

Action Plan

Grantee: Omaha, NE

Grant: B-11-MN-31-0001

Grant Amount: \$ 1,183,085.00

Status: Reviewed and Approved

Funding Sources

No Funding Sources Found

Narratives

Summary of Distribution and Uses of NSP Funds:

Beyond selecting areas that would qualify for NSP 3 funding, establishing the areas of greatest need, or targeted areas, for the use of NSP 3 funds included selecting activities that would positively impact the areas in which they took place. Homeownership is one such stabilizing influence. As such, the selected areas of greatest need would be ones in which the promotion of homeownership, either by the construction of new housing or the rehabilitation of existing housing, would be successful. Influencing significantly the location as well as the size of the targeted area is the amount of funds allocated to Omaha through NSP 3. In terms of impact on neighborhoods, the small allocation suggested the target areas should be small and should not be isolated from other redevelopment activity or positive community influences. Consequently, areas already part of, or near to, other recent redevelopment efforts as well as areas in close proximity to where the housing market is relatively strong were selected. Building upon existing strengths within neighborhoods to expand physical, economic and social well being to areas such as the NSP 3 areas of greatest need is an approach routinely employed in Omaha. Omaha is not using a tiered approach to determine the distribution of funding.

How Fund Use Addresses Market Conditions:

Ensuring Continued Affordability:

HOME Program Standards found at 24 CFR 92.252(a), (c), (e), and (f), and 92.254 to ensure continued affordability.

Definition of Blighted Structure:

N/A

Definition of Affordable Rents:

N/A

Housing Rehabilitation/New Construction Standards:

Both proposed projects are designed to meet the Omaha Building and Energy Codes and Energy Star New Homes standard. Clark Villas, as new construction, and Habitat for Humanity Rehabilitation and Resale, because the level of rehabilitation meets the definition of "found in the Instructions for Completing the NSP3 Substantial Amendment or Abbreviated Action Plan and therefore has the same standard for energy efficiency as required for new construction.

Vicinity Hiring:

The City will follow Section 3 requirements and follow its MBE/WBE plan and require, through written agreement, selected contractors to do the same including requiring documented proof of compliance. In addition, the City will utilize the recently developed Small Emerging Business Program (SEBP) designed to encourage small business within economically distressed areas of the city. The City of Omaha will also require all selected contractors, through written agreement, to utilize and provide documented proof of compliance with SEBP requirements. The SEBP area includes the targeted area.

Procedures for Preferences for Affordable Rental Dev.:

Grantee Contact Information:

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Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
100	Acq./Rehab.	100-01	HFHO Acq./Rehab LH25
200	Redevelopment	200-01 OEDC Redevelopment	OEDC Redevelopment LMMI
300	Administration	300-01 NSP3 Administration	NSP Administration
9999	Restricted Balance		<i>No activities in this project</i>

Activities

Grantee Activity Number: 100-01
Activity Title: HFHO Acq./Rehab LH25

Activity Type:
 Rehabilitation/reconstruction of residential structures

Activity Status:
 Under Way

Project Number:
 100

Project Title:
 Acq./Rehab.

Projected Start Date:
 03/07/2011

Projected End Date:
 03/07/2014

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Total Budget, Program Funds: \$ 300,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 300,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	4	4		100.00
# of Households	4	4		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	4
# of Housing Units	4
#Sites re-used	4
#Units exceeding Energy Star	4
#Units with bus/rail access	4
#Low flow showerheads	4
#Low flow toilets	4
#Dishwashers replaced	4
#Clothes washers replaced	4
#Light fixtures (outdoors) replaced	4
#Replaced hot water heaters	4
#Efficient AC added/replaced	4
#High efficiency heating plants	4
#Additional Attic/Roof Insulation	4
# of Properties	4

Activity is being carried out by Grantee: No
Activity is being carried out through:

Organization carrying out Activity:
 Habitat for Humanity of Omaha, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Habitat for Humanity of Omaha, Inc.	Non-Profit	\$ 300,000.00

Location Description:

The Orchard - Prospect Hill neighborhoods, bounded by Lake, 30th, Hamilton and 40th Streets.
Omaha, NE

Activity Description:

Acquisition, interior demolition and exterior repair by the City of Omaha and rehabilitation, resale and no interest mortgage financing by Habitat for Humanity of Omaha of 4 vacant abandoned or foreclosed-upon single-family houses in the neighborhoods bounded by Lake, 30th, Hamilton and 40th Streets.

Grantee Activity Number: 200-01 OEDC Redevelopment LMMI
Activity Title: OEDC Redevelopment LMMI

Activity Type:
 Construction of new housing

Activity Status:
 Planned

Project Number:
 200

Project Title:
 Redevelopment

Projected Start Date:
 05/19/2011

Projected End Date:
 07/31/2012

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Total Budget, Program Funds: \$ 765,000.00

Other Funds Total: \$ 0.00

Environmental Assessment:
 UNDERWAY

Total Funds Amount: \$ 765,000.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	10			0.00
# of Households	10			0.00

Proposed Accomplishments	Total
# of Singlefamily Units	10
# of Housing Units	10
#Units \geq other green	10
#Sites re-used	10
#Units exceeding Energy Star	10
#Units with bus/rail access	10
#Low flow showerheads	10
#Low flow toilets	10

Activity is being carried out by Grantee:
 Yes

Activity is being carried out through:
 Grantee Employees and Contractors

Organization carrying out Activity:
 Omaha Economic Development Corporation

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed
Omaha Economic Development Corporation	Non-Profit	\$ 765,000.00

Location Description:
 Vacant lot at 1620 Clark Street
 Omaha, NE 68110

Activity Description:
 Site preparation and the construction of 10 new single-family houses and deferred payment loans to qualified homebuyers by

the City of Omaha on vacant City-owned property at 1620 Clark Street.

Grantee Activity Number: 300-01 NSP3 Administration
Activity Title: NSP Administration

Activity Type:

Administration

Activity Status:

Under Way

Project Number:

300

Project Title:

Administration

Projected Start Date:

03/07/2011

Projected End Date:

03/07/2014

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Total Budget, Program Funds:

\$ 118,085.00

Other Funds Total:

\$ 0.00

Environmental Assessment:

EXEMPT

Total Funds Amount:

\$ 118,085.00

Benefit Report Type:

NA

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Omaha

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Omaha

Organization Type

Local Government

Proposed

\$ 118,085.00

Location Description:

N/A

Activity Description:

Personnel, non-personnel and indirect costs.

Action Plan Comments:

Action Plan History

No History Found