>Site Acquisition</b>			254,320	254,320	-	254,320	7,848
Page 1 Totals			254,320	254,320	-	254,320	7,848
32	1440.1 Property Purchases	51	51	-	-	51	2
33	1440.2 Condemnation Deposits	-	-	-	-	-	-
34	1440.3 Excess Property	-	-	-	-	-	-
35	1440.4 Surveys and Maps	4,600	4,600	-	-	4,600	144
36	1440.5 Appraisals	1,230	1,230	-	-	1,230	38
37	1440.6 Title Information	-	-	-	-	-	-
38	1440.8 Legal Costs - Site	55,147	55,147	-	-	55,147	1,723
39	1440.10 Option Negotiations	-	-	-	-	-	-
40	1440.12 Current Tax Settlement	18,881	18,881	-	-	18,881	621
41	1440.19 Sundry Site Costs	181,453	181,453	-	-	181,453	5,670
42	1440.20 Site Net Income	-	-	-	-	-	-
43	Total Site Acquisition	282,382	282,382	-	-	282,382	8,199
44	1450 Site Improvements	233,818	233,818	-	-	233,818	7,307
45	1480 Dwelling Construction	1,367,833	1,367,833	-	-	1,367,833	42,745
46	1485 Dwelling Equipment	-	-	-	-	-	-
47	1470 Nondwelling Construction	-	-	-	-	-	-
48	1475 Nondwelling Equipment	-	-	-	-	-	-
49	1480 Contract Work In Progress	-	-	-	-	-	-
50	1485 Demolition	-	-	-	-	-	-
	Mold Remediation	141,833	141,833	-	-	141,833	4,432
51	1495 Relocation Costs	-	-	-	-	-	-
52	1499 Development Used for Mod.	-	-	-	-	-	-
53	Total (Including Donations)	2,260,187	2,260,187	-	-	2,260,187	70,830
54	Less Donations	-	-	-	-	-	-
55	Total Before Contingency (less Donations)	2,260,187	2,260,187	-	-	2,260,187	70,830
56	Contingency: 1% to 5% (or less) of line 55	-	-	-	-	-	-
57	Total Development Cost	2,260,187	\$2,260,187	-	-	2,260,187	70,830

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, 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.  
 1485: 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	\$0.00
1475.2 Maintenance Equipment	
1475.3 Community Space Equipment	\$0.00
1475.7 Automotive Equipment	
1475.8 Expendable Equipment	
Total Nondwelling Equipment	\$0.00

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.



**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name/Number <b>Omaha Housing Authority</b>		Locality (Omaha / Douglas County & Nebraska)			<input checked="" type="checkbox"/> <b>Original 5-Year Plan</b>	<input type="checkbox"/> <b>Revision No:</b>
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
B.	Physical Improvements Subtotal	Annual Statement	2,120,000	2,120,000	2,120,000	2,120,000
C.	Management Improvements		610,000	610,000	610,000	610,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		400,000	400,000	400,000	400,000
F.	Other A/E & Consulting		250,000	250,000	250,000	250,000
G.	Operations		800,000	800,000	800,000	800,000
H.	Demolition		0	0	0	0
I.	Development		0	0	5,000,000	5,000,000
J.	Capital Fund Financing – Debt Service		0	0	0	0
K.	Total CFP Funds		4,180,000	4,180,000	4,180,000	4,180,000
L.	Total Non-CFP Funds Energy Performance Contract/ Mixed Finance		200,000	200,000	5,000,000	5,000,000
M.	Grand Total		4,380,000	4,380,000	9,180,000	9,180,000

Attachment ne001m01

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 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	NE001000001			NE001000001		
Annual	South Side Terrace			South Side Terrace		
Statement	NE001000002			NE001000002		
	Spencer Homes			Spencer Homes		
	1450			1450		
	Site Improvements			Site Improvements		
	Concrete Walks, Drives	Misc Repairs	130,000	Concrete Walks, Drives	Misc Repairs	130,000
	Erosion Control	With Concrete Work		Erosion Control	With Concrete Work	
	Retaining Walls	Phase One	250,000	Retaining Walls	Phase Two	250,000
	Play Areas	2 at Spencer	100,000	Fencing Repairs	Spencer Perimeter	100,000
	1460			1460		
	Dwelling Structures			Dwelling Structures		
	Replace Doors & Locks	30 units	30,000	Replace Doors & Locks	30 units	30,000
	Masonry Repairs	As Needed	40,000	Masonry Repairs	As Needed	40,000
	Roofing Repairs	3 buildings	40,000	Roofing Repairs	3 buildings	40,000
	HVAC Repairs	As Needed	40,000	HVAC Repairs	As Needed	40,000
	Energy Conserving Measures (EPC)	Per EPC	Other Funding	Energy Conserving Measures (EPC)	Per EPC	Other Funding
	Subtotal of Estimated Cost		\$ 630,000	\$	Subtotal of Estimated Cost	\$ 630,000



<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 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	All Towers			All Towers		
Annual Statement	5,6,7,8,9,10,11,12,13,14,15			5,6,7,8,9,10,11,12,13,14,15		
	1460			1460		
	Dwelling Structures			Dwelling Structures		
	Fire & Life Safety	System Upgrades	20,000	Fire & Life Safety	System Upgrades	20,000
	Bath Renovations	25 units	50,000	Bath Renovations	25 units	50,000
	Kitchen Renovations	25 units	50,000	Kitchen Renovations	25 units	50,000
	Energy Conserving Measures (EPC)			Energy Conserving Measures (EPC)		
	Asbestos Abatement	3 Towers	100,000	Asbestos Abatement	3 Towers	100,000
	HVAC Maintenance	Repairs and Upgrades	125,000	HVAC Maintenance	Repairs and Upgrades	125,000
	Roof Repairs	3 Towers	265,000	Roof Repairs	3 Towers	265,000
	Waterproofing	3 Towers	305,000	Waterproofing	3 Towers	305,000
	Section 504 Modifications	Transition Plan	50,000	Section 504 Modifications	Transition Plan	50,000
	Subtotal of Estimated Cost		<b>\$965,000</b>	Subtotal of Estimated Cost		<b>\$965,000</b>

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011			Work Statement for Year: 3 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	NE001000016 SCNE			NE001000016 SCNE		
Annual	NE001000017 SCSW			NE001000017 SCSW		
Statement	NE001000018 SCNW			NE001000018 SCNW		
	NE001000019 SCSW			NE001000019 SCSW		
	1450			1450		
	Site Improvements			Site Improvements		
	Concrete walks, drives	As Needed	60,000	Concrete walks, drives	As Needed	60,000
	Retaining walls	As Needed	30,000	Retaining walls	As Needed	30,000
	Fencing Repairs	As Needed	30,000	Fencing Repairs	As Needed	30,000
	Erosion Control	With Concrete		Erosion Control	With Concrete	
	1460			1460		
	Dwelling Structures			Dwelling Structures		
	Roofing Repairs	40 Units	160,000	Roofing Repairs	40 Units	160,000
	Gutters & Rainspouts	30 Units	30,000	Gutters & Rainspouts	30 Units	30,000
	Replace Doors & Locks	40 Units	20,000	Replace Doors & Locks	40 Units	20,000
	Energy Conserving Measures (EPC)	Per EPC	Other	Energy Conserving Measures (EPC)	Per EPC	Other
	Subtotal of Estimated Cost		\$ <b>330,000</b>	Subtotal of Estimated Cost		\$ <b>330,000</b>



<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	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	NE001000001			NE001000001		
Annual	South Side Terrace			South Side Terrace		
Statement	NE001000002			NE001000002		
	Spencer Homes			Spencer Homes		
	1450			1450		
	Site Improvements			Site Improvements		
	Concrete Walks, Drives	Misc Repairs	130,000	Concrete Walks, Drives	Misc Repairs	200,000
	Erosion Control	With Concrete Work		Erosion Control	With Concrete Work	
	Retaining Walls	Phase Three	250,000	Retaining Walls	Phase Four	250,000
	Play Areas	Upgrades at Southside	100,000	Fencing Repairs	As Required	30,000
	1460			1460		
	Dwelling Structures			Dwelling Structures		
	Replace Doors & Locks	30 units	30,000	Replace Doors & Locks	30 units	30,000
	Masonry Repairs	As Needed	40,000	Masonry Repairs	As Needed	40,000
	Roofing Repairs	3 buildings	40,000	Roofing Repairs	3 buildings	40,000
	HVAC Repairs	As Needed	40,000	HVAC Repairs	As Needed	40,000
	Energy Conserving Measures (EPC)	Per EPC	Other Funding	Energy Conserving Measures (EPC)	Per EPC	Other Funding
	Subtotal of Estimated Cost		\$ 630,000	\$	Subtotal of Estimated Cost	\$ 630,000



<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	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	All Towers			All Towers		
Annual Statement	5,6,7,8,9,10,11,12,13,14,15			5,6,7,8,9,10,11,12,13,14,15		
	1460			1460		
	Dwelling Structures			Dwelling Structures		
	Fire & Life Safety	System Upgrades	20,000	Fire & Life Safety	System Upgrades	20,000
	Bath Renovations	25 units	50,000	Bath Renovations	25 units	50,000
	Kitchen Renovations	25 units	50,000	Kitchen Renovations	25 units	50,000
	Energy Conserving Measures (EPC)			Energy Conserving Measures (EPC)		
	Asbestos Abatement	3 Towers	100,000	Asbestos Abatement	3 Towers	100,000
	HVAC Maintenance	Repairs and Upgrades	125,000	HVAC Maintenance	Repairs and Upgrades	125,000
	Roof Repairs	3 Towers	265,000	Roof Repairs	3 Towers	265,000
	Waterproofing	3 Towers	305,000	Waterproofing	3 Towers	305,000
	Section 504 Modifications	Transition Plan	50,000	Section 504 Modifications	Transition Plan	50,000
	Subtotal of Estimated Cost		<b>\$965,000</b>	Subtotal of Estimated Cost		<b>\$965,000</b>

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	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	NE001000016 SCNE			NE001000016 SCNE		
Annual	NE001000017 SCSW			NE001000017 SCSW		
Statement	NE001000018 SCNW			NE001000018 SCNW		
	NE001000019 SCSW			NE001000019 SCSW		
	1450			1450		
	Site Improvements			Site Improvements		
	Concrete walks, drives	As Needed	60,000	Concrete walks, drives	As Needed	60,000
	Retaining walls	As Needed	30,000	Retaining walls	As Needed	30,000
	Fencing Repairs	As Needed	30,000	Fencing Repairs	As Needed	30,000
	Erosion Control	With Concrete		Erosion Control	With Concrete	
	1460			1460		
	Dwelling Structures			Dwelling Structures		
	Roofing Repairs	40 Units	160,000	Roofing Repairs	40 Units	160,000
	Gutters & Rainspouts	30 Units	30,000	Gutters & Rainspouts	30 Units	30,000
	Replace Doors & Locks	40 Units	20,000	Replace Doors & Locks	40 Units	20,000
	Energy Conserving Measures (EPC)	Per EPC	Other	Energy Conserving Measures (EPC)	Per EPC	Other
	Subtotal of Estimated Cost		\$ <b>330,000</b>	Subtotal of Estimated Cost		\$ <b>330,000</b>



<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	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	NE001000020 Timber Creek			NE001000020 Timber Creek		
	NE001000024 Securities Bldg.			NE001000024 Securities Bldg.		
	NE001000025 crown I			NE001000025 crown I		
	NE001000026 Crown II			NE001000026 Crown II		
	NE001000027 Bay View			NE001000027 Bay View		
	NE001000028 Farnam Bldg.			NE001000028 Farnam Bldg.		
	1450			1450		
	Site Improvements	Repairs as Needed		Site Improvements	Repairs as Needed	
	Concrete walks, drives	500 sq ft	4,000	Concrete walks, drives	500 sq ft	
	Erosion Control	500 sq ft	3,000	Erosion Control	500 sq ft	
	1460			1460		
	Dwelling Structures	General Repairs	57,000	Dwelling Structures	General Repairs	57,000
	Roofing Repairs	6 Buildings	30,000	Roofing Repairs	6 Buildings	30,000
	Gutters & Rainspouts	6 Buildings	6,000	Gutters & Rainspouts	6 Buildings	6,000
	Replace Doors & Locks	20 ea	20,000	Replace Doors & Locks	20 ea	20,000
	Subtotal of Estimated Cost		\$ 120,000	Subtotal of Estimated Cost		\$ 120,000





<b>Part III: Supporting Pages – Management Needs Work Statement(s)</b>				
Work Statement for Year 1 FFY 2010	Work Statement for Year 4 FFY 2013		Work Statement for Year:5 FFY2014	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual Statement	NE001000003 Pleasantview Redevelopment		NE001000003 Pleasantview Redevelopment	
	1499		1499	
	Development Activities		Development Activities	
	Development Activities at Pleasantview	5,000,000	Development Activities at Pleasantview	5,000,000

## PHA 5-year and Annual Plan Section 11.0(f)

Housing Authorities are required to utilize a Resident Advisory Board (RAB) to foster meaningful tenant participation in the preparation of the Public Housing Agency (PHA) Plan. The Omaha Housing Authority's RAB is called the Central Advisory Committee (CAC) and they have represented the body of the OHA tenant population until the spring of 2009 when their operations were suspended by the OHA for non-compliance with their by-laws and HUD regulations.

The CAC is in the process of being restructured and must conduct a new election of officials to represent the OHA tenants. In the absence of a qualified RAB the OHA conducted tenant meetings at each of the public housing developments to provide all tenants with the opportunity for meaningful participation and input into the 2010 PHA plan and the Five Year Plan.

### Common Issues

- infestation
- security in the neighborhood and on the site
- trouble regulating heat
- units need paint
- intercom systems in 10 of 11 Towers
- appliances are needed OHA - wide

OHA is addressing the above issues as follows;

**Infestation** - Beginning late summer of 2009, OHA is utilizing its own trained and certified workforce to treat the pest infestation problems.

**Security in the neighborhood** - Tenants were reminded of the safety measures they need to take, including not letting unescorted people into the buildings, and to call 911 if they become aware of any suspicious or criminal activity. Tenants requested that OHA Public Safety and Omaha Police have a greater presence at the Tower and Family developments.

**Regulating heat** - This problem was discussed at all Tower locations. OHA will utilize the Energy Performance Contract to address HVAC control problems; individual unit heat controls will be replaced, control valves will be replaced in all units and the fin / tube radiators will be inspected and repaired and cleaned as required. Additionally, window air conditioning units must be insulated to correct problems with air infiltration. OHA made application for competitive Recovery Grant funds to address this issue in the four Elderly / Disabled Towers but the problem exists throughout 10 of the 11 Towers where window air conditioners are used.

**Units need painting** – OHA started a cycle painting program at Jackson Tower in mid 2009. The program requires relocating tenants and a more thorough renovation of the units. The program targets where the tenant has been in place for 15 years or longer and based on funding and staff availability will continue through all properties.

**Intercom system** – 10 of OHA's 11 Towers utilize a call box (dedicated telephone) located in the primary entrance vestibule. The system is only available to tenants that have telephone service. All of the original low voltage hard-wired intercom systems have failed and have been removed from the buildings. Evans Tower is the only building that has a working intercom system. It utilizes the low voltage telephone wiring system in the building and can be used by tenants that do not have telephone service. All that is required is a touch tone telephone to access this system. OHA will include these systems in the 5 – Year Action Plan.

**New Appliances** – The Real Estate Assessment Center (REAC) Inspectors cite problems with appliances at virtually every development. OHA proposes to replace these appliances with "Energy Star" rated units under the Energy Performance Contract with Siemens Building Technologies, Inc. OHA utilizes the Capital Fund Program to contract for replacement appliances on an annual basis.

Other tenant requests have either been included in the Annual or 5 - Year Action Plan, or received immediate attention after the meeting through the work order system.

Public Hearing

PHA Plan Meeting



Date: September 29, 2009 Time: 2:00pm to 4:30pm

Barry Long, Capital Improvements and Development Director introduced himself and OHA staff that was present for the meeting.

The OHA 5 Year Action Plan was introduced. Housing Authorities are required to do these annually but it covers 5 years.

Mr. Long asked Denise Parker, OHA Housing Redevelopment Planner, to begin the Power Point presentation.

The presentation began with explanation of Quality Housing and Work Responsibility Act (QHWRA). This was explained to the attendees.

- ◆ Section 511 of QHWRA requires PHA's to prepare 5-year and annual plans
- ◆ Must be consistent with the City's Consolidated Plan
- ◆ Must provide public with copy and 45 day comment period – submit to HUD 75 days prior to fiscal year start (01-01-2010)

Denise Parker then went over the preparation for the PHA Plan and the Scope of the PHA Plan.

- ◆ 5-year plan – 2010 through 2014
- ◆ 2,711 units of Public Housing
- ◆ Existing Section 8

OHA Structure consists of:

- ◆ 7-member Board of Commissioners
- ◆ Public & Assisted Housing for the City of Omaha
- ◆ 2,711 Public Housing units
- ◆ 1,406 located in eleven high-rise towers
- ◆ 471 family housing units in family developments
- ◆ 601 scattered site units that are a mix of single family, duplex and small multifamily housing
- ◆ 233 mixed finance units

OHA's Mission Statement: "to provide safe, secure, quality affordable housing and help build a foundation for homeownership and promote economic self-sufficiency".

Denise Parker went on with the power point to review the goals OHA has set in the PHA Plan, Elements of the Annual Plan, Financial Resources and planned Sources and Uses.

Chris Peters, Public Safety & Compliance Manager for OHA was present to answer any questions about the Public Housing Security Program. The following was covered from the PHA Plan:

- ◆ Increase the perception of safety and assist in the reduction of drug sales, gang and gun violence
- ◆ The OHA Security Office is a state of the art information center headquartered at Jackson Tower
- ◆ The department is run by the Senior Director of Public Safety & Compliance who has a law enforcement background including community policing and gang/drug experience
- ◆ Equipment consists of digital surveillance and recording systems, proximity card access control, two-way radios, base radios, cell phones and police scanners
- ◆ Officers patrol OHA sites in marked cruisers and seasonal bike patrols. With varied schedules from day-to-day to eliminate predictability.
- ◆ The OHA Public Safety & Compliance Department is "service oriented" and applies multi-faceted problem solving techniques

Denise Parker talked about the Pleasant View Demolition:

- ◆ Demolition will result in removing 177 units from its public housing inventory by the end of 2009
- ◆ Redevelopment will be based on outcomes of community meetings and housing study by 2010
- ◆ The Pleasant View site is in part included in the Highlander Redevelopment Plan approved in 2001
- ◆ The area is also one of the focal points of the North Omaha Development Consortium

Other highlights of the PHA Plan covered were:

Omaha Housing Authority Conversion Plans:

- ◆ Proposing to submit applications for the conversion of up to 315 of the least viable units of its scattered site inventory
- ◆ Leverage the equity of these properties to secure financing to re-develop them
- ◆ Some of these unit could become Project Based Section 8
- ◆ Others would be made available to families participating in the Housing Voucher program

Revitalization; the 2010 PHA Plan focuses on improving the overall performance of the agency through:

- ◆ Conversion and disposition of obsolete housing stock
- ◆ Consolidation of administrative operations
- ◆ Continuance of vacancy reduction strategies
- ◆ Complying with all Fire and Life Safety ordinances
- ◆ Improving security on an agency-wide basis and development of new affordable housing opportunities

Public Housing Resident Initiatives. OHA will continue to:

G:\PHA Plan 2010\Tenant meetings\Public Hearing Minutes.doc

- ◆ Consult with public housing residents on a regular basis
- ◆ Continue to work with community and governmental leaders under the PHA Plan guidelines
- ◆ Continue to improve its site-based management program for OHA public housing properties
- ◆ Conduct open meetings with residents in consultation on the OHA Capital Funds Grant
- ◆ Work to increase participation by public housing residents and City of Omaha neighborhoods

OHA held meetings at each tower, family developments and scattered sites to get input on the 2010 PHA Plan.

Glen Black, Director of Field Operations stated that the in house exterminators are doing a good job and that there is only one tower they are having problems with and it will be taken care of.

Stan Timm, Executive Director stated that the priority right now is to have the Fire Life and Safety sprinkler systems in place in the remaining five towers. This will use up a lot of money but after they are complete, it will free up more money for more upgrades.

Barry Long went over the annual statement and 5 year action plan. The parking lot at Central Office and Jackson Tower will be expanded. OHA continues working to improve site work.

The meeting was opened to the public for questions.

**Q.** Is there an intended change in the rent?

**A.** There are no changes that we currently know of.

**Q.** Is there a plan to increase flat rent?

**A.** There may be an increase to flat rent but it is still based on income. Any changes will be reviewed by the Board of Commissioners.

**Q.** 7 years ago, someone came over to Jackson Tower and said the intercom systems would be upgraded. When will this be done?

**A.** Security upgrades and intercom systems are in the five year plan but there is no funding for them at this time.

**Q.** Can OHA put air conditioning units in all the units?

**A.** OHA could put air conditioning units in under a reasonable accommodations request.

The call box is gone from Jackson Tower and the phone in the lobby can only call 911.

OHA understands if you are without a phone, but the one in the lobby can be utilized for emergency and non emergency calls to 911.

**Q.** At a meeting at Jackson Tower last year residents were told that there is money from HUD that is for resident activities. Why can't residents use that money for upgrades?

**A.** You are speaking of the Resident Association funds. You can use that money for the Resident Association decides to use it on. The money can only be spent in certain ways. Once the Resident Association is reinstated with officers you can bring it to the RA meeting to decide what to use funding on.

**Q.** Why is there nobody monitoring the doors at the towers anymore?

**A.** Mostly due to lack of funding. Any issues need to be brought to your site manager so they can monitor and review cameras. On the hours nobody is on site such as nights and weekends, you can call 911 and the OHA action line.

One resident stated that the Site Managers at Jackson Tower are effective. They observe things and make changes to better the environment.

With no further questions, the meeting adjourned at 3:10 p.m.

**Attendance Sheet for  
 Public Hearing  
 Annual Plan for Fiscal Year 2010  
 September 29, 2009  
 2:00-4:30 pm  
 Central Office  
 540 S. 27<sup>th</sup> St, Omaha, NE.**

Name	Phone Number
OHA staff member attendees:	
1. <i>Alvin Parks Glen Black</i>	(OHA) Y251
2. <i>Christos Wendy Helwig's</i>	(OHA)
3. <i>Brianna Nading Rainy Long</i> <i>ED BORCK</i>	(OHA) OHA
1. Attendee: <i>Johnson Katherine</i>	(OHA) JT
2. Attendee: <i>Don Frochaska</i> <i>Frochaska &amp; Associates</i>	402-334-0755
3. Attendee: <i>BILL HELEY</i> <i>FROCHASKA &amp; ASSOCIATES</i>	402-334-0755
4. Attendee: <i>MIKE WUCHT</i> <i>FROCHASKA &amp; ASSOCIATES</i>	402-334-0755
5. Attendee: <i>Jessan Miggins</i> <i>Alley Poyner Macchietto</i>	402-341-1544
6. Attendee: <i>Ofe Bobbin Clark</i> <i>Omaha P.O.</i>	402-444-4041
7. Attendee: <i>Mully Johnson</i> <i>600 S. 27th St. apt #1409</i> <i>Omaha Neb. 68105</i>	402-933-9186
8. Attendee: <i>Bumani Blackamore</i> <i>600 S. 27th Apt 513</i> <i>Omaha Nebraska 68105</i>	
9. Attendee: <i>Taurus O. White</i> <i>600 S. 27th Apt 903</i> <i>Omaha, Neb 68105</i>	402- 714-2933
10. Attendee: <i>Sandra Wells</i> <i>600 S. 27th Apt 216</i>	402- 715-5886

11. Attendee: Kenneth Mapp 600 S 27th St Apt 104	402 346 6229
12. Attendee: Benjamin Oates III 600 S 27th St. # 402	402 812-4081
13. Attendee: Stanley Timm OHA	444-6900
14. Attendee: Charlene Johnson	
15. Attendee:	
16. Attendee:	
17. Attendee:	
18. Attendee:	
19. Attendee:	
20. Attendee:	

Jackson Tower

PHA Plan Meeting

Date: July 27, 2009 Time: 10:30am to 11:45 am



AGENDA

2009 Approved PHA Plan  
2010 New Template  
2008 MASS Report  
2008 PASS Report Summary  
Overview

Barry Long began meeting with an explanation of the PHA planning process, the reason for the plan and what the plan contains, and how the template for the plan for 2010 has changed.

Vacancy unit turn around times, funding, work orders, number of units available to lease and criminal eviction statistics were covered by Denise Parker.

The REAC inspection for Jackson Tower was reviewed, along with an explanation of some of the more severe deficiency. Some of the deficiencies that originate from the tenant were also covered, and things they can do to make their unit safer for themselves and others.

OHA Staff then reviewed the Capital Needs Assessment that was done previously on the property to let them know of the needs that the OHA Staff are aware of. The meeting was then opened to questions and comments on the needs that the tenants have observed.

Concerns, Issues, and Recommendations

Q. In terms of the date you just provided, are you saying the average resident stays 75 days?

A. No, that is unit turnaround time from when someone moves out to unit being ready to lease again.

Q. Why can't we control the temperature in our own units? And there is wind infiltration, and visible light around the windows that lets the outdoor air in.

A. OHA staff explained the Energy Performance Contract that was recently entered into that will focus on energy efficiency and resolve problems such as wind infiltration around windows. It is also anticipated that we will be getting individual thermostats for each unit through this contract. OHA will research ways to help through this winter before the improvements actually get made.

Q. In terms of the REAC scores you've shared, do the scores indicate items that are wrong in everyone's apartment?

A. No, HUD inspectors pick out certain apartments to inspect at random. They then grade specific concerns they have that involve health and safety of the unit. Then they give Jackson Tower an overall grade based on the individual units inspected, and the common areas inspected.

Q. I think there is a problem when plumbing destroys your furniture, clothes, etc. I think there should be restitution.

A. Personal property damage caused by building flaws is handled on an individual basis. The issue will be handled by a Site Manager after filling out an incident report. Also or course we will have to verify claims.

Q. Can anything be done about the excessive roach problem?

A. OHA will begin using a different exterminator starting next month. It is hoped that the new exterminator resolves this problem, however, do not hesitate to let us know how it's working.

Q. Is there anything we can use prior to the time the exterminator comes?

A. No because we do not want anything to counteract with what the exterminator will use. Once the new exterminators start, OHA will look into offering an education opportunity with the exterminators, the tenants, and OHA staff to explain ways to help control the infestation.

Q. When they spray, why won't they spray closets and cabinets too?

A. Roaches like water so they exterminate mainly the plumbing areas.

Q. Can we get some community activity areas with additional acquired land. Currently there is no room to add any space for outdoor activities.

A. Once the tenant council is reinstated, they can go to work on this idea. There may be a small amount of land that can be acquired with proper planning.

Other concerns:

- Parking is an issue and the PHA Plan will address the issue and include acquisition of land.

-\* Clean radiators before heating season.

- OHA made application for funding for fire sprinklers at Jackson Tower.

- Plumbing problems are difficult to correct. A leaking faucet requires the whole building to get shut down because of an inadequate shut off.

-\* Problem with front door not latching- high level of use and some hand use.

- Poor lighting in the kitchen of the dwelling units. No overhead lighting in the living room area. Would like to have some more lighting fixtures.

- Tenants would like improved security with a security guard. OHA is installing an expanded camera system on each floor. Tenants were encouraged to call 911 on any criminal activity.

-\* Tenants requested new paint for the dwelling units. OHA is in the process of implementing a cycle painting program. We hope to have this plan a little more in place by the September PHA Public Hearing at which time we hope to report the progress back to the tenants.

\*= needs follow up investigation or work order

**Attendance Sheet for  
 Tenants Meeting  
 Annual Plan for Fiscal Year 2009  
 July 27, 2009  
 10:30-1:00 pm at the  
 Jackson Tower  
 600 South 27<sup>th</sup> Street, Omaha, NE.**

Name	Phone Number
OHA staff member attendees:	
1. <i>Oliver Parker</i> <i>STEVE SCHRAOER</i>	<i>OHA</i>
2. <i>Brianna Nading</i>	<i>OHA</i>
3. <i>Wendy Helwig</i> - <i>Benny Long</i>	<i>OHA</i>
1. Attendee: <i>Cody Casertino</i>	<i>OHA</i>
<i>Bob Kapper</i>	<i>OHA</i>
2. Attendee: <i>Katherine Johnson - great to be here</i>	<i>OHA</i>
3. Attendee: <i>Alvina A. Roberts</i> <i>808</i>	<i>812-5134</i>
4. Attendee: <i>Cami L Olson</i> <i>401</i>	<i>346-0729</i>
5. Attendee: <i>DAVID LEE</i> <i>#1205</i>	<i>594-8174</i>
6. Attendee: <i>DIANE JONES</i> <i>#102</i>	<i>NONE</i>
7. Attendee: <i>CAROL PERKINS</i> <i>- 306</i>	
8. Attendee: <i>BOON RONA EPPENGER #311</i>	
9. Attendee: <i>Sunny Brown</i> <i>414</i>	<i>502-5745</i>
10. Attendee: <i>Deborah Williams</i> <i>601</i>	<i>344-0780</i>

11. Attendee: Bonnie Blackmore	
12. Attendee: Dorothy Moore	
13. Attendee: Wendy H.	
14. Attendee: Parula Whitehill	
15. Attendee: Ann Copeland	
16. Attendee: RONALD JOHNSON	
17. Attendee: Britta Simon Taylor	
18. Attendee: D. McSweeney	
19. Attendee: Charles Bruner	
20. Attendee: Kenneth Mann	

Robert Martin

Paul J. Beeson

Ahila Pappan

Gomcha Wells - 715-5886

Caroline Spencer

TAMMY JO KROSKEY #1309

Wally West

Renee Candley

FABUM

Kay Jay Tower

PHA Plan Meeting

Date: July 27, 2009 Time: 2:00pm to 4:00 pm



AGENDA

2009 Approved PHA Plan  
2010 New Template  
2008 MASS Report  
2008 PASS Report Summary  
Overview

Barry Long began meeting with an explanation of the PHA planning process, the reason for the plan and what the plan contains, and how the template for the plan for 2010 has changed.

Vacancy unit turn around times, funding, work orders, number of units available to lease and criminal eviction statistics were covered by Denise Parker.

The REAC inspection for KayJay was reviewed, along with an explanation of some of the more severe deficiency. Some of the deficiencies that originate from the tenant were also covered, and things they can do to make their unit safer for themselves and others.

OHA Staff then reviewed the Capital Needs Assessment that was done previously on the property to let them know of the needs that the OHA Staff are aware of. Barry Long also went over in detail the plans for the upcoming parking lot renovation. The meeting was then opened to questions and comments on the needs that the tenants have observed.

Questions from tenants:

Q. Will they repaint or retile apartments after living here for 7 years?

A. We do not have an answer for that but we should have a plan for recycle painting this year.

Q. Can you make it so we can control the temperature in our units? I am not able to control the temperature and it gets too hot at times in the winter. Can we have the system replaced with individually controlled thermostats and with cooling systems for the summer months?

A. This is something we are looking at doing through an Energy Performance Contract.

Q. How long will parking lot construction take, when will it start, and where will we park?

A. If we can get permits in the next 30 or 40 days, we can start in 60 days. You will be notified and involved in the decision making process. The parking lot will be done in phases.

Q. Is handicap reserve official?

A. You have to make a request for a reasonable accommodation through Marci.

Q. I use a walker so will the parking lot spaces be wider?

A. No they will be the same size.

Q. Did you say visitor parking will be on either end?

A. We haven't decided yet.

Q. Can we get more security? Only 1 public safety officer talks to tenants, the others just drive through the lot quickly.

A. Tenants are encouraged to call 911 if they witness a crime and to call the OHA TIP LINE at

444- 6914 if they see something suspicious or have information needed to address problems at their buildings.

Q. Can we get the faulty light fixtures in the kitchen fixed?

A. \*Faulty fixtures should be replaced. Tenants were encouraged to call for a work order if they had any problems/concerns with light fixtures.

Q. Can we get an intercom? Some residents let anyone in and that's not safe.

A. OHA has been considering installing a security intercom that requires the resident to go to the front lobby door every time they let a guest in. No guest should be entering unaccompanied, and this would resolve that problem. Tenants liked the idea of a security system, and OHA staff agreed to include this type of a security system in the 5 year plan.

Q. My windows stick. What can I do to get them open?

A. Send a work order in for this work item.

Other concerns and recommendations:

-\* Tenants have concerns about maintenance response to repair needs and problems with wind infiltration around windows. There is visible light around window A/C units. OHA staff explained the real improvement that can be measured in the reduction of the number of days it takes to tend to a work order. OHA staff also explained the Energy Performance Contract that we hope to enter into soon will focus on energy efficiency and resolve problems such as wind infiltration around windows

-\*The above comment went on to add that the problems with A/C units installation are due to inadequate materials used when installed. The tenants are requesting a plan to insulate these gaps around the windows before winter hits this year.

- OHA staff explained that an application has been submitted for funding for new HVAC system to include central air conditioning that would eliminate the need for the window A/C units. This has not yet been approved, and may not get approval. If it is approved, it will not allow sufficient time to have this new system before this winter or even by next spring. OHA will begin looking at other ways to accomplish insulation around A/C units prior to this winter, but cannot commit to that in such a short period of time.

-\*In answer to the tenants problems with heating control, they were encouraged to call those problems in now to get work completed before the heating season.

\*= needs follow up investigation or work order

**Attendance Sheet for  
 Tenants Meeting  
 Annual Plan for Fiscal Year 2009  
 July 27, 2009  
 2:00-4:00 pm at the  
 Kay Jay Tower  
 4500 S. 25<sup>th</sup> Street, Omaha, NE.**

Name	Phone Number
OHA staff member attendees:	
1. <i>David Parker</i>	(OHA)
2. <i>Brianna Nading</i>	(OHA)
3. <i>Barry Long</i>	(OHA)
1. Attendee:	
<i>Barb Owen</i>	<i>932-4414</i>
2. Attendee:	
<i>Bill Ferguson</i>	<i>813-8177</i>
3. Attendee:	
<i>Donna CECANA</i>	<i>346-0351</i>
4. Attendee:	
<i>Bob Duke</i>	<i>660-8564</i>
5. Attendee:	
<i>Maria Mendez</i>	<i>502-5447</i>
6. Attendee:	
<i>Remedios Mendez</i>	<i>306</i>
7. Attendee:	
<i>Norma Jimenez</i>	<del>5</del>
8. Attendee:	
<i>Josephine Caballero</i>	<i>504 3471</i>
9. Attendee:	
<i>Sally Burney</i>	<i>504-1441</i>
10. Attendee:	
<i>Sue Wheeler</i>	<i>731-0594</i>

11. Attendee:	
	NENA VUTRAN
12. Attendee:	637-6925
	Margaret Carlson
13. Attendee:	502-1933
	Marian J. Hannon
14. Attendee:	733-6597
	Jimmy D. McShee
15. Attendee:	NONE
	Pat Cullen
16. Attendee:	N/P.
	Loretta Kayday
17. Attendee:	937-3496
	Gary Homer
18. Attendee:	689-1676
	Caren Hambo
19. Attendee:	None
	Bill Gjerston
20. Attendee:	402 9535244
	Vecki Duzorak
	None

Dennis N. Fitzell #1202 774-0778  
 Beverly Timothy #12047 #702-3523  
 RONNIE VALENTINE 932-4733  
 Joyce Kenter 306-0914  
 L. Fiddler 738 1939

Summie [Signature] 614-6834  
 Dorothy Jackson 951 1207  
 Betty Futrell 734 4932  
 Robert Gynn 9514-7078  
 Carl Hinkell  
 Jose Torres

<u>Name</u>	<u>Phone</u>
Monisha	991 8749
Clark & Bury	504-1441
Shirley Holsinger	
Jack Bwin	
Larry Yarrico	704

Benson Tower

PHA Plan Meeting

Date: July 28, 2009 Time: 10:30 am to Noon



AGENDA

2009 Approved PHA Plan  
2010 New Template  
2008 MASS Report  
2008 PASS Report Summary  
Overview

Barry Long began meeting with an explanation of the PHA planning process, the reason for the plan and what the plan contains, and how the template for the plan for 2010 has changed.

Vacancy unit turn around times, funding, work orders, number of units available to lease and criminal eviction statistics were covered by Denise Parker.

The REAC inspection for Benson was reviewed, along with an explanation of some of the more severe deficiency. Some of the deficiencies that originate from the tenant were also covered, and things they can do to make their unit safer for themselves and others.

OHA Staff then reviewed the Capital Needs Assessment that was done previously on the property to let them know of the needs that the OHA Staff are aware of. Barry Long also went over in detail the plans for the upcoming parking lot renovation. The meeting was then opened to questions and comments on the needs that the tenants have observed.

Concerns, Issues, and Recommendations

Q. Our closets are right by our kitchens so when we cook all the smoke gets in our closets on our clothes. Could we have closet doors?

A. We could put on closet doors on everyone's closet.

- Need closet doors.

Q. I just have a shower in my unit. I would like to take baths sometimes. Is there anyway we can have both tubs and showers?

A. We could provide both tubs and showers for the tenants who would like both, however, it would be subject to funding and the available space in the tub/shower area.

- Some tenants would like to have both tubs and showers.

- Currently there are tubs to the 5<sup>th</sup> floor then showers to the top floor

Q. I have health problems and walking on the hard floors hurts. Is there anyway we could have carpet?

A. We could add carpet for any tenants who wish to have carpet in their units, subject to funding.

- Add carpet to the apartments

Q. The paint on the unit walls is turning colors and peeling. The walls need to be painted. We should have someone come in and paint everyone's unit every other year or as needed.

A. We are in the process of implementing a cycle painting program. There is nothing set for sure of the date it will start, or who's unit will be completed first, however, the discussion is that the tenants who have resided here the longest will be the first to have their units painted.

- Dwelling unit walls need repairs and paint- need to implement a cycle painting program.

Q. Could we have tile floors in the bathroom and in the kitchen instead of the flooring we have now?

A. We could include in our 5 year plan installation of nice tiles the bathrooms and kitchens.

- Tile floors in bathroom and kitchen.

- Showers need tile work and caulking.

- Replace the intercom system- include in 5 year plan.

Q. Do you think we could have it set up where we could see who was at the door on our TV?

A. We are discussing adding this improvement to our 5 year plan. The intercom system would most likely be similar to the one currently at Evans. There may be a way that we can run it over the TV cable system to see who is calling on intercom, for those who have cable.

Other concerns that were voiced were:

- Windows are okay but wood sills need to be refinished or replaced.

- Request was made for Wi-Fi throughout the building.

- Insufficient parking and cracked sidewalk issues.

- Need to improve ventilation in kitchen.

**Attendance Sheet for  
 Tenants Meeting  
 Annual Plan for Fiscal Year 2009  
 July 28, 2009  
 10:30-noon at the  
 Benson Tower  
 5900 NW Radial Hwy, Omaha, NE.**

Name	Phone Number
OHA staff member attendees: 1. <i>Denise Parker</i> 2. <i>Breanna Nading</i> 3. <i>Barry Long</i>	OHA OHA OHA
1. Attendee: <i>Myra J. Stumpf</i>	561-0831
2. Attendee: <i>Rosemary Besugard</i>	
3. Attendee: <i>Teretta Briggs</i>	
4. Attendee: <i>Jessie Burroughs</i>	
5. Attendee: <i>Garice E. Campbell</i>	
6. Attendee: <i>Jean Czuba</i>	
7. Attendee: <i>Shawn Staal</i>	
8. Attendee: <i>Debra Steeling</i>	
9. Attendee: <i>Betty Cook</i>	
10. Attendee: <i>Mollie Parker</i>	

11. Attendee:	
<i>Demetrius C. Paul</i>	
12. Attendee:	
<i>W. Davis</i>	
13. Attendee:	
<i>Dominique</i>	
14. Attendee:	
RICHARD WALKER	
15. Attendee:	
<i>Quentin E. Lopez</i>	
16. Attendee:	
<i>Nick Wrenn</i>	
17. Attendee:	
18. Attendee:	
19. Attendee:	
20. Attendee:	

Spencer Homes

PHA Plan Meeting



Date: July 28, 2009 Time: 1:00pm to 2:00pm

AGENDA

2009 Approved PHA Plan  
2010 New Template  
2008 MASS Report  
2008 PASS Report Summary  
Overview

Barry Long began meeting with an explanation of the PHA planning process, the reason for the plan and what the plan contains, and how the template for the plan for 2010 has changed.

Vacancy unit turn around times, funding, work orders, number of units available to lease and criminal eviction statistics were covered by Denise Parker.

The REAC inspection for Spencer Homes was reviewed, along with an explanation of some of the more severe deficiency. Some of the deficiencies that originate from the tenant were also covered, and things they can do to make their unit safer for themselves and others.

OHA Staff then reviewed the Capital Needs Assessment that was done previously on the property to let them know of the needs that the OHA Staff are aware of. Barry Long also went over in detail the plans for the upcoming parking lot renovation. The meeting was then opened to questions and comments on the needs that the tenants have observed.

Concerns, Issues, and Recommendations

Q. Why can't we have more playgrounds for the kids? Many children live at this development and there are few playground areas, and they are not very safe.

A. We could put in various playgrounds around the property for the children.

Q. It is extremely hot in the units. I need some relief and air conditioning. This is supposed to be low income housing why should I have to pay for A/C?

A. The cost of A/C increases the cost to OHA. Because this is an optional cost, this is passed on to the tenant who chooses to have A/C. OHA will take a look at spreading that cost over a longer period of time so that the tenant is not so burdened in the summer months.

Q. Those trees and bushes by the highway are a dangerous area. Our children could be walking over there and get snatched. Is there any way we could get them removed?

A. Those trees and bushes are not on OHA property so we could not remove them, however, we will consider better lighting on our property to lighten the area.

Q. I think we should have events like talent shows or barbeques?

A. That is possible we do fund raising for events but you have to all come together with Diana, our outreach coordinator, and agree on what you would like to do.

Q. Can we have a community center?

A. We now have a learning center on site, and there is also a community center located at Adams Park which is within blocks of Spencer.

Q. Is there any way we could have assigned parking?

A. We could work out a way where each unit gets their own assigned parking space. Maybe we could hang stickers on your rearview mirror with your own individual numbers on them matching your assigned parking space. Before that can be considered, however, tenants will need to register their cars/vehicles. This is something OHA is willing to work with tenants to accomplish.

Other concerns:

- Need bath vent fans and Range hood vents-ventilation fans will help with the moisture in bathrooms.

- Bathroom issues- water leaking on top of washing machine- re-caulking is necessary.

- Ceilings need to be patched and painted.

- \*Draining problems- standing water on sidewalks.

- New siding with shutters is needed.

- \*Tenant association needs to get up and running again. Tenants would like to be involved in neighborhood picnics and outside functions. Diana is helping to re-establish a resident council. This could help bring the residents at Spencer Homes together to watch out for each other. It was further discussed that the residents at Spencer Homes should consider getting more involved in the neighborhood through the neighborhood associations. They could plan neighborhood picnics and outside functions as the tenant association works together with the neighborhood association in the area.

\*= needs further investigation or work order

**Attendance Sheet for  
 Tenants Meeting  
 Annual Plan for Fiscal Year 2009  
 July 28, 2009  
 1:00-2:30pm at  
 Spencer Homes  
 1920 N 30th Street, Omaha, NE.**

Name	Phone Number
OHA staff member attendees:	
1. <i>David Parker</i>	(OHA)
2. <i>Brianna Nading</i>	(OHA)
3. <i>Barry Long</i>	(OHA)
1. Attendee:	
<i>KIMBERLEY W. BETHEN</i>	
2. Attendee:	
<i>Talia Dutter</i>	
3. Attendee:	
<i>Arien Poole</i>	
4. Attendee:	
<i>Michael C. Johnson</i>	
5. Attendee:	
<i>Adam Green</i>	
6. Attendee:	
<i>James Harris</i>	
7. Attendee:	
<i>Christina Lopez</i>	
8. Attendee:	
<i>Kathleen Branch</i>	
9. Attendee:	
10. Attendee:	

Underwood Tower                      PHA Plan Meeting

Date: July 28, 2009    Time: 3:00 pm to 4:15 pm



AGENDA

2009 Approved PHA Plan  
2010 New Template  
2008 MASS Report  
2008 PASS Report Summary  
Overview

Barry Long began meeting with an explanation of the PHA planning process, the reason for the plan and what the plan contains, and how the template for the plan for 2010 has changed.

Vacancy unit turn around times, funding, work orders, number of units available to lease and criminal eviction statistics were covered by Denise Parker.

The REAC inspection for Underwood Tower was reviewed, along with an explanation of some of the more severe deficiency. Some of the deficiencies that originate from the tenant were also covered, and things they can do to make their unit safer for themselves and others.

OHA Staff then reviewed the Capital Needs Assessment that was done previously on the property to let them know of the needs that the OHA Staff are aware of. The meeting was then opened to questions and comments on the needs that the tenants have observed.

Concerns, Issues, and Recommendations

Q. Why can't we control the temperature in our own units? And there is wind infiltration, and visible light around the windows that lets the outdoor air in.

A. OHA staff explained that we are in the final steps of entering into an Energy Performance Contract that will focus on energy efficiency and resolve problems such as wind infiltration around windows. It is also anticipated that we will be getting individual thermostats for each unit through this contract. OHA will research ways to help through this winter before the improvements actually get made.

Q. I just have a shower in my unit. I would like to take baths sometimes. Is there anyway we can have both tubs and showers?

A. We could provide both tubs and showers for the tenants who would like both, however, it would be subject to funding and the available space in the tub/shower area.

Q. When can we get an intercom system?

A. An intercom system is included in our five year plan. This will be a system similar to the one at Evans Tower where you must greet your guest at the door to let them in, rather than pushing a button in your unit.

Q. Why did our refrigerators get downsized to approximately 13 cubic ft? Need a bigger refrigerator to use, these are too small.

A. \*We will research this to determine the reason for smaller refrigerators, and see about getting them replaced with bigger ones.

Other Concerns:

-\*Canopy roofing- soffits need to be replaced and roof drains need to be repaired at West Canopy/ Entrance.

- \*Replace drop-in soffits on 1<sup>st</sup> floor building perimeter
- Repairs are needed on concrete sidewalks and ramps.
- Larger apartments or more efficient use of space

\*= needs further investigation or work order

**Attendance Sheet for  
 Tenants Meeting  
 Annual Plan for Fiscal Year 2009  
 July 28, 2009  
 3:00-4:30 at the  
 Underwood Tower  
 4850 Underwood, Omaha, NE.**

Name	Phone Number
OHA staff member attendees:	
1. <i>Amos Parker</i> <i>Bany Long</i>	(OHA)
2. <i>Brianna Nading</i>	(OHA)
3. <i>Rosemarie Debbin</i>	OHA
1. Attendee: <i>Eral Christensen</i>	
2. Attendee: <i>Ed Christensen</i>	
3. Attendee: <i>Darlene Lovitt</i>	
4. Attendee: <i>Janie Jackson</i>	
5. Attendee: <i>Maurice Johnson</i>	
6. Attendee: <i>Barry Belmont</i>	
7. Attendee: <i>Dianne McKinney</i>	
8. Attendee: <i>Ella Mae Hill</i>	
9. Attendee: <i>Effie G. Luce</i>	
10. Attendee: <i>Maria Harper</i>	

11. Attendee:	
Patrick Paulson	
12. Attendee:	
Vicky Walker	
13. Attendee:	
PATRICIA K HOWARD	
14. Attendee:	
CONNIE BARNES	
15. Attendee:	
Willie J. Emerson	
16. Attendee:	
Louise Hamble	
17. Attendee:	
Wilson Dunlap	
18. Attendee:	
Gary D. Day	
19. Attendee:	
20. Attendee:	

Florence Tower

PHA Plan Meeting



Date: July 29, 2009 Time: 10:30am to 11:45 am

AGENDA

2009 Approved PHA Plan  
2010 New Template  
2008 MASS Report  
2008 PASS Report Summary  
Overview

Barry Long began meeting with an explanation of the PHA planning process, the reason for the plan and what the plan contains, and how the template for the plan for 2010 has changed.

Vacancy unit turn around times, funding, work orders, number of units available to lease and criminal eviction statistics were covered by Denise Parker.

The REAC inspection for Florence was reviewed, along with an explanation of some of the more severe deficiency. Some of the deficiencies that originate from the tenant were also covered, and things they can do to make their unit safer for themselves and others.

OHA Staff then reviewed the Capital Needs Assessment that was done previously on the property to let them know of the needs that the OHA Staff are aware of. Barry Long also went over in detail the plans for the upcoming parking lot renovation. The meeting was then opened to questions and comments on the needs that the tenants have observed.

Concerns, Issues, and Recommendations

Q. My oven doesn't cook right and it makes my unit too hot.

A. We can put in the 5 year plan a replacement for stoves in your units.

Q. There is all types of crimes that happen at night around here. People's cars are getting broke into. Do you think we could have cameras in the parking lot?

A. We could put cameras in the parking lot, subject to funding.

Q. Could we have them rotate?

A. Yes and maybe even motion censored.

Q. It gets so hot in our units can't we have Central Air?

A. At this time, OHA does not have the funding for such an improvement. We will continue to research sources of funding and we will have this on our plans to provide once funding is available.

Q. Can you make it so that we can control the temperature or our own heat? It gets so hot in our units that we must open the windows in winter to cool the unit.

A. OHA is in the process of selecting a company and entering into an Energy Performance Contract to take a look how we can make the units more energy efficient. Through this contract, we anticipate being able to provide individual heat control in each unit.

Q. Could we have carpet in our units?

A. We can consider adding carpet to units for those who would like it.

Other concerns mentioned by tenants:

- Slow drain on showers and tubs- low water pressure.
  - Some tenants would like to have tubs or they have a need for reasonable accommodation.  
\*Consider Premier Tubs for reasonable accommodation.
  - \*Elevator dependability is a problem and the elevators need cleaning.
  - Need more handicap accessible bathrooms and units.
  - Need accessible or assigned parking.
  - Problems- with mixed population- need a plan or program.
  - \*Mold in showers- cannot be removed.
  - \*Peeling paint in dwelling units.
- \*= needs further investigation or work order

Attendance Sheet PHA PLAN MEETING  
2010

Florence Tower 7-29-09 10:30

Name

JERRY BURR 11 711

ANGELA GRANT

Phillippa Wynne

Sheryl Williams

Wendy White

Theresa Hodge 511

Ken Snow 710

Theresa M. Henry

Ray David Hampton

Judy Miller

James Parker - OHA

Brianna Nading - OHA

Benny Long OHA

Evans Tower

PHA Plan Meeting

Date: July 29, 2009 Time: 1:00pm to 2:15 pm



AGENDA

2009 Approved PHA Plan  
2010 New Template  
2008 MASS Report  
2008 PASS Report Summary  
Overview

Barry Long began meeting with an explanation of the PHA planning process, the reason for the plan and what the plan contains, and how the template for the plan for 2010 has changed.

Vacancy unit turn around times, funding, work orders, number of units available to lease and criminal eviction statistics were covered by Denise Parker.

The REAC inspection for Evans was reviewed, along with an explanation of some of the more severe deficiency. Some of the deficiencies that originate from the tenant were also covered, and things they can do to make their unit safer for themselves and others.

OHA Staff then reviewed the Capital Needs Assessment that was done previously on the property to let them know of the needs that the OHA Staff are aware of. The meeting was then opened to questions and comments on the needs that the tenants have observed.

Concerns, Issues, and Recommendations

Q. How are the elderly and disabled supposed to get out the building in an emergency? When emergency exits and fire alarms go off the elevators shut down. Some disabled and elderly can't use the stairs, how are they supposed to get down?

A. The fire sprinkler system will go off. If the fire is in your apartment you would get out and if the fire wasn't in your apartment then you would stay in. If the sprinkler system doesn't work and you are in need of assistance, emergency response will reach you and evacuate you from the building. OHA will look at safer ways to get residents out of the building.

Q. \*When can we get our problems with plumbing fixed. We have leaks, slow drains, low water pressure and toilet water runs all the time.

A. OHA Staff will work to correct these as soon as possible.

Q. Can OPD patrol our parking lot regularly? There are unauthorized gatherings in the parking lot and bus stop. There are many social problems in the area and that adds to the need for more of an OPD presence. I'd like to see the OPD patrol the parking lot more regularly.

A. \*This is something we will discuss with OPD. Maybe in their normal rounds, they can swing by Evans parking lot.

Q. When will we have the Tenant Council back?

A. We are currently taking steps to reengage the CAC. It is anticipated that it will be back up and running by the end of the year.

Q. Why are we losing our security door lock release?

A. This is being disconnected due to misuse of this feature. The security door lock system will still be in place, but tenants will need to go to the front door entrance to let guests in and accompany them at all times. This is a safety issue and will help keep the residents safer.

Q. Can we get our carpeting in our dwelling units replaced?

A. This is something we will be looking at with our cycle painting program. For tenants who have resided in their unit for many years, are seeking funding to update the unit with paint and floor coverings.

Q. \*There is visible light around windows that lets cold and hot air in. That's a waste of money, and less comfortable to me. Can OHA do something about this?

A. OHA staff explained that an Energy Performance Contract will be entered into soon and it will focus on energy efficiency and resolve problems such as wind infiltration around windows.

Q. Will there be sufficient room for visitor parking if you providing the accessible parking and assigned parking discussed?

A. We will need to study the needs for visitor parking and the availability and determine how to best accommodate our visitors.

Q. Could we have visitor parking on the street only?

A. That is an option we can look at?

Q. \*Can we get a sign at the door from parking lot that enforces the No Parking one, especially for Emergency vehicles?

A. \*OHA will look into city ordinance on posting signs for unauthorized use of property and owners ability to have vehicles towed.

Q. Can we have a lighting study done to see if additional lighting can be installed?

A. Yes.

#### Other Concerns, Issues, and Recommendations

-\*Tenants commented that the trees need to be trimmed away from site lighting in the parking lot as a safety issue.

- Tenants would like to see planters for flowers to help support neighborhood association.

- Some tenants would like more benches outside

- The 2<sup>nd</sup> Saturday at noon the Neighborhood Association meets and one of the tenants reported that she attends. Tenants would like to see the Tenant Council back in effect to work with the neighborhood association on projects they can do together.

- One resident commented that he heads up Team Incorporated, an agency for assisting elderly. This may be a helpful organization for the tenants of Evans Tower and the site manager will keep his information available.

- Residents are encouraged to call 911 to address unauthorized use of the parking lot.

\*= needs further investigation or work order

**Attendance Sheet for  
 Tenants Meeting  
 Annual Plan for Fiscal Year 2009  
 July 29, 2009  
 1:00-2:30 pm at the  
 Evans Tower  
 3600 N. 24<sup>th</sup> St. Street, Omaha, NE.**

Name	Phone Number
OHA staff member attendees:	
1. <i>Devin Parker</i>	(OHA)
2. <i>Brianna Nading</i>	(OHA)
3. <i>Barry Long</i>	(OHA)
1. Attendee: <i>Alberta Sakre</i>	
2. Attendee: <i>John Perez</i>	
3. Attendee: <i>Mattie Smith #12</i>	
4. Attendee: <i>Jane Herrington</i>	
5. Attendee: <i>Patty Lou Curwain #712</i>	
6. Attendee: <i>Sam Martin 609</i>	
7. Attendee: <i>Sam W. Walker 909</i>	
8. Attendee: <i>Alberta Lewis 506</i>	
9. Attendee: <i>Charles Rose 304</i>	
10. Attendee: <i>CHESTER HOLLIMAN</i>	<i>612</i>

11. Attendee:		
	Clabe Ford Jr.	
12. Attendee:		
	Tony Burger	
13. Attendee:		
	Ronald Callie (K Haynes)	
14. Attendee:		
	Charles Berry	
15. Attendee:		
	Mrs. Longton #703	
16. Attendee:		
	Cleveland Watters #710	
17. Attendee:		
	Lewis H. Obernathly #902	
18. Attendee:		
	Lester Carter	1105
19. Attendee:		
	John + wife	312
20. Attendee:		
	Roger McKean	502

21. Jeanie Jones  
 22. Judy + Roger McKean 502  
 23. Nancy Busch 1101  
 24. Jimmie Buerie 1103  
 25. Mary Bland  
 26.  
 27.  
 28.  
 29.  
 30.

Highland Tower

PHA Plan Meeting

Date: July 29 2009 Time: 3:00pm to 4:15pm



AGENDA

2009 Approved PHA Plan  
2010 New Template  
2008 MASS Report  
2008 PASS Report Summary  
Overview

Barry Long began meeting with an explanation of the PHA planning process, the reason for the plan and what the plan contains, and how the template for the plan for 2010 has changed.

Vacancy unit turn around times, funding, work orders, number of units available to lease and criminal eviction statistics were covered by Denise Parker.

The REAC inspection for Highland was reviewed, along with an explanation of some of the more severe deficiency. Some of the deficiencies that originate from the tenant were also covered, and things they can do to make their unit safer for themselves and others.

OHA Staff then reviewed the Capital Needs Assessment that was done previously on the property to let them know of the needs that the OHA Staff are aware of. The meeting was then opened to questions and comments on the needs that the tenants have observed.

Concerns, Issues, and Recommendations

Q. Why have our refrigerators been down sized to approximately 13 cubic feet? Can we get our previous size refrigerators back? With smaller refrigerators, it means more trips to the grocery store-with no available transportation.

A. \*We will look into the reason for the reduced size and try to get your bigger sizes back.

Q. Can we get an intercom system for the front entry door?

A. We have built that into the 5 year plan.

Q. Why can't we control the temperature in our own units? And there is wind infiltration, and visible light around the windows that lets the outdoor air in.

A. OHA staff explained that we are in the final steps of entering into an Energy Performance Contract that will focus on energy efficiency and resolve problems such as wind infiltration around windows. It is also anticipated that we will be getting individual thermostats for each unit through this contract. OHA will research ways to help through this winter before the improvements actually get made.

Q. Why can't we have a tub and a shower in our units?

A. Some bathrooms do not allow sufficient room to have both, and some residents do not want both. This is something we will begin some planning around and we will include the need in our 5-year plan.

Q. Can we make the laundry areas bigger with more washers and dryers? Currently there are too few of each, and no room to add more.

A. OHA will look at different options to resolve this deficiency. Adding more space will not be easy, and smaller, stackable washer/dryer units have not shown to have the quality we look for.

Q. Laundry area has A/C, but it does not work properly. This makes laundry room unbearable- especially in the summer months. Can we get a bigger A/C unit in there?

A. \*OHA staff to look at the unit currently in the laundry area and try to fix or add one that can cool the room.

Q. Can we be allowed to keep the covers off our florescent bulb fixtures? Florescent bulbs blow every two weeks if cover is on light fixture. But we get in trouble if we keep the cover off. It is our money that has to pay for all these bulbs that burn out. The bulb seems to be getting too hot in the enclosed fixture.

A. \*OHA staff will look into that immediately.

Other concerns:

-\*Canopy Roofing- Soffits need to be replaced ad roof drains need repaired at West Canopy/Entrance

-\*Replace drop-in soffits at 1<sup>st</sup> floor building perimeters.

- Need longer apartments or more efficient use of space.

- Need some concrete repair work to sidewalks and ramps.

\*= needs further investigation or work order

**Attendance Sheet for  
 Tenants Meeting  
 Annual Plan for Fiscal Year 2009  
 July 29, 2009  
 3:00-4:30 pm at the  
 Highland Tower  
 2500 B St. Street, Omaha, NE.**

Name	Phone Number
OHA staff member attendees: Arlene Gerit Highland 1. <del>Cornelia Payten</del> Highland 2. <del>Alma Parker</del> Barry Long 3. <del>Brianna Nading</del>	OHA 444-3316 OHA 444-3316 <del>OHA</del> <del>OHA</del>
1. Attendee:  Velma (Dottie) Douhey	
2. Attendee:  Lois Dee	
3. Attendee:  Mary Jean Beary	
4. Attendee:  Mary Brock	
5. Attendee:  Bonnie Wilson	
6. Attendee:  Loree Duto	
7. Attendee:  Camela C. Taylor <sup>APT 706</sup>	
8. Attendee:  Thomas Dooly 409	
9. Attendee:  Donald W. Reeves	
10. Attendee:  Robin Weisbrock	

11. Attendee:	Michelle Argo	904
12. Attendee:	Charlotte Carson	1001
13. Attendee:	Alan N. Newton	1002
14. Attendee:	Melvin Drew	306
15. Attendee:	SUSY ANDERSON	410
16. Attendee:	Dennis Webster	610
17. Attendee:	Jackie Price	609
18. Attendee:	Allen R. Taylor	# 510
19. Attendee:	James Miller	806
20. Attendee:	Eddie Smith	403

21. Santino Ujelo

22.

23.

24.

25.

Park Tower South

PHA Plan Meeting

Date: July 30, 2009 Time: 1:00pm to 2:40 pm



AGENDA

2009 Approved PHA Plan  
2010 New Template  
2008 MASS Report  
2008 PASS Report Summary  
Overview

Barry Long began meeting with an explanation of the PHA planning process, the reason for the plan and what the plan contains, and how the template for the plan for 2010 has changed.

Vacancy unit turn around times, funding, work orders, number of units available to lease and criminal eviction statistics were covered by Denise Parker.

The REAC inspection for Florence was reviewed, along with an explanation of some of the more severe deficiency. Some of the deficiencies that originate from the tenant were also covered, and things they can do to make their unit safer for themselves and others.

OHA Staff then reviewed the Capital Needs Assessment that was done previously on the property to let them know of the needs that the OHA Staff are aware of. Barry Long also went over in detail the plans for the upcoming parking lot renovation. The meeting was then opened to questions and comments on the needs that the tenants have observed.

Concerns, Issues, and Recommendations

Q. There are people who come drunk on the property and sale of drugs takes place here also.  
A. Call 911 if things like this happen and contact the property manager.

Q. We have problems with people vandalizing property and people stealing. Is there any way we could get cameras in the parking lot?  
A. Yes we will consider setting up cameras in various areas of the parking lot.

Q. When the Public Safety officers come they don't get out the car to look around the property and see how things are. They sit at the south end of the parking lot.  
A.\*Recommend Public Safety to meet with tenants

-Tenant concerns about the neighborhood and security

- OHA Public Safety needs a greater presence at the towers

- Public Safety officers do not get out of the car- they park in the lot at the south end

Q. Can we have an intercom system put in?

A. OHA is in the planning process of installing an intercom system similar to the one they have at Evans. It would require the tenant to meet their visitor at the door-and could not just buzz them in from their unit.

Q. Is there any way we could have both a tub and a shower?

A. We could think about putting in tubs and showers in units which tenants wish to have both. This will be subject to funding, but we can begin looking at ways that we can fund a project like this.

Q. \*Can we get our units painted? Many of us have been here years and have never had new paint in the units.

A. OHA is in the process of developing a cycle painting program. It is anticipated that we will have more details about this program before our September public hearing.

Q. Can we paint our units ourselves?

A. \*Tenants can paint their own units if it is authorized by OHA. Tenants must restore unit to original condition/color. Glen to give paint type, manufacturer, and color to paint to all site managers so the tenants go to site manager if they have this desire.

Q. Can we get our range/ovens replaced? They do not work well at all.

A. Through the Energy Performance Contract that OHA anticipates entering into soon, it is anticipated that many ranges/ovens will be replaced with Energy Star appliances.

Q. Can we have gates installed at the parking lot entrance for security purposes?

A. At this time, that is not going to be a consideration. This would prevent emergency and service vehicles from entering the site, which would not be acceptable. However, this may be considered at a later date if no other solutions can be found.

Q. Can we get better infestation control? Bug infestation in building is bad.

A. Extermination services are being improved. OHA has new exterminators beginning in a short period of time.

Other concerns:

-\*Need to move wheel stops to align with the accessible parking- meet with Glen

-\*The dependability of the elevators is a concern. Elevators have had problems, slow passenger car and interrupted service on freight elevator. Jon to run report on service calls on the elevators to see if the service calls have been excessive.

- Some tenants would like a security chain installed on their unit doors

- Patio needs repair. Water pools on the patio in heavy rain.

- Floor coverings are slipping, need a better floor covering.

- Problems with prostitution in the neighborhood that is encroaching OHA property.

\*= needs further investigation or work order

**Attendance Sheet for  
 Tenants Meeting  
 Annual Plan for Fiscal Year 2009  
 July 30, 2009  
 1:00-2:30 pm at the  
 Park South  
 1601 Park Ave. Street, Omaha, NE.**

Name	Phone Number
OHA staff member attendees:	
1. <i>Wendy Parker</i>	(OHA)
2. <i>Barry Long</i>	(OHA)
3. <i>Wendy Hulewig</i>	(OHA)
1. Attendee: <i>John Bure</i>	345-3531.
2. Attendee: <i>Donald Shadlow</i>	(409) 830-5743
3. Attendee: <i>Patricia Wight</i>	884 4190
4. Attendee: <i>Arlene Simpson</i>	345 4574 Cell 253 4482
5. Attendee: <i>Janice Johnson</i>	5208-5288
6. Attendee: <i>Linda Shirk</i>	502-1495
7. Attendee: <i>Janie Mobley</i> <i>Marion Foster</i>	991-2976 444-3536
8. Attendee: <i>Mary Jackson</i> <i>Butter</i>	4144-3740
9. Attendee: <i>Bob Lambert</i>	707-7779
10. Attendee: <i>David Bell</i>	905-2986

11. Attendee:	<i>Pat Thompson</i>	614-9543
12. Attendee:	<i>Michael Moffatt</i>	
13. Attendee:	<i>Mark W. Shankel</i>	
14. Attendee:	<i>Lindsay J. Lee</i>	
15. Attendee:	<i>Ruth Stab</i>	
16. Attendee:		
17. Attendee:		
18. Attendee:		
19. Attendee:		
20. Attendee:		

Park Tower North

PHA Plan Meeting

Date: July 30, 2009 Time: 3:00pm to 4:30pm



AGENDA

2009 Approved PHA Plan  
2010 New Template  
2008 MASS Report  
2008 PASS Report Summary  
Overview

Barry Long began meeting with an explanation of the PHA planning process, the reason for the plan and what the plan contains, and how the template for the plan for 2010 has changed.

Vacancy unit turn around times, funding, work orders, number of units available to lease and criminal eviction statistics were covered by Denise Parker.

The REAC inspection for Park Tower North was reviewed, along with an explanation of some of the more severe deficiency. Some of the deficiencies that originate from the tenant were also covered, and things they can do to make their unit safer for themselves and others.

OHA Staff then reviewed the Capital Needs Assessment that was done previously on the property to let them know of the needs that the OHA Staff are aware of. The meeting was then opened to questions and comments on the needs that the tenants have observed.

Concerns, Issues, and Recommendations

Q. When some people drive through the parking lot they come speeding through it at fast rates and that is dangerous. Could we have speed bumps put in or signs that enforce a speed limit?

A. \*Yes we will make that a high priority.

Q. Why can't we control the temperature in our own units? And there is wind infiltration, and visible light around the windows that lets the outdoor air in.

A. OHA staff explained the Energy Performance Contract they hope to entered into soon will focus on energy efficiency and resolve problems such as wind infiltration around windows. It is also anticipated that we will be getting individual thermostats for each unit through this contract. OHA will research ways to help through this winter before the improvements actually get made.

Q. Can something be done about the infestation? Infestation problems are very bad, and some tenants are sensitive to sprays and commented that they were sick for 2-3 days after the treatment

A. OHA has hired 2 new exterminators and they are spraying. OHA will consider providing a comprehensive extermination program including education training, and human services for social assistance.

Q. Are there any pro-active steps that OHA can take with vacant units to assure there is no infestation once the tenant moves out, or to immediately treat the unit as soon as it is vacant?

A. \*Unfortunately, the legal system does not allow OHA to take any action on a unit that has court ordered evictions and abandonment. The unit cannot be entered by anyone until the court order has been ruled on.

Q. \*Can it be set up for AMAG to notify when a entry card has not been used for a period of days to help Site Management identify abandoned units?

A. There may be some privacy issues related to that request, but this is something OHA could do some research on.

Q.\*Can OHA provide Qwest on Direct T.V. access in the Tower buildings? The tenant organization could purchase Digital or Satellite T.V. Services and Internet in bulk and sell to the other tenants as a tenant owned business or a purchase agreement club.

A. This could be researched further. Once tenant organization has been reinstated, we could look into the legalities of this idea and possibly help create the structure that is needed to make this idea acceptable.

Q. Is Rasmussen keeping the boiler coop filled and changed? Are they treating the boiler water?

A. Yes.

Q. Can we have internet access and have OHA provide the computers?

A. This is a reasonable request. We have set up study centers in other towers, and we can look into installing one at Park North for tenant use

Other concerns and recommendations:

-Tenants recommend installing intercom at front vestibule. OHA staff explained that this is in the planning process.

-Some tenants were interested in having the Nurse Call system replaced. OHA staff explained the cost involved in monitoring, and that it is not cost effective.

- Some tenants have installed their own window A/C units- These need to be inspected for safety.

- Intercom system should connect to a dedicated 911 line and possibly a voice mail to the Site Manager for safety purposes.

- Exposed rebar at sidewalk or east side of building by patio is a trip hazard and needs to be repaired.

\*= needs further investigation or work order

**Attendance Sheet for  
 Tenants Meeting  
 Annual Plan for Fiscal Year 2009  
 July 30, 2009  
 3:00-4:30 pm at the  
 Park North  
 1501 Park Ave. Street, Omaha, NE.**

Name	Phone Number
OHA staff member attendees: 1. <del>Mary Tucker Butcher</del> 2. <del>Alma Park</del> 3. <del>Barry Long</del> <del>Wendy Helwig</del>	OHA 444-3740 OHA OHA DHA
1. Attendee: Mary E. Buzicka	
2. Attendee: Robert N. Vetter	
3. Attendee: ROBERT CLAY	
4. Attendee: Robert E. Summers	
5. Attendee: Lesley A. Davis	
6. Attendee: David French	
7. Attendee: Dean A. Schinner	
8. Attendee: Marilyn Whitley	
9. Attendee: Mary Legg	
10. Attendee: Katherine Buzicka	

11. Attendee:	Jackie Horseshoe
12. Attendee:	J. SHAW SHAW
13. Attendee:	Chester O. Young
14. Attendee:	
15. Attendee:	
16. Attendee:	
17. Attendee:	
18. Attendee:	
19. Attendee:	
20. Attendee:	

Southside Terrace Minutes  
PHA Plan Meeting

Date: July 31, 2009 Time: 1:00pm to 2:00pm



AGENDA

2009 Approved PHA Plan  
2010 New Template  
2008 MASS Report  
2008 PASS Report Summary  
Overview

Barry Long began meeting with an explanation of the PHA planning process, the reason for the plan and what the plan contains, and how the template for the plan for 2010 has changed.

Vacancy unit turn around times, funding, work orders, number of units available to lease and criminal eviction statistics were covered by Denise Parker.

The REAC inspection for Southside was reviewed, along with an explanation of some of the more severe deficiency. Some of the deficiencies that originate from the tenant were also covered, and things they can do to make their unit safer for themselves and others.

OHA Staff then reviewed the Capital Needs Assessment that was done previously on the property to let them know of the needs that the OHA Staff are aware of. The meeting was then opened to questions and comments on the needs that the tenants have observed.

Concerns, Issues, and Recommendations from tenants:

Q. Can we remove the basketball court and replace with parking? The court is not being used, and some relief from the parking shortage could be realized if this could be done.

A. Yes, this is a realistic request. OHA staff will begin looking at ways to accomplish this.

Q. Can we have the concrete stoops and stairs removed from units that have been merged? They are no longer necessary in those locations.

A. Yes, OHA will begin looking at ways to accomplish this.

Q. Some concrete stairs stoops have chipped and repair is needed for safety purposes. When can we get that done?

A. OHA has recently signed a contract with a concrete company to make repairs such as this one. This should be done within the next year.

Q. Can that concrete contract also cover the concrete at 29<sup>th</sup> Ave Circle where it has collapsed in areas?

A. Yes, this would be a work item that the contract should cover.

Q. \*Signs at all 4- Southside play areas have been damaged or are missing. Can we get new signs?

A. OHA staff explained that a work order will be initiated to install new signs.

Other Concerns:

- A comment was made that the site would benefit from landscape work to include the entire site.
  
- Handrails are lacking in certain areas where they are required on both sides of the stairway. This was made as a safety suggestion.
  
- Tenants commented that bath fixtures are older and should be considered for replacement.
  
- Mention was made that the bathroom floors and all wood based moldings are in need of replacement.
  
- \*There was an observation that exterior repairs to masonry- tuck pointing-are needed.
  
- The comment made about needing a ¼ turn shut off- for all plumbing fixtures-should be resolved through the energy performance contract that OHA is entering into.
  
- The other need that was brought to light that the energy performance contract may resolve is the need for heat deflectors for the radiant heat covers.

\*= needs further investigation or work order

**Attendance Sheet for  
 Tenants Meeting  
 Annual Plan for Fiscal Year 2009  
 July 31, 2009  
 1:00-2:30 pm at the  
 Southside Terrace  
 5529 S. 30<sup>th</sup> Street, Omaha, NE.**

Name	Phone Number
OHA staff member attendees: 1. <i>Renée Parker</i> 2. <i>Wendy Helwig</i> 3. <i>Barry Long</i>	OHA OHA OHA
1. Attendee: <i>[Signature]</i>	OHA SS Site Mgr
2. Attendee: <i>Bobby Thurman</i>	OHA 402-651-9644
3. Attendee: <i>Allison Amug</i>	402-359-0342
4. Attendee: <i>Monika Kuol</i>	402-515-7875
5. Attendee: <i>NYAHO/UKHOA</i>	
6. Attendee: <i>Verynthia D. Lewis</i>	402-684-6008
7. Attendee: <i>"My Majesty Augustine Franklin"</i>	402-208-8661
8. Attendee: <i>Antony G. Kuol</i>	402, 731-025?
9. Attendee: <i>Sammatha Lewis</i>	(402) 701-2884
10. Attendee: <i>Dues Juek</i>	402) 359-1159

11. Attendee:  NYAHONKHOP	402-885-8151
12. Attendee:	
13. Attendee:	
14. Attendee:	
15. Attendee:	
16. Attendee:	
17. Attendee:	
18. Attendee:	
19. Attendee:	
20. Attendee:	

Pine Tower

PHA Plan Meeting

Date: July 31, 2009 Time: 3:00pm to 4:30pm



AGENDA

2009 Approved PHA Plan  
2010 New Template  
2008 MASS Report  
2008 PASS Report Summary  
Overview

Barry Long began meeting with an explanation of the PHA planning process, the reason for the plan and what the plan contains, and how the template for the plan for 2010 has changed.

Vacancy unit turn around times, funding, work orders, number of units available to lease and criminal eviction statistics were covered by Denise Parker.

The REAC inspection for Pine Tower was reviewed, along with an explanation of some of the more severe deficiency. Some of the deficiencies that originate from the tenant were also covered, and things they can do to make their unit safer for themselves and others.

OHA Staff then reviewed the Capital Needs Assessment that was done previously on the property to let them know of the needs that the OHA Staff are aware of. Barry Long also went over in detail the plans for the upcoming parking lot renovation. The meeting was then opened to questions and comments on the needs that the tenants have observed.

Concerns, Issues, and Recommendations

Q. Will we have to start paying for utilities?

A. There are no plans to change responsibility to pay utilities to the tenants

Q. When can we get new refrigerators?

A. Through the Energy Performance Contract that OHA recently signed, it is anticipated that many refrigerators will be replaced with Energy Star appliances.

Q. Can we get new carpet?

A. This is something we can start to consider. We do not have any immediate plans to add carpet to units, but if funding becomes available, we could take a look at this.

Q. Is the water tested at this Tower for quality and presence of lead?

A. The water is tested at the Tower the same as it is throughout the entire city. In that testing, quality and lead contamination are included.

Q. \*Tenants are concerned about accessible housing on upper floors. Why not put all accessible units on the 2<sup>nd</sup> floor?

A. This is a good suggestion. This would be costly to arrange, however, it would make sense. We will continue to consider this option and how we could accomplish this.

Q. Why can't we control the temperature in our own units? And there is wind infiltration, and visible light around the windows that lets the outdoor air in.

A. OHA staff explained the Energy Performance Contract that was recently entered into that will focus on energy efficiency and resolve problems such as wind infiltration around windows. It is

also anticipated that we will be getting individual thermostats for each unit through this contract. OHA will research ways to help through this winter before the improvements actually get made.

Q. Can we get better extermination to get rid of roach problem?

A. OHA will consider offering a full extermination program. New exterminators to begin on site within a month. Education to all regarding concerns about health and the insecticides and ways that tenants can help control the infestation are being considered.

Other concerns:

- Problems with access to mechanical areas for installation or services. Tenants should coordinate those services through Site Management during regular hours of business.

-\*Replace curbs in parking lot.

-\*Fill in area by picnic table.

-\*Problem with emergency access- need key for stairwell doors on the exteriors- \*Call I.T. for inspection of keys in the bank

\*= needs further investigation or work order

**Attendance Sheet for  
 Tenants Meeting  
 Annual Plan for Fiscal Year 2009  
 July 31, 2009  
 3:00-4:30 pm at the  
 Pine Tower  
 1500 Pine Street, Omaha, NE.**

Name	Phone Number
OHA staff member attendees: 1. <i>Ronald Park</i> 2. <i>Bruce Long</i> 3. <i>Wendy Hulewig</i>	(OHA) (OHA) (OHA)
1. Attendee: <i>John Bohlmann</i> # <i>402</i> <i>Dennis Jackson</i>	612-1152 594428
2. Attendee: #505 <i>GEORG SANCHEZ</i>	812-1645
3. Attendee: 705 <i>Phillip Richard</i>	—
4. Attendee: #107 <i>Stacy M. Lane</i>	
5. Attendee: 509 <i>Mike Probst</i>	
6. Attendee: 1012 <i>Grant Reynolds</i>	
7. Attendee: 604 <i>Nancy Nielsen</i>	
8. Attendee: 202 <i>Tawashawne Pennell</i>	517-2908
9. Attendee: <i>Blaise Bass</i>	
10. Attendee: <i>Jeff Coppin</i>	

11. Attendee:	M L "Korri" Dreole	208
12. Attendee:	Maria Moore	1108
13. Attendee:	Janice Brown	911
14. Attendee:	Phil Hobbs	
15. Attendee:	Teresa Pokoy	608#
16. Attendee:	Rose Ann Muljman	508
17. Attendee:		
18. Attendee:		
19. Attendee:		
20. Attendee:		

Crown Tower

PHA Plan Meeting



Date: August 4, 2009 Time: 1:00pm to 2:30pm

#### AGENDA

2009 Approved PHA Plan  
2010 New Template  
2008 MASS Report  
2008 PASS Report Summary  
Overview

Barry Long began meeting with an explanation of the PHA planning process, the reason for the plan and what the plan contains, and how the template for the plan for 2010 has changed.

Vacancy unit turn around times, funding, work orders, number of units available to lease and criminal eviction statistics were covered by Denise Parker.

The REAC inspection for Crown Tower was reviewed, along with an explanation of some of the more severe deficiency. Some of the deficiencies that originate from the tenant were also covered, and things they can do to make their unit safer for themselves and others.

OHA Staff then reviewed the Capital Needs Assessment that was done previously on the property to let them know of the needs that the OHA Staff are aware of. Barry Long also went over in detail the plans for the upcoming parking lot renovation. The meeting was then opened to questions and comments on the needs that the tenants have observed.

#### Concerns, Issues, and Recommendations

Q. Are we getting new stoves? The ones we have now do not cook right.

A. We will put it in the 5 yr. plan.

-\* Need new stoves

Q. Do we get new windows?

A. Yes. New windows are part of the renovation project currently taking place at Crown.

Q. With all the new things we are getting, will the rent go up?

A. If it does it will have nothing to do with the renovation.

Q. The new washers we have are not working and we were supposed to get them a long time ago and just received them a month ago.

A. We will send out a work order to see what's wrong with the washers and get them fixed.

-\*New washers do not work- received them about a month ago they were suppose to be received August of 2008

Q. We still haven't received our new dryers.

-\*New dryers were suppose to be received as of August of 2008, tenants still haven't received new dryers.

-\*Prices on laundry went up, and when coins are lost in the machines the refunds come in the form of check. Many tenants don't have bank accounts and cannot get checks cashed.

Q. What kind of carpet are you putting in?  
A. Low loop nylon carpet is being installed.

Q. What color?  
A. The color hasn't been decided but it will most likely be neutral color.

Q. What can be done to stop the water coming in on the 8<sup>th</sup> floor?  
A. We will take a look at the problem. The renovation that's currently underway may be what will fix this problem.

Q. My water isn't working right it takes me about 30 minutes to run my water for it to get hot.  
A. We will send out a work order to get that problem fixed.

-\*Concern was voiced by tenant that there is no hot water on 12<sup>th</sup> floor.

Recommendation by tenant was that OHA should buy new appliances and when they break fix them right away and not wait so long to fix them.

The issue of new stoves continued with one tenant insisting that OHA has promised new stoves in the past 5 years, 5 years ago-and they still have not arrived. Tenants remember even being told to clean out their stoves and refrigerators because they're going to someone else. But nothing has happened yet, and now we say it will be another 5 years.

Other concerns that were noted:

- Paint peeling on the walls.
- Too cold in the common room area.
- Seals around doors- gaps around and under them.

\*= needs further investigation or work order

**Attendance Sheet for  
 Tenants Meeting  
 Annual Plan for Fiscal Year 2009  
 August 4, 2009  
 1:00-2:30 pm at the  
 Crown Tower  
 5904 Henninger Dr, Omaha, NE.**

Name	Phone Number
OHA staff member attendees:	
1. <i>David Parks</i>	(OHA)
2. <i>Wendy Helling</i>	(OHA)
3. <i>Shirley Galt 1104</i>	OHA
1. Attendee: <i>Barbara L. Horacek = 608</i>	
2. Attendee: <i>Sherid Annamma 409</i>	
3. Attendee: <i>TWONA Greer</i>	
4. Attendee: <i>Dorothy Herberdt</i>	
5. Attendee: <i>Dynda Lane #404</i>	
6. Attendee: <i>Mary C. Liddy # 1206</i>	
7. Attendee: <i>Louise Shenek #515</i>	
8. Attendee: <i>Edith O Wright</i>	
9. Attendee: <i>Robbie Lewis 1066</i>	
10. Attendee: <i>Jerry Jones 611</i>	

11. Attendee:	
Ydazie Macou 408	
12. Attendee:	
Phyllis Jewell 514	
13. Attendee:	
<del>Joseph KEAS 1204</del>	
14. Attendee:	
Linda G. Homburg 806	
15. Attendee:	
Marine Carda 308	
16. Attendee:	
Mary Thomburg 506	
17. Attendee:	
18. Attendee:	
19. Attendee:	
20. Attendee:	

## Scattered Sites

## PHA Plan Meeting

Date: August 11, 2009

Time: 1:00pm to 2:40 pm



### AGENDA

2009 Approved PHA Plan  
2010 New Template  
Timeline of PHA planning  
Scattered Site boundaries  
2008 PASS Report Summary  
Weatherization Trust  
Overview-FAME summary  
Questions/Answers

Denise went over PHA planning, old template vs new template, and the timeline.

Denise informed attendees of the availability of the draft of the 2010 PHA Plan for review at the Central Office, and the upcoming Public Hearing date of September 29, 2009.

Denise explained the boundaries of the Scattered site quadrants.

Denise went over the REAC inspection deficiencies and overall scoring.

UFAS inspections and modifications to comply at 40-44 Scattered Site properties was explained.

The partnership with Weatherization Trust was explained and attendees were encouraged to spread the word to other Scattered Site residents of the benefits of sending the signed application back to Central Office as quickly as they can.

Denise explained the conversion process to convert eligible scattered site properties from Public Housing to Tenant Based or Project Based Section 8. She encouraged the attendees to attend any tenant meetings we have in the future on this important topic.

Denise went over the FAME data handed out covering the work plan for 2009-2010 and the Five year plan.

### Concerns, Issues, and Recommendations

Q. Who's responsibility is it to be clean our gutters? The gutters are too high up on my property to safely clean and I'm in poor physical condition. Could OHA take on that responsibility cases where the tenant is not physically able to climb that high safely?

A. It is the tenants' responsibility to clean the gutters. OHA does not want any tenant attempting this task if they are at all at risk. They should maybe request a transfer to a tower where gutter cleaning is not required. If they'd prefer to remain in their home, what might be possible is that they could recruit able bodied friends or relatives to do the gutter cleaning for them or they could hire an inexpensive gutter cleaner.

Q. The FAME summary states lawn needs to be reseeded. This, however, has never been done to my property-and the need is there. When/how can we get OHA to do this?

A. OHA staff explained that seeding yards is not a normal work order item, and funding is not available for such, however, the comment is appreciated and OHA will research the possibility of some additional grant funding that may be available specifically for landscaping type work.

**Attendance Sheet for  
 Tenants Meeting  
 Annual Plan for Fiscal Year 2009  
 August 11, 2009  
 1:00-2:30 pm at the  
 Gateway-Scattered Sites  
 4401 N. 21st, Omaha, NE.**

Name	Phone Number
OHA staff member attendees:	
1. <i>David Parker</i>	(OHA)
2. <i>STEVE SCHRADER</i>	(OHA)
3. <i>Leah Grajczyk</i>	(OHA)
1. Attendee: <i>2895 Read St</i> <i>Carrie</i> <i>McClain/Nicole</i>	
2. Attendee:	
3. Attendee:	
4. Attendee:	
5. Attendee:	
6. Attendee:	
7. Attendee:	
8. Attendee:	
9. Attendee:	
10. Attendee:	

## Scattered Sites

## PHA Plan Meeting

Date: August 11, 2009

Time: 6:30pm to 7:40 pm



### AGENDA

2009 Approved PHA Plan  
2010 New Template  
Timeline of PHA planning  
Scattered Site boundaries  
2008 PASS Report Summary  
Weatherization Trust  
Overview-FAME summary  
Questions/Answers

Denise went over PHA planning, old template vs new template, and the timeline.

Denise informed attendees of the availability of the draft of the 2010 PHA Plan for review at the Central Office, and the upcoming Public Hearing date of September 29, 2009.

Denise explained the boundaries of the Scattered site quadrants.

Denise went over the REAC inspection overall scoring, and the score of the NW scattered sites.

UFAS inspections and modifications to comply at 40-44 Scattered Site properties was explained.

The partnership with Weatherization Trust was explained and attendees were encouraged to spread the word to other Scattered Site residents of the benefits of sending the signed application back to Central Office as quickly as they can.

Denise explained the conversion process to convert eligible scattered site properties from Public Housing to Tenant Based or Project Based Section 8. She encouraged the attendees to attend any tenant meetings we have in the future on this important topic.

Steve went over the process of what we do in Capital Improvements as it relates to planning and discussed the FAME data handed out covering the work plan for 2009-2010 and the Five year plan.

### Concerns, Issues, and Recommendations

Q. The entrance door closes very heavy and loud at CherryTree. Can OHA install a door closure that would allow for a gentler closing of the entrance door?

A. The doors on all of the multifamily apartments close hard. There has not been a corrective action found that can prevent this. We will continue to look for a solution, however.

Q. I am being transferred from my scattered site family home where I live. It's a three bedroom and I have to move to a one bedroom apartment at a Tower. I have been in this home for years, raised all of my kids there and I have all the maintenance equipment-ie. Mower, shovel-to maintain the property. Now I will have no use for these items at a tower and the tower will not be roomy enough for her oversized bed. Why am I being forced to move? This will be a HUGE emotional adjustment to overcome. I am being forced out of my comfort zone.

Q. Can OHA move our belongings with they force us to move? Tenants who must move

due to being overhoused are required to move their own household items. This is costly and physically challenging. On top of the emotional upset the move causes, can't OHA help out at least in the moving task?

A. By continuing to be overhoused, you will be occupying a family home that another family needs to live in. You were allowed to live in your current resident while you raised your children and now that her children are all raised, it's time to pass that family home onto another family who can raise their children there. It will be an adjustment, which is understandable, but the positive side is that you will not longer have the cost of utilities, and your residence will be less to maintain allowing for more time to spend with your grown children, and your grand children. Because the transfer is due to being overhoused through life's changes and progression, and not due to OHA's actions, moving expense is not covered. Recruiting friends and family help may be the best, least expensive way to make the move.

Q. CherryTree has not experienced very timely snow removal from the parking lots and walkways. This leads to safety issues for the tenants with the possibility of slipping and falling. Can OHA be sure this is done in a more timely manner?

A. Timely snow removal is important. OHA staff will research this further and asked for feedback from tenants once winter hits and the need for snow removal occurs again.

Q. Can we start getting repairs completed in a timely manner-or at all? An example is: Water leak from bathroom caused ceiling to be falling in the basement. 1) Water leak took more than one visit – each not prompt – to fix. Once the water leak was fixed, the ceiling in the basement was NEVER repaired and continues to fall today (years later). Work order was placed to fix ceiling, but no one has ever been back.

A. OHA explained that it's possible that a second request for a work order may be necessary at times. Tenant explained that a second and third and fourth request had been made-still no resolution. OHA staff explained that recent changes in maintenance staff has reduced the days that work orders are taking to get completed, therefore, it is likely that these types of delays will no longer occur.

Q. Who is suppose to be changing the furnace filters? I was told that I was to change my own furnace filter by one OHA staff member, but told by another that OHA was suppose to do it. I don't not know the proper way to change it and I'm reluctant to change it to avoid doing it incorrectly.

A. OHA staff explained that we are starting to implement maintenance workshops to educate our scattered site residents on maintenance that they can do to help keep their property maintained. Changing furnace filters may very well be one we can do a workshop on. In the meantime, OHA staff will research the confusion about the filters at CherryTree and report back to the tenant.

**Attendance Sheet for  
 Tenants Meeting  
 Annual Plan for Fiscal Year 2009  
 August 11, 2009  
 6:30-8:00 pm at the  
 Gateway-Scattered Sites  
 4401 N. 21st, Omaha, NE.**

Name	Phone Number
OHA staff member attendees:	
1. <i>David Park</i>	(OHA)
2. <i>STEVE SCHRADER</i>	(OHA)
3. <i>Licki Maxwell</i>	(OHA)
1. Attendee:  <i>Ella Craft</i>	
2. Attendee:  <i>Brenda Westbrook</i>	
3. Attendee:	
4. Attendee:	
5. Attendee:	
6. Attendee:	
7. Attendee:	
8. Attendee:	
9. Attendee:	
10. Attendee:	