

THE CDBG-R SUBSTANTIAL AMENDMENT

Jurisdiction(s): City of Omaha, NE	CDBG-R Contact Person: James R. Thele
Jurisdiction Web Address: <a href="http://www.ci.omaha.ne.us/planning/housing_community_development/default.htm">http://www.ci.omaha.ne.us/planning/housing_community_development/default.htm</a>	Address: 1819 Farnam Street Omaha, NE 68183 Telephone: (402) 444-5206 Fax: (402) 444-6140 Email: <a href="mailto:jthele@ci.omaha.ne.us">jthele@ci.omaha.ne.us</a>

***ENSURING RESPONSIBLE SPENDING OF RECOVERY ACT FUNDS***

Funding available under the Recovery Act has clear purposes – to stimulate the economy through measures that modernize the Nation’s infrastructure, improve energy efficiency, and expand educational opportunities and access to health care. HUD strongly urges grantees to use CDBG-R funds for hard development costs associated with infrastructure activities that provide basic services to residents or activities that promote energy efficiency and conservation through rehabilitation or retrofitting of existing buildings. While the full range of CDBG activities is available to grantees, the Department strongly suggests that grantees incorporate consideration of the public perception of the intent of the Recovery Act in identifying and selecting projects for CDBG-R funding.

***A. SPREADSHEET FOR REPORTING PROPOSED CDBG-R ACTIVITIES***

Grantees must provide information concerning CDBG-R assisted activities in an electronic spreadsheet provided by HUD. The information that must be reported in the spreadsheet includes activity name, activity description, CDBG-R dollar amount budgeted, eligibility category, national objective citation, additional Recovery Act funds for the activity received from other programs, and total activity budget. An electronic copy of the spreadsheet and the format is available on HUD’s recovery website at <http://www.hud.gov/recovery>.

**B. CDBG-R INFORMATION BY ACTIVITY (COMPLETE FOR EACH ACTIVITY)**

- (1) Activity Name: (Grantees should follow the same order that activities are listed in the Spreadsheet for Reporting Proposed CDBG-R Activities – this will allow HUD to easily match activity narratives with the information provided in the spreadsheet.)

**18<sup>th</sup> and Locust Senior Housing Development CDBG-R**  
**Clifton Hills South Redevelopment CDBG-R**  
**Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment CDBG-R**

- (2) Activity Narrative:

In addition to the Spreadsheet for Reporting Proposed CDBG-R Activities, grantees must provide a narrative for each activity describing how the use of the grantee's CDBG-R funds will meet the requirements of Title XII of Division A and Section 1602 of ARRA. The grantee's narrative must also state how CDBG-R funds will be used in a manner that maximizes job creation and economic benefit in relation to the CDBG-R funds obligated, and will address the Recovery Act, by:

- Preserving and creating jobs and promoting economic recovery;
- Assisting those most impacted by the recession;
- Providing investment needed to increase economic efficiency;
- Investing in transportation, environmental protection, or other infrastructure that will provide long-term economic benefits;
- Minimizing or avoiding reductions in essential services; or
- Fostering energy independence.

**18<sup>th</sup> and Locust Senior Housing Development CDBG-R** – The City of Omaha will demolish a structure, prepare the site, install public improvements and geothermal wells, convey the property and provide construction financing to Greater St. Paul Ministries who will construct a 28-unit independent living senior housing facility using low-income housing tax credits. The site is within the redevelopment area bound by Locust Street, the alley right-of-way east of 18th Street, Corby Street and 19th Street.

Contracts for development activities associated with the 18<sup>th</sup> and Locust Senior Housing Development CDBG-R project will be awarded within 120 days of the date CDBG-R funds are made available to the City of Omaha.

The 18<sup>th</sup> and Locust Senior Housing will not only provide jobs during construction of the facility and public improvements but will necessitate employment opportunities into the future. Maintenance of the facilities and grounds will be accomplished on a contractual or employment basis, for the life of the facility. For residents moving to the center from a previously less restrictive or independent housing circumstance such as homeownership or rental unit, the on-site provision of services will represent increased employment for those providing services. Further, the close proximity of the 28 units to one another means that services are likely to be

provided in a more efficient/lower cost manner than would have been possible in resident's previous housing circumstances.

Because the nearly 5-acre site on which the senior housing is proposed is two-thirds vacant, the provision of all kinds goods and services, public and private, to people living in and nearby becomes, in the long-term, more efficient as a result of the increased population to the area. The 18<sup>th</sup> and Locust Senior Housing is not a stand alone effort, the site is located within the North Neighborhood Revitalization Strategy Area (NRSA) which is one of the city's most physically and economically distressed areas, but which also has numerous redevelopment activities planned and underway. It is one more part of a larger effort to implement a strategy to improve a neighborhood in serious decline.

In addition to the general benefits created by the increased efficiency that results from infill type development, the 18<sup>th</sup> and Locust Senior Housing Development includes other energy related qualities that significantly contribute to its energy efficiency. All units will meet the 2003 International Energy Conservation Code and several Nebraska Investment Finance Authority Green Standards. While these construction standard are not unusual for City of Omaha sponsored projects, the installation of geothermal wells for the 18<sup>th</sup> and Locust Senior Housing Development is a first and may represent a new generation of energy efficiency and conservation for Omaha sponsored projects.

**Clifton Hills South Redevelopment CDBG- R** – The City of Omaha will contract for professional services, prepare sites, install public improvements and geothermal wells and convey property for seven units of new housing in the Clifton Hills South neighborhood bounded by the alley north of the Lake Street right-of-way, 42nd Street, Erskine Street and 43rd Street.

Contracts for development activities associated with the Clifton Hills South Redevelopment CDBG- R project will be awarded within 120 days of the date CDBG-R funds are made available to the City of Omaha.

The Clifton Hills South Redevelopment will provide jobs during construction of the housing.

Because the nearly one-acre site on which the housing is proposed is vacant, the provision of all kinds goods and services, public and private, to people residing in new housing as well to people living nearby becomes, in the long-term, more efficient as a result of the increased population to the area. This project is not an isolated attempt to provide affordable housing to the immediate area, it is part of a neighborhood redevelopment plan currently being implemented, that has identified this project along with the development of twelve to fifteen new single-family homes currently under construction. The site of the Clifton Hills South Redevelopment effort is also located within the context of a larger planning effort called the North Neighborhood Revitalization Strategy Area (NRSA) which is one of the most physically and economically distressed areas of the city, but which also has numerous redevelopment activities planned and underway.

In addition to the general benefits created by the increased efficiency that results from infill type development, the Clifton Hills South Redevelopment includes a feature designed to conserve

energy and the long-term sustainability of the project. Geothermal heating and cooling, a green technology, will be installed for each housing in the Clifton Hills South project using CDBG-R funds. The Clifton Hills South Redevelopment effort will also incorporate the use of Energy Star standards for construction.

**Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment CDBG-R** – The City of Omaha will demolish structures, contract for professional services, prepare sites, install public improvements and geothermal wells as appropriate and convey property for new affordable housing at scattered sites within the City of Omaha Neighborhood Revitalization Strategy Areas.

A substantial portion of contracts for development activities associated with the Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment CDBG-R project will be awarded within 120 days of the date CDBG-R funds are made available to the City of Omaha.

The Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment will provide jobs during construction of the housing.

Upon completion of the infill construction the provision of all kinds goods and services, public and private, to people residing in new housing as well to people living in the general area, will, in the short- and long-terms, be more efficient as a result of the increased population to the area. The Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment effort is not an isolated attempt to provide affordable housing; it is in fact partially named after the City's existing NRSA targeted area. The NRSA identified as among the most physically and economically distressed areas of the city, has in place a set of strategies that include actions related to economic and housing development in the same area targeted by this, the Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment effort.

In addition to the general benefits created by the increased efficiency that results from infill type development, the Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment includes a feature designed to conserve energy and the long-term sustainability of the project. When feasible, geothermal heating and cooling, a green technology, will be installed for each housing in the Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment project using CDBG-R funds. The Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment effort will also incorporate the use of Energy Star standards for construction.

- (3) **Jobs Created:** (Report the number of full- and part-time jobs estimated to be created and retained by the activity (including permanent, construction, and temporary jobs)).

**18<sup>th</sup> and Locust Senior Housing Development CDBG- R** – Three new construction jobs will be created and two will be retained. In addition, one permanent job will be created when the project is complete.

**Clifton Hills South Redevelopment CDBG- R** – Two new construction jobs will be created and one will be retained.

**Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment CDBG- R** – Three new construction jobs will be created and two will be retained.

- (4) **Additional Activity Information:** (A description of how the activity will promote energy conservation, smart growth, green building technologies, or reduced pollution emissions, if applicable.)

**18<sup>th</sup> and Locust Senior Housing Development CDBG-R** – Utilizing vacant lots within a once developed portion of the city at a reasonably higher housing density contributes significantly to this smart growth approach to infill type development. The 18<sup>th</sup> and Locust Senior Housing Development has other energy related qualities that contribute to its energy conservation and therefore independence. All units will meet the 2003 International Energy Conservation Code and several Nebraska Investment Finance Authority Green Standards along with the use of the green technology of geothermal heating and cooling.

**Clifton Hills South Redevelopment CDBG-R** – Utilizing vacant lots within a once developed portion of the city at a reasonably higher housing density contributes significantly to this smart growth approach to infill type development. The Clifton Hills South Redevelopment includes the use of geothermal heating and cooling to maintain long-term sustainability and affordability. In addition, the Clifton Hills South Redevelopment effort will also incorporate the use of Energy Star standards for construction.

**Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment CDBG-R** – Utilizing vacant lots within a once developed portion of the city contributes significantly to this smart growth approach to infill type development. When feasible, the Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment will incorporate geothermal heating and cooling to maintain long-term sustainability and affordability. In addition, the Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment effort will also incorporate the use of Energy Star standards for construction.

- (5) **Responsible Organization:** (Contact information for the organization that will implement the CDBG-R activity, including its name, location, and administrator contact information)

City of Omaha  
1819 Farnam Street  
Omaha, NE 68183  
Contact Person: James R. Thele, Assistant Director  
Planning Department  
Phone: (402) 444-5206  
Fax: (402) 444-6140  
Email: [jthele@ci.omaha.ne.us](mailto:jthele@ci.omaha.ne.us)

Jurisdiction/Grantee Name: Omaha, NE		CDBG-R Formula Grant Amount: \$1,317,713				Date: 6/5/09	
<b>Activity Name</b>	<b>Activity Description</b>	<b>Eligibility (Regulatory or HCDA Citation)</b>	<b>National Objective Citation</b>	<b>CDBG-R Project Budget (\$)</b>	<b>Additional Recovery Funds (\$)</b>	<b>Other Leveraged Funding (\$)</b>	<b>Total Activity Budget</b>
18th and Locust Senior Housing Development CDBG-R Project	The City of Omaha will demolish a structure, prepare the site, install public improvements and geothermal wells, convey the property and provide construction financing to Greater St. Paul Ministries who will construct a 28-unit independent living senior housing facility using low-income housing tax credits. The site is within the redevelopment area bound by Locust Street, the alley right-of-way east of 18th Street, Corby Street and 19th Street.	570.201 (a)	LMHSP	450,000	0	4,095,201	4,545,201
Clifton Hills South Redevelopment CDBG-R Project	The City of Omaha will contract for professional services, prepare sites, install public improvements and geothermal wells and convey property for new housing in the Clifton Hills South neighborhood bounded by the alley north of the Lake Street right-of-way, 42nd Street, Erskine Street and 43rd Street.	570.201 (a)	LMHSP	\$275,000			275,000
Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment CDBG-R Program	The City of Omaha will demolish structures, contract for professional services, prepare sites, install public improvements and geothermal wells as appropriate and convey property for new affordable housing at scattered sites within the City of Omaha Neighborhood Revitalization Strategy Areas.	570.201 (a)	LMHSP	\$460,942			460,942
CDBG-R Program Administration				\$131,771			131,771

<b>COMMUNITY DEVELOPMENT BLOCK GRANT RECOVERY (CDBG-R) PROGRAM</b>						<b>Low and</b>					
				<b>2008</b>		<b>Moderate</b>		<b>Other</b>			
				<b>CDBG-R</b>		<b>Income</b>		<b>Public</b>		<b>Private</b>	
<b>Program</b>	<b>Description</b>	<b>Goals</b>	<b>Budget</b>	<b>Benefit</b>	<b>Funds</b>	<b>Funds</b>	<b>Funds</b>	<b>Cost</b>			
18th and Locust Senior Housing Development CDBG-R Project	The City of Omaha will demolish a structure, prepare the site, install public improvements and geothermal wells, convey the property and provide construction financing to Greater St. Paul Ministries who will construct a 28-unit independent living senior housing facility using low-income housing tax credits. The site is within the redevelopment area bound by Locust Street, the alley right-of-way east of 18 <sup>th</sup> Street, Corby Street and 19 <sup>th</sup> Street.	28 units	\$450,000	\$450,000	\$336,000	\$3,759,201		\$4,545,201			
Clifton Hills South Redevelopment CDBG-R Project	The City of Omaha will contract for professional services, prepare sites, install public improvements and geothermal wells and convey property for new housing in the Clifton Hills South neighborhood bounded by the alley north of the Lake Street right-of-way, 42 <sup>nd</sup> Street, Erskine Street and 43 <sup>rd</sup> Street.	7 units	\$275,000	\$275,000	\$0	\$0		\$275,000			
Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment CDBG-R Program	The City of Omaha will demolish structures, contract for professional services, prepare sites, install public improvements and geothermal wells as appropriate and convey property for new affordable housing at scattered sites within the City of Omaha Neighborhood Revitalization Strategy Areas.	40 units	\$460,942	\$460,942	\$0	\$0		\$460,942			
Sub-total		75 units	\$1,185,942	\$1,185,942	\$336,000	\$3,759,201		\$5,281,143			
<u>CDBG-R Program Administration</u>	Personnel, non-personnel and indirect costs.	-	\$131,771	-	-	-		\$131,771			
Sub-Total		-	\$131,771	-	-	-		\$131,771			
Total CDBG Program		-	\$1,317,713	\$1,185,942	\$336,000	\$3,759,201		\$5,412,914			
				100%							

## **APPLICATION FOR COMMUNITY DEVELOPMENT BLOCK GRANT RECOVERY (CDBG-R) FUNDS**

The City of Omaha is applying to the U. S. Department of Housing and Urban Development (HUD) for CDBG-R funds under the American Recovery and Reinvestment Act of 2009. The application the City of Omaha is submitting includes three programs and makes a total request of \$1,317,713, ten percent of which will be used to administer the programs.

The three programs included in the City's CDBG-R application to HUD include:

### 18th and Locust Senior Housing Development CDBG-R Project

The City of Omaha will demolish a structure, prepare the site, install public improvements and geothermal wells, convey the property and provide construction financing to Greater St. Paul Ministries who will construct a 28-unit independent living senior housing facility using low-income housing tax credits. The site is within the redevelopment area bound by Locust Street, the alley right-of-way east of 18th Street, Corby Street and 19th Street. The total cost of the project is estimated to be \$4,545,201, with \$3,759,201 in private funds, \$336,000 in other public funds and \$450,000 in CDBG-R funds.

### Clifton Hills South Redevelopment CDBG-R Project

The City of Omaha will contract for professional services, prepare sites, install public improvements and geothermal wells as appropriate and convey property for seven units of new housing in the Clifton Hills South neighborhood bounded by the alley north of the Lake Street right-of-way, 42nd Street, Erskine Street and 43rd Street. The total cost of the project is estimated to be \$275,000 using CDBG-R funds.

### Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment CDBG-R Program

The City of Omaha will demolish structures, contract for professional services, prepare sites, install public improvements and geothermal wells as appropriate and convey property for 40 new affordable housing at scattered sites within the City of Omaha Neighborhood Revitalization Strategy Areas. The total cost of the project is estimated to be \$460,942 using CDBG-R funds.

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The grant application will be available for public inspection at the City of Omaha Planning Department, 1819 Farnam Street, Suite 1111, Omaha, NE 68183 at Public Libraries and at the City of Omaha website at: [http://www.ci.omaha.ne.us/planning/housing\\_community\\_development/default.htm](http://www.ci.omaha.ne.us/planning/housing_community_development/default.htm) on the right side of the page under Forms and Publications called CDBG-R Application. Written comments will be accepted until May 29, 2009 and should be addressed to James Thele, 1819 Farnam Street, Suite 1111, Omaha, NE 68183.

CDBG-R  
Activity Data Spreadsheet

Jurisdiction/Grantee Name: Omaha, NE		CDBG-R Formula Grant Amount: \$1,317,713				Date: 6/5/09	
<b>Activity Name</b>	<b>Activity Description</b>	<b>Eligibility (Regulatory or HCDA Citation)</b>	<b>National Objective Citation</b>	<b>CDBG-R Project Budget (\$)</b>	<b>Additional Recovery Funds (\$)</b>	<b>Other Leveraged Funding (\$)</b>	<b>Total Activity Budget</b>
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Clifton Hills South Redevelopment CDBG-R Project	The City of Omaha will contract for professional services, prepare sites, install public improvements and geothermal wells and convey property for new housing in the Clifton Hills South neighborhood bounded by the alley north of the Lake Street right-of-way, 42nd Street, Erskine Street and 43rd Street.	570.201 (a)	LMHSP	\$275,000			275,000
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CDBG-R Program Administration				\$131,771			131,771