

Grantee: Omaha, NE

Grant: B-11-MN-31-0001

April 1, 2011 thru June 30, 2011 Performance Report

Grant Number:

B-11-MN-31-0001

Obligation Date:**Grantee Name:**

Omaha, NE

Award Date:**Grant Amount:**

\$1,183,085.00

Contract End Date:

03/07/2014

Grant Status:

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Don Seten

Disasters:**Declaration Number**

NSP

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:

Name (Last, First): Thele, James
 Email Address: jthele@ci.omaha.ne.us
 Phone Number: 402-444-5206
 Mailing Address: 1819 Farnam Street, Suite 1111, Omaha, NE 68183

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,183,085.00
Total CDBG Program Funds Budgeted	N/A	\$1,183,085.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$177,462.75	\$0.00
Limit on Admin/Planning	\$118,308.50	\$0.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Activity Type	Target	Actual
Administration	\$118,308.50	\$118,085.00

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$295,771.25	\$300,000.00

Overall Progress Narrative:

The City-HUD Agreement (Grant B-11-MN-31-0001) was signed and executed.

Under Activity 100-01, efforts to identify and acquire eligible properties was initiated.
 Under Activity 200-01, preliminary tasks to replat the land into 10 single family homesites was initiated, and the market study for the single family homes was begun.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
100, Acq./Rehab.	\$0.00	\$300,000.00	\$0.00
200, Redevelopment	\$0.00	\$765,000.00	\$0.00
300, Administration	\$0.00	\$118,085.00	\$0.00
9999, Restricted Balance	\$0.00	\$0.00	\$0.00

Activities

Grantee Activity Number: 100-01

Activity Title: HFHO Acq./Rehab LH25

Activity Category:

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

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

Habitat for Humanity of Omaha, Inc.

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$300,000.00
Total CDBG Program Funds Budgeted	N/A	\$300,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Habitat for Humanity of Omaha, Inc.	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

Location Description:

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

Activity Progress Narrative:

Efforts to identify and acquire (purchase) eligible properties was initiated, and is underway.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4
#Additional Attic/Roof Insulation	0	0/4
#High efficiency heating plants	0	0/4
#Efficient AC added/replaced	0	0/4
#Replaced hot water heaters	0	0/4
#Light fixtures (outdoors) replaced	0	0/4

#Clothes washers replaced	0	0/4
#Dishwashers replaced	0	0/4
#Low flow toilets	0	0/4
#Low flow showerheads	0	0/4
#Units with bus/rail access	0	0/4
#Units exceeding Energy Star	0	0/4
#Sites re-used	0	0/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4
# of Singlefamily Units	0	0/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/4	0/0	0/4	0
# Owner Households	0	0	0	0/4	0/0	0/4	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 200-01 OEDC Redevelopment LMMI

Activity Title: OEDC Redevelopment LMMI

Activity Category:

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

Benefit Type:

Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

Omaha Economic Development Corporation

Overall

Apr 1 thru Jun 30, 2011

To Date

Total Projected Budget from All Sources	N/A	\$765,000.00
Total CDBG Program Funds Budgeted	N/A	\$765,000.00
Program Funds Drawdown	\$0.00	\$0.00
Program Funds Obligated	\$0.00	\$0.00
Program Funds Expended	\$0.00	\$0.00
Omaha Economic Development Corporation	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

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.

Location Description:

Vacant lot at 1620 Clark Street
Omaha, NE 68110

Activity Progress Narrative:

Under Activity 200-01, preliminary tasks to replat the land into 10 single family homesites was initiated, and the market study for the single family homes was begun; these tasks are currently underway.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	0	0/10
#Low flow showerheads	0	0/10
#Units with bus/rail access	0	0/10
#Units exceeding Energy Star	0	0/10
#Sites re-used	0	0/10
#Units & other green	0	0/10

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/10
# of Singlefamily Units	0	0/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/10	0
# Owner Households	0	0	0	0/0	0/0	0/10	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	
