

**Omaha-Council
Bluffs Consortium
Consolidated
Submission for
Community
Development
Programs:
2010 Action Plan**

TABLE OF CONTENTS

Executive Summary	i
Action Plan for Fiscal Year 2009	1
Anticipated Federal and Other Resources	1
Leverage/Matching Funds	2
Geographic Distribution of Assistance	3
Statement of Objectives and Proposed Use of Funds for Fiscal Year 2009 Community Development Block Grant Program	4
Housing	5
Economic Development	10
Administration	12
Home Investment Partnership Program	13
Rental Assistance	13
Housing Development	15
Administration	15
Emergency Shelter Grant	15
Nebraska Affordable Housing Program	17
Other Actions	23
Low-Income Housing Tax Credits	32
Historic Preservations	33
Resale/Recapture Provisions for the HOME Program	34
Affirmative Marketing	36
Minority/Womens's Business Outreach	41
Omaha Neighborhood Revitalization Strategy Areas	42
Performance Measures	43
Monitoring Standards and Procedures	43
Proposed Use of Funds	45

EXECUTIVE SUMMARY

CITY OF OMAHA-COUNCIL BLUFFS CONSOLIDATED SUBMISSION FOR COMMUNITY PLANNING AND DEVELOPMENT PROGRAMS 2010 ACTION PLAN

The National Affordable Housing Act, “the Act”, affirmed as a national goal the notion that every American family has the right to affordable, decent housing in a safe and livable neighborhood. To assist states and local governments achieve this national housing goal, the Act created a number of new housing programs, among them the HOME Investment Partnerships. Additionally, in order to receive direct assistance under certain Federal formula grant programs, Title I of the Act established the requirement that states and local governments have a housing strategy that has been approved by the U. S. Department of Housing and Urban Development (HUD).

This new “strategy document” is called the Consolidated Submission for Community Planning and Development Programs, or the **Consolidated Plan**. The Consolidated Plan serves the following functions: 1) a planning document built upon a participatory process at the grassroots levels; 2) an application for federal funds under HUD’s formula grant programs; 3) a strategy to be followed in carrying out HUD programs; and 4) an action plan that provides a basis for assessing performance. The formula grant programs covered by the Consolidated Plan are the Community Development Block Grant Program (CDBG), the Emergency Shelter Grant (ESG) Program, the HOME Investment Partnerships (HOME) Program, and the Housing Opportunities for Persons With AIDS (HOPWA) Program.

2010 Priorities

The priorities used for the 2010 Action Plan are those developed for the 2008 to 2012 Consolidated Plan Five Year Strategy. They represent the most general principles guiding the uses of funds described in each Annual Action Plan through 2012. The following priorities are not in a particular order.

- Low -income (80% and less of the area Median Family Income [MFI]) existing homeowners including all types and sizes of families. Higher priority given to homes located in the Omaha Neighborhood Revitalization Strategy Areas (NRSA)
- Low -income (80% and less of the area MFI) first time homebuyers including all types and sizes of families. Higher priority given to homes constructed in the Omaha NRSA.
- Low -income (80% and less of the area MFI) renters including all types and sizes of families. Higher priority given to housing located in the Omaha NRSA.
- Economic development activities for low -income (80% and less of the area MFI) individuals and families. Higher priority given to activities that benefit households located in the Omaha NRSA.

- Homeless individuals, families, and persons at risk of becoming homeless.
- Non-homeless persons with special needs.

Summary of Objectives and Outcomes for 2008 to 2012

The Performance Measurement System developed for use by grantees such as the Omaha-Council Bluffs Consortium is based on a framework which utilizes the broad statutory purposes of the programs funded by HUD: Suitable Living Environment, Decent Housing, and Economic Opportunity. The framework also utilizes a set of outcomes that refine the objectives and provide greater definition to the nature of the change or the expected result the objective is expected to achieve: Availability/Accessibility, Affordability, and Sustainability. The framework takes the form of a matrix using the three Objectives as one of the axes and the three Outcomes as the other. An Objective and an Outcome are combined to form Outcome Statements that fill the matrix. For instance, the outcome statement created by combining the Objective of Decent Housing with the Outcome of Affordability is “Affordable for the purpose of providing Decent Housing”. Combination of Objectives with Outcomes can also yield a new nomenclature by abbreviating the Objective and numbering the outcomes. For instance, Decent Housing can be abbreviated to DH, and Affordability is the number 2 outcome to create DH-2. The matrix items the Omaha-Council Bluffs Consortium community development program will use are in bold in the following table.

Outcome Measurement Matrix

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
Objective #1 Suitable Living Environment	SL-1 Accessibility for the purpose of creating Suitable Living Environments	SL-2 Affordable for the purpose of creating Suitable Living Environments	SL-3 Sustainability for the purpose of creating Suitable Living Environments
Objective #2 Decent Housing	DH-1 Accessibility for the purpose of providing Decent Housing	DH-2 Affordability for the purpose of providing Decent Housing	DH-3 Sustainability for the purpose of providing Decent Housing
Objective #3 Economic Opportunity	EO-1 Accessibility for the purpose of creating Economic Opportunities	EO-2 Affordability for the purpose of creating Economic Opportunities	EO-3 Sustainability for the purpose of creating Economic Opportunities

The following table is a summary of the outcome indicators, such as households or businesses assisted, for each Outcome Statement the Omaha-Council Bluffs Consortium estimates it will achieve thru 2009 as well as the actual outcomes achieved from 2008 to 2012. Figures in parenthesis indicate the number of outcome indicators estimated for targeted areas. An estimated

72% of program funds will be spent in targeted areas.

<u>Outcome/Objective</u>	<u>Actual from 2008 to 2012</u>	<u>Expected from 2008 to 2009</u>
DH-1 Accessibility for the purpose of providing Decent Housing	1,467 (1,048) households or housing units assisted	3,246 (2,308) households or housing units assisted
DH-2 Affordability for the purpose of providing Decent Housing	231 (171) households or housing units assisted	1,476 (1,106) households or housing units assisted
EO-1 Accessibility for the purpose of creating Economic Opportunities	131 (126) businesses assisted	200 (200) businesses assisted
EO-2 Affordability for the purpose of creating Economic Opportunities	0 (0) businesses assisted	2 (2) businesses assisted
EO-3 Sustainability for the purpose of creating Economic Opportunities	2 (2) businesses assisted	8 (8) businesses assisted
SL-1 Accessibility for the purpose of creating Suitable Living Environments	5,984 (5,984) homeless people assisted 0 public facility improvement assisted	5,400 (5,400) homeless people assisted 0 public facility improvement assisted
SL-3 Sustainability for the purpose of creating Suitable Living Environments	21 (19) demolished units 0 expanded improved parks/open space 1 (1) public facility improvement assisted 23 (21) buildable lots	50 (41) demolished units 0 expanded improved parks/open space 2 (2) public facility improvement assisted 50 (46) buildable lots

With few exceptions, the City of Omaha achieved or exceeded the goals it had set for outcome indicators. Instances when outcome indicator goals were not met, such as for EO-2 and EO-3, are related to the City’s ability to precisely predict the completion and close-out in the Integrated Disbursement and Information System (IDIS). Delays in the early stages of project development for public facility improvement outcome indicator goal SL-1 will hopefully be resolved and the projects completed during upcoming reporting periods.

While project delays and reporting timing will have an impact on the timing of outcome indicator goal achievement, the City anticipates the ability to predict outcome indicator goal achievement with greater accuracy in the future.

Accomplishments

The City of Omaha’s housing and community development accomplishments are in accord with its strategic plan and the accomplishments have had a positive impact on identified needs.

Major accomplishments during Fiscal Year 2008 include:

- Construction of new single-family houses in the 33rd and Spaulding, Highlander, Charles Place, Concord Square, Long School, Orchard Hill, Clifton Hills South and Fontenelle View redevelopment areas.
- Construction of streetscape improvements along the North 24th Street South 24th Street and Vinton Street commercial districts.
- Construction of rent-to-own units at scattered sites.
- Rehabilitation of owner-occupied housing units.
- Rehabilitation of rental housing units.
- Removal of lead-based paint hazards in owner and renter housing units.

Priority Needs and Goals

Unit goals for addressing the priority needs by household type served and type of activity are on the following tables.

Table 2A
Priority Housing Needs/Investment Plan Goals

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Renters	1,033	206	206	207	207	207
0 - 30 of MFI	654	130	131	131	131	131
31 - 50% of MFI	272	54	54	54	55	55
51 - 80% of MFI	106	21	21	21	21	22
Owners	6,548	785	786	787	787	787
0 - 30 of MFI	1,145	229	229	229	229	229
31 - 50 of MFI	2,333	466	466	467	467	467
51 - 80% of MFI	454	90	91	91	91	91

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Homeless*						
Individuals						
Families						
Non-Homeless Special Needs						
Elderly	58	12	12	12	11	11
Frail Elderly						
Severe Mental Illness						
Physical Disability	73	15	15	16	16	16
Developmental Disability						
Alcohol/Drug Abuse						
HIV/AIDS						
Victims of Domestic Violence						
Total						
Total Section 215						
212 Renter	468	95	95	96	96	96
215 Owner	236	47	47	47	47	48

* Homeless individuals and families assisted with transitional and permanent housing

**Table 2A
Priority Housing Activities**

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
CDBG						
Acquisition of existing rental units						
Production of new rental units	98	19	19	20	20	20
Rehabilitation of existing rental units	203	40	40	41	41	41
Rental assistance						
Acquisition of existing owner units	108	21	21	22	22	22
Production of new owner units						
Rehabilitation of existing owner units	5,900	1,180	1,180	1,180	1,180	1,180
Homeownership assistance	83	16	16	17	17	17
HOME						
Acquisition of existing rental units						
Production of new rental units	127	25	25	25	27	27
Rehabilitation of existing rental units	48	9	9	10	10	10
Rental assistance	390	78	78	78	78	78
Acquisition of existing owner units	78	15	15	16	16	16
Production of new owner units	80	16	16	16	16	16
Rehabilitation of existing owner units	55	11	11	11	11	11
Homeownership assistance	67	13	13	13	14	14
HOPWA						
Rental assistance						
Short term rent/mortgage utility payments						

Priority Need	5-Yr. Goal Plan/Act	Yr. 1 Goal Plan/Act	Yr. 2 Goal Plan/Act	Yr. 3 Goal Plan/Act	Yr. 4 Goal Plan/Act	Yr. 5 Goal Plan/Act
Facility based housing development						
Facility based housing operations						
Supportive services						
Other						
Demolitions	107	21	21	21	22	22

Consultation and Citizen Participation Process

The Omaha-Council Bluffs Consortium

Recognizing that Omaha, Nebraska and Council Bluffs, Iowa, are part of the same housing market and encouragement from the local HUD office, led the two cities to form a housing Consortium in 1999. The benefits of this relationship are apparent on several levels, not the least of which is the fact that additional HOME funds are available to Omaha and Council Bluffs than each would receive separately. In addition, the experience that each Consortium member brings to all phases of the community development process is considerable.

Lead Agency

The City of Omaha Planning Department serves as the lead agency for the development of the Consolidated Plan. The Housing and Community Development Division of the Planning Department is responsible for the coordination and development of the Consolidated Plan.

Coordinating and Managing the Process

Development of the Consolidated Plan involved an ongoing process of consultations with representatives of low-income neighborhoods, non-profit and for-profit housing developers and service providers, lenders, social service agencies, homeless shelter and service providers, faith based organization, supportive housing and service providers, as well as with other units of government.

In addition to individual meetings with the various neighborhood, community, business, and government representatives, the Planning Department held a number of public forums. The first of two public hearings was held on **May 28, 2009**, of this year to gather the views of what the housing and community development needs of the city. A second public hearing was held on **October 29, 2009**, to review past performance and to present the current Consolidated Plan.

Several other forums were conducted in 2009 that permitted discussions of the needs of particular population groups. The first meeting conducted by the Planning Department was in February of this year and attempted to identify the needs of Omaha's homeless population. In April, the City of Omaha held a seminar on how to apply for federal funds through the City. In

April and May focus group meetings were conducted regarding the housing and community development needs of special needs populations such as the elderly, people with physical and mental disabilities, people with AIDS. Two focus group meetings were also held with representatives of neighborhood/community organizations and low-and moderate-income households. Numerous smaller meetings were held through the 2009 with individuals and organizations interested in, or with a stake in the housing and community development activities of Omaha.

The organizations consulted during the development of the 2010 Plan are identified below.

Benson Neighborhood Association	Hispanic Market Association
Big Mama's Kitchen	Holy Name Housing Corporation
Catholic Charities	J Development
Cesar E. Chavez Job Training Institute (late)	League of Human Dignity
Coleman Construction Company	Long School Neighborhood Association
Community Alliance	Lutheran Family Services
Cross Training Center	MACCH
Destination Midtown	Miller Park/Minne Lusa Community Assoc.
Diversity Print	Mitchel Family and Associates
Douglas Co. Dept. of Gen. Assist.	Mosaic
Douglas County Health Department	Mosaic Community Development
Eastern Nebraska Office on Aging	New Community Development Corporationc
Edwin T Golf	ODM
Empowerment Network	Omaha 100
Evolutions Dev. LLC	Omaha Economic Development Corporation
Excel Development	Omaha Healthy Kids Alliance
Family Housing Advisory Services	Omaha Housing Authority
Federal Reserve	Omaha Public Power District
First National Bank	Omaha Small Business Network
Garrison Companies	OneWorld Health
GESU Housing, Inc.	Open Door Mission/Lydia House
Goodwill Industries	Orchard Hill Neighborhood Association
Gr. Plains Black History Museum	OTOC/Holy Name Housing Corporation
Greater St. Paul Ministries	Phatboyz Phillys
Habitat for Humanity	Siena/Francis House
Haman Realty	The Builder Foundation
Health and Energy Company	The Omaha Star
Highlander Neighborhood Association	Together, Inc.

**CITY OF OMAHA ACTION PLAN
FOR FISCAL YEAR 2010**

The Action Plan is that part of the Consolidated Plan that describes the various resources expected to be available and the activities the City will undertake during Fiscal Year 2010 to address the priority needs and local objectives identified in the strategic plan. In addition, the Action Plan serves as an application for federal funds under HUD’s formula grant programs.

The formula grant programs covered by the Action Plan include the Community Development Block Grant (CDBG), Emergency Shelter Grant (ESG), and Home Investment Partnerships (HOME) programs. The goals of the formula grant programs covered by the Action Plan are 1) to strengthen partnerships among all levels of government and the private sector to enable them to provide decent housing, 2) to establish and maintain a suitable living environment, and 3) to expand economic opportunities for everyone, particularly low-income residents.

Anticipated Federal and Other Resources

The following are estimates of funds expected to be available during the year 2010 for use in carrying out the City’s housing and community development programs and activities:

<u>Federal Resources</u>	<u>Amount</u>
FY 2010 Community Development Block Grant Entitlement	\$5,163,200
Program Income	500,000
FY 2010 Home Investment Partnerships Program Entitlement	2,520,000
Program Income	575,000
FY 2010 Emergency Shelter Grant Program Entitlement	<u>220,000</u>
Total Estimated Federal Resources	\$8,978,200
<u>State, Local and Other Public Resources</u>	
FY 2009 Nebraska Affordable Housing Trust Fund	\$1,800,000
Eastern Nebraska Human Services Agency	40,000
City of Omaha Bond Funds and Tax Increment Financing Funds	1,605,000
Other Federal, State or Local Programs and Prior Year or Proposed Future Year CDBG/HOME Funds	<u>8,411,658</u>
Total Estimated Other Public Resources	\$11,856,658

Private Sources

Total Estimated Private Sources

\$25,385,803

Total Estimated Funds from All Sources

\$46,220,661

Leverage/Matching Funds

In order to achieve the goals of the Consolidated Plan, other entities must apply for Federal funds for which the City of Omaha is not itself eligible. These sources of other Federal funds include, but are not limited to, 1) Public Housing Comprehensive Grant, Section 8 Assisted Housing and related programs, 2) Federal Emergency Management Agency programs, 3) Community Services Block Grant programs, 4) the Section 202 Elderly Housing Program, 5) the Section 811 Supportive Housing Program, 6) the Single Room Occupancy for the Homeless program, 7) the Supplemental Assistance for Facilities to Assist the Homeless program, 8) Department of Health and Human Services, 9) Veterans Administration, 10) Energy Efficiency and Conservation Block Grant, and 11) the Shelter Plus Care Program.

State of Nebraska resources available for local investment include 1) the Nebraska Affordable Housing Trust Fund, 2) Nebraska Investment Finance Authority Low Income Housing Tax Credit and Tax Exempt Bond programs, 3) Nebraska Energy Office Weatherization Program funds, and 4) Nebraska Homeless Assistance Trust Funds. Private resources include private funds and equity, financial institutions, the Federal Home Loan Bank Affordable Housing Program, charitable and foundation grants, and corporation donations.

The Nebraska Department of Economic Development allocates Nebraska Affordable Housing Program funds according to the State of Nebraska Action Plan. The City of Omaha intends to apply for NAHTF and/or State HOME Program funds. The proposed program for FY 2009 Nebraska Affordable Housing Program funds is incorporated into the Consolidated Plan to seek citizen input and to better coordinate housing and community development programs in Omaha. The Consolidated Plan process is the City's public hearing process for the Nebraska Affordable Housing Program.

The Community Development Division of the Omaha Planning Department is knowledgeable about local, state, and federal resources for affordable and supportive housing and has experience in working with local entities in securing such resources. The City will assist eligible agencies in identifying resources and will aid appropriate organizations in preparing applications to public and private agencies for financial assistance. If necessary, the City will recruit eligible agencies to apply for programs that will help achieve the goals of the Consolidated Plan.

Non-federal funds required as leverage for affordable housing programs will primarily come from the various subrecipient organizations receiving the funds. Entities applying for funds for which the City is not itself eligible will provide required matching funds from their own resources. In some cases local or state government funds may assist the project, but in the

majority of cases subrecipients will meet matching fund requirements with their own or private funds.

Community Development Block Grant funds will be used primarily for the rehabilitation and/or construction of housing, economic development programs and public facilities. CDBG funds will be leveraged largely with private dollars secured from area lenders by developers and home purchasers, equity generated by the sale of Low Income Housing and Historic Tax Credits, private donations, Tax Increment Financing and other City funding and other Federal sources.

HOME funds will be used primarily to help finance the construction and/or rehabilitation of affordable single-family and multi-family housing and for rental assistance. Major sources of matching funds for HOME-assisted programs will come from the City of Omaha's General Fund and from Tax Increment Financing funds, Nebraska Affordable Housing Trust funds, contributions from subrecipients and other non-federal resources and other Federal sources. Rental rehabilitation and new construction funds will be leveraged by private developers' share of rehabilitation, construction, or other development costs.

Emergency Shelter Grant funds are used for the operation of homeless shelters. The primary sources of matching funds are private donations, foundation grants, State funding and other Federal grants received by subrecipients.

The City of Omaha, with the assistance of our partner Community Housing Development Organizations, Community-Based Development Organizations and subrecipients, has been successful in leveraging federal funds with private dollars and state and local funds for housing and community development programs. The success the City has achieved in leveraging funds has been sustained through the design of programs, the method of selecting projects and the recipients of funds, and the City of Omaha's monitoring of programs.

Geographic Distribution of Assistance

Geographically, the Neighborhood Revitalization Strategy Areas (NRSA) in Omaha's northeastern and southeastern quadrants have the greatest housing and economic problems and, therefore, these residents have the greatest need for assistance. Investments in housing will occur throughout all predominantly low-income neighborhoods with special emphasis being placed on affordable housing activities within the Neighborhood Revitalization Strategy Areas. Activities targeted to these areas include homeowner rehabilitation, rental assistance, construction of new single-family and multi-family housing, rental rehabilitation, public facilities, counseling services, and homeless initiatives.

In the areas selected for investment the City hopes to achieve: 1) the conservation of existing neighborhoods and the preservation and expansion of existing housing stock; 2) dramatically visible, concentrated improvement of strategic parts of neighborhoods with greatest economic and housing needs; 3) the expansion of rehabilitation and new construction activity into low-income neighborhoods; 4) housing infill development which will make vacant property productive again; and 5) creation and retention of jobs for low- and moderate-income persons.

Statement of Objectives and Proposed Use of Funds for Fiscal Year 2010 Community Development Block Grant Program

Funding Allocation Criteria

The City of Omaha has established the following funding criteria to ensure that, to the greatest extent feasible, the use of Community Development Block Grant (CDBG) funds benefit low- and moderate-income persons.

- The City of Omaha's proposed allocation of CDBG funds shall be consistent with the national objectives of Title I of the Housing and Community Development Act of 1974.
- Approved programs, projects and services shall be directly related to the City of Omaha's CDBG program objectives.
- Special emphasis shall be placed on the use of CDBG funds supporting housing and economic development activities within the City's Neighborhood Revitalization Strategy Areas.
- CDBG assistance shall not supplant funding from any other pre-existing public or private resource.
- CDBG funds shall not be used for public projects ordinarily funded by General Fund or local bond obligations without a demonstrated local maintenance of effort on the part of the City.
- To the greatest extent practical, CDBG funds shall be leveraged with non-federal dollars to achieve program objectives.
- CDBG funds shall be used for administrative and operational costs of subrecipient organizations only when such organizations are under City contract for services meeting program objectives.
- CDBG funds shall not be used for the acquisition of property or the construction or rehabilitation of structures to be used for religious purposes or which will otherwise promote religious interests.

The primary objective of the City of Omaha's Community Development Program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low- and moderate-income. The City must certify to HUD and maintain evidence that the use of CDBG funds gives maximum feasible priority to activities that carry out the national objectives.

This Statement of Objectives establishes the City of Omaha's community development objectives and sets forth the strategy used to meet the objectives. Our proposed Fiscal Year 2010 Community Development Block Grant program has four general parts:

1. Housing - the conservation of established neighborhoods and the preservation and expansion of their housing stock, the creation of affordable housing and special needs housing and program-related housing counseling.
2. Economic Development - the revitalization of neighborhood business districts and the development of small business opportunities and job creating projects that benefit low- and moderate-income people.
3. Public Facilities - the development of physical projects that benefit low- and moderate-income people by the City and nonprofit organizations.
4. Administration - the efficient operation of the community development program.

We will now discuss the specific local objectives of Omaha's Community Development Block Grant program and explain how they will be addressed.

Part I - Housing

The City of Omaha's CDBG Housing Program will have four main components: single family rehabilitation, accessible housing, housing development and housing counseling. Single-family rehabilitation projects will address the need to preserve existing single family, predominantly owner-occupied housing. Accessibility projects will help finance the removal of architectural barriers in renter and owner occupied housing. Housing development activities will create affordable home ownership opportunities. Housing counseling will assist our clients in housing rehabilitation and housing development programs. Together these programs make up a coordinated strategy for neighborhood improvement and reinvestment.

Single-Family Rehabilitation

The general objectives addressed by the single-family rehabilitation program are:

1. To provide dramatically visible, concentrated improvement in strategic parts of neighborhoods with greatest economic and housing needs.
2. To support City-assisted new housing development projects with visible improvements to the adjacent existing housing stock.
3. To make affordable rehabilitation financing more available in low- and moderate-income neighborhoods.
4. To continue to provide assistance to people with special needs and to senior citizens.

5. To continue an acceptable level of emergency services for low-income homeowners.
6. To remove vacant, deteriorated housing units or commercial buildings and improve the safety and quality of life in neighborhoods.

We will meet these objectives in the following ways:

1. Target Area Program: The Target Area Program makes available direct rehabilitation assistance to qualified homeowners for exterior and partial rehabilitation projects and for special needs projects. Assistance is provided to low- and moderate-income homeowners. Direct outreach marketing of this program by City staff will occur in twenty-four targeted neighborhoods. In addition, a special effort is made to market the program in areas of neighborhoods adjacent to City-assisted new housing development projects and priority will be given to homeowners in these areas. Priority will also be given to homeowners assisted under the Omaha Lead-Based Paint Hazard Control Grant and Nebraska Affordable Housing Trust Fund programs. The City will direct CDBG assistance primarily to these targeted areas, providing rehabilitation financing through grants to individual homeowners.

The Target Area neighborhoods coincide with low- and moderate-income census tracts or block groups within the City. (See the attached low- and moderate-income map.) All of the funds allocated to this program will directly benefit low- and moderate-income persons.

Accomplishments achieved within the City of Omaha's Neighborhood Revitalization Strategy Areas (NRSA) will be counted toward the achievement of NRSA goals.

2. Reinvestment Area Program: The Reinvestment Area Program combines CDBG grant funds with a home improvement loan from a local financial institution for rehabilitation, home improvement and energy conservation projects to qualified low- and moderate-income homeowners residing east of 72nd Street.

All of the funds allocated to this program will directly benefit low- and moderate-income households.

Accomplishments achieved within the City of Omaha's Neighborhood Revitalization Strategy Areas (NRSA) will be counted toward the achievement of NRSA goals.

3. Emergency Repair and Handyman Program: This continuing program provides grants to very-low-income homeowners to repair critical emergencies in their homes and provides minor home repair services at affordable costs for low-income elderly owners. This program targets low-income and very-low-income households throughout the City. Therefore, all funds will benefit low- and moderate-income people.

4. Handyman Training Program: This program provides minor home repair services at affordable costs for low-income elderly owners and provides training for low- and moderate-income persons. This program targets low-income and very-low-income households throughout the City. Therefore, all funds will benefit low- and moderate-income people.
5. Demolition: This effort supports the demolition of vacant, deteriorated housing units in rehabilitation target areas. The removal of deteriorated single-family (1 to 4 unit) residential structures will occur in low- and moderate-income areas declared blighted and substandard and, therefore, all funds allocated to demolition activities will benefit households residing in low- and moderate-income census tracts. Therefore, all funds will benefit low- and moderate-income people.

Accessible Housing

The general objectives addressed by the accessible housing program are:

1. To encourage low- and moderate-income households with a family member with a physical disability to remain in their existing living environment.
2. To increase the supply of handicapped accessible units.

We will meet these objectives in the following way:

Barrier Removal Program: This program, operated by the League of Human Dignity, provides grants for low-income households that have a family member with a physical disability. The grants assist both renters and homeowners in modifying their residential units to make them more accessible. The program encourages families to remain in their existing living environment and creates additional accessible housing in the community.

This program operates throughout the City assisting low-income households. Therefore, all funds will benefit low- and moderate-income people.

Housing Development

The general objectives addressed by the housing development program are:

1. To expand home ownership opportunities for low- and moderate-income residents.
2. To promote new, moderate cost residential construction for homeowners in community development areas.
3. To convert unproductive land to productive residential use.
4. To encourage more efficient use of existing infrastructure through infill development.

5. To encourage the development of low cost housing for elderly residents.
6. To support agencies and programs which are associated with and vital to the success of the Community Development Program.
7. To create an environment that will encourage for-profit builders and developers to reinvest in low- and moderate-income neighborhoods.

We will meet these general objectives in the following ways:

1. Omaha 100 Program: This project provides administrative funding support to the nonprofit community development intermediary, Omaha 100, Inc. The Omaha 100 program provides mortgage financing of single-family homes constructed in low- and moderate-income areas and loans to qualified homebuyers participating in City of Omaha affordable housing programs. Omaha 100 supports the creation of public and private sector partnerships to access capital to support development organizations and specific projects.

This project is designed to create affordable housing. Assistance is provided to low- and moderate-income persons and homebuyers acquiring houses located in low- and moderate-income census tracts. Therefore, we estimate that 100% of funds allocated to this program will directly benefit low- and moderate-income persons.

Accomplishments achieved within the City of Omaha's Neighborhood Revitalization Strategy Area (NRSA) will be counted toward the achievement of NRSA goals.

2. Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment Project: The City of Omaha will acquire land, relocate occupants, demolish structures, prepare sites, contract for professional services, install public improvements and convey property for new affordable housing in the City of Omaha's Neighborhood Revitalization Strategy Areas.

The City of Omaha will convey sites to developers for the construction of new owner-occupied and CROWN rent-to-own housing units. As appropriate, the City will provide construction financing and/or permanent financing to the developers and/or deferred payment loans to qualified homebuyers using HOME, NAHTF and other funds.

The project is located within the City of Omaha's Neighborhood Revitalization Strategy Areas (NRSA) in North and South Omaha. Therefore, the City estimates that all funds allocated to this Infill Housing project will benefit low- and moderate-income persons. Accomplishments achieved within the NSRA will be counted toward the achievement of NRSA goals.

3. Logan Fontenelle East Infill Housing Redevelopment Project: The City of Omaha will acquire land, relocate occupants, demolish structures, prepare sites, contract for professional services, install public improvements and convey property for new

affordable housing in the Logan Fontenelle Redevelopment Area in an area generally bound by Clark Street, 18th Street, Charles Street and Florence Boulevard.

The City of Omaha will convey sites to developers for the construction of new owner-occupied and CROWN rent-to-own housing units. As appropriate, the City will provide construction assistance to the developers and/or deferred payment loans to qualified homebuyers using HOME, NAHTF and other funds.

The project is located within the City of Omaha North Neighborhood Revitalization Strategy Area (NRSA). Therefore, the City estimates that all funds allocated to this Infill Housing project will benefit low- and moderate-income persons. Accomplishments achieved within the NSRA will be counted toward the achievement of NRSA goals.

4. Long School Infill Housing Redevelopment Project: The City of Omaha will acquire land, relocate occupants, demolish structures, prepare sites, contract for professional services, install public improvements and convey property for new affordable housing in the Long School Redevelopment Area in an area generally bound by Lake, 24th, Franklin and 27th Streets.

The City of Omaha will convey sites to developers for the construction of new owner-occupied houses and senior housing units. As appropriate, the City will provide construction assistance to the developers and/or deferred payment loans to qualified homebuyers using HOME, NAHTF and other funds.

The project is located within the City of Omaha North Neighborhood Revitalization Strategy Area (NRSA). Therefore, the City estimates that all funds allocated to this Infill Housing project will benefit low- and moderate-income persons. Accomplishments achieved within the NSRA will be counted toward the achievement of NRSA goals.

5. Village 1 Infill Housing Redevelopment Project: The City of Omaha will acquire land, relocate occupants, demolish structures, prepare sites, contract for professional services, install public improvements and convey property for new affordable housing in the Village 1 Area in an area generally bound by Lake, 28th, Hamilton and 36th Streets.

The City of Omaha will convey sites to developers for the construction of new owner-occupied and CROWN rent-to-own housing units. As appropriate, the City will provide construction assistance to the developers and/or deferred payment loans to qualified homebuyers using HOME, NAHTF and other funds.

The project is located within the City of Omaha North Neighborhood Revitalization Strategy Area (NRSA). Therefore, the City estimates that all funds allocated to this Infill Housing project will benefit low- and moderate-income persons. Accomplishments achieved within the NSRA will be counted toward the achievement of NRSA goals.

Housing Counseling Services

The general objectives addressed by the housing development program are:

1. To provide counseling to low- and moderate-income homeowners who are delinquent with City-financed loans for the rehabilitation of their house.
2. To assist homeowners participating in City-sponsored affordable homeownership programs
3. To support agencies and programs associated with and vital to the success of the Community Development Program.

We will meet these general objectives in the following way:

Family Housing Advisory Services (FHAS): The City provides rehabilitation counseling services and homebuyer education to low- and moderate-income homeowners through a contract with FHAS. FHAS provides counseling services to borrowers of City-financed loans who have delinquent accounts. In addition, FHAS provides a variety of other services including, mortgage counseling and referrals, pre-purchase and post-occupancy counseling and extended case management to homebuyers participating in the City's housing development programs. Therefore, we estimate that all funds allocated to FHAS will benefit low- and moderate-income people.

Part II - Economic Development

The City will continue to use Community Development Block Grant funds to reinforce neighborhood business development through public improvements, encourage small business starts, and create jobs for low- and moderate-income people. Economic development programs build financial strength in neighborhoods and make available goods and services to residents. In addition, job creation activities help individuals achieve economic self-sufficiency. The economic development programs support the City's housing programs and together these community development efforts will create viable self-sustaining urban communities.

The objectives addressed by the Economic Development component of Omaha's Community Development program include:

1. To build the local economies of community development neighborhoods and support housing rehabilitation and new housing development activities with public improvements.
2. To encourage small enterprises, particularly those offering goods and services to neighborhood residents, to locate or remain in crucial neighborhood business districts.
3. To improve the commercial building stock of neighborhood business districts and increase the amount of retail activity.
4. To encourage new small business starts and expansion in revitalization areas.

5. To promote development of minority- and women-owned businesses.
6. To create jobs for low- and moderate-income people.

We will meet these objectives through the following projects:

1. Distefano Tool and Die Project: The City of Omaha will provide grant or subsidized loan assistance for the expansion of the Distefano Tool and Die Company to create jobs for workers from low- and moderate-income households.

We estimate that all funds allocated to this program will benefit low- and moderate-income residents through direct benefits. If the project is located within the City of Omaha's Neighborhood Revitalization Strategy Areas (NRSA) the accomplishments will be counted toward the achievement of NRSA goals.

2. CDC Enterprises Project: The City of Omaha will provide grant or subsidized loan assistance for the expansion of CDC Enterprises to create jobs for workers from low- and moderate-income households.

We estimate that all funds allocated to this program will benefit low- and moderate-income residents through direct benefits. If the project is located within the City of Omaha's Neighborhood Revitalization Strategy Areas (NRSA) the accomplishments will be counted toward the achievement of NRSA goals.

3. Wilson Packing Plant: This activity is a loan payment for a HUD CDBG Section 108 loan and funding for site preparation and public improvements in the area bounded by Washington Street, 27th Street, "W" Street and 30th Street.

The project is located within the City of Omaha's Neighborhood Revitalization Strategy Area (NRSA) in South Omaha. Therefore, the City estimates that all funds allocated to the Wilson Packing Plant project will benefit low- and moderate-income persons. Accomplishments achieved within the NSRA will be counted toward the achievement of NRSA goals. Accomplishments achieved within the NSRA will be counted toward the achievement of NRSA goals. The project will benefit low- and moderate-income residents through area-wide benefit.

4. North 24th Street Business District Improvements: The City of Omaha will acquire property, contract for architectural and engineering services and construct public improvements along North 24th Street from Cuming to Ohio Streets.

The project is located within the City of Omaha's Neighborhood Revitalization Strategy Area (NRSA) in North Omaha. Therefore, the City estimates that all funds allocated to the project will benefit low- and moderate-income persons. Accomplishments achieved within the NSRA will be counted toward the achievement of NRSA goals. Accomplishments achieved within the NSRA will be counted toward the achievement of

NRSA goals. The project will benefit low- and moderate-income residents through area-wide benefit.

5. South 24th Street Business District Improvements: The City of Omaha will acquire property, contract for architectural and engineering services and construct public improvements along South 24th Street from “L” to “Q” Streets.

The project is located within the City of Omaha’s Neighborhood Revitalization Strategy Area (NRSA) in South Omaha. Therefore, the City estimates that all funds allocated to the project will benefit low- and moderate-income persons. Accomplishments achieved within the NSRA will be counted toward the achievement of NRSA goals. Accomplishments achieved within the NSRA will be counted toward the achievement of NRSA goals. The project will benefit low- and moderate-income residents through area-wide benefit.

6. Park Avenue Business District Improvements: The City of Omaha will acquire property, contract for architectural and engineering services and construct public improvements along St. Marys Avenue from 29th Street to west of 30th Street and along 29th Street between St. Marys Avenue and Leavenworth Street.

The project is located within the North Neighborhood Revitalization Strategy Area (NRSA). Therefore, the City estimates that all funds allocated to the project will benefit low- and moderate-income persons. Accomplishments achieved within the NSRA will be counted toward the achievement of NRSA goals. Accomplishments achieved within the NSRA will be counted toward the achievement of NRSA goals. The project will benefit low- and moderate-income residents through area-wide benefit.

Part III - Administration

The Program Administration component of Omaha’s Community Development Program covers a portion of the Housing and Community Development Division’s costs for program administration and provides financial support to associated agencies and programs. General objectives for program administration include:

1. To assure that the largest possible proportion of Omaha’s CDBG entitlement is used for physical development projects.
2. To provide high quality program administration at minimum possible cost.
3. To support agencies and programs which are associated with and vital to the success of the Community Development Program.

We will meet these objectives in the following ways:

Administration: The Housing and Community Development Division of the Omaha Planning Department provides administrative support for Omaha’s Community

Development Block Grant Program. The Division is also responsible for overall program management, coordination, monitoring and evaluation of community development activities assisted in whole or in part with federal funds, general funds and tax increment financing. Implementation the City's Analysis of Impediments to Fair Housing will continue.

Administrative costs under the CDBG Program are not included in the calculation of the percentage of CDBG funds used to benefit low- and moderate-income persons.

Proposed Use of Funds for Fiscal Year 2010 Home Investment Partnerships Program

The Omaha-Council Bluffs HOME Program Consortium will use the Home Investment Partnerships Program to help meet the housing needs of low-income families. The HOME Program definition of a low-income family is a family whose annual income does not exceed 80 percent of the median income for the area, adjusted for family size. (This definition is generally the same as the CDBG definition of low- and moderate-income household.) The program meets the needs of qualified renters and homeowners through a rental assistance program, the creation of affordable homeownership opportunities for first-time homebuyers, the rehabilitation and resale single-family houses, mortgage financing, and the construction of new rental housing units. Consolidated Plan priorities and community development objectives will be met through the implementation of the following Fiscal Year 2010 activities:

Part I – Rental Assistance

Rental Assistance: The Omaha Housing Authority will provide rental assistance to low-income households residing in housing throughout Omaha. The program provides preferences for households graduating from transitional housing programs for homeless persons, for persons in danger of becoming homeless and for persons with disabilities. All of the funds allocated to the Rental Assistance program will directly benefit low-income families.

Part II – Housing Development

1. Village 1 CROWN Rent to Own Houses: Holy Name Housing Corporation will construct 24 new rent-to-own single-family houses in an area bounded by Fort Street, Abbott Drive, Dodge Street and 48th Street. One of the units will be directly assisted with HOME funds.

The housing created will be affordable to low-income households. Accomplishments achieved within the City of Omaha North Neighborhood Revitalization Strategy Areas (NRSA) will be counted toward the achievement of NRSA goals.

2. One World Senior Housing Development: One World Health Centers, Inc. will construct 32 new senior housing units in mixed-use buildings at 4920 South 30th Streets. Three of the units will be directly assisted with HOME Program funds.

This project is a multi-year project that will require a supplemental allocation of HOME funds that is subject to the future availability of funds.

The housing created will be affordable to low-income senior households. The housing units are located within the South Neighborhood Revitalization Strategy Area (NRSA) and the accomplishments will be counted toward the achievement of NRSA goals.

3. St. Mary's CROWN Rent to Own townhouse Project: the City of Omaha will acquire property, relocate occupants if necessary, prepare the site and convey land for the construction of an approximately 12-unit townhouse complex northeast of St. Mary's Avenue and 29th Street by a developer selected through a request for proposals process.

This project is a multi-year project that will require a supplemental allocation of HOME funds that is subject to the future availability of funds.

The proposed housing units are located within the North Neighborhood Revitalization Strategy Area (NRSA). Accomplishments achieved within the NSRA will be counted toward the achievement of NRSA goals.

4. Single-Family Infill Housing Program: The City of Omaha will convey property and provide construction financing to multiple developers for owner-occupied housing units in several project areas. The City will provide deferred payment loans to qualified buyers of the new houses. The following is an estimate of the number of housing units for each project. Market interest and developer capacity may alter the actual outcomes for each project. The City of Omaha may adjust the number of units each project receives to ensure at least 20 housing units are constructed.
 - a. Clifton Hills South Neighborhood – Four houses constructed by GESU Housing, Inc. within an area bounded by Lake Street, vacated Railroad Right-of-Way, Hamilton Street and Military Avenue.
 - b. Habitat Houses - Five houses constructed by Habitat for Humanity in the North and South Neighborhood Revitalization Strategy Areas.
 - c. 42nd and Lake Townhouses - Seven houses constructed by the City of Omaha northwest of 42nd and Lake Streets.

The City of Omaha will use funding from the Nebraska Affordable Housing Trust Fund as part of the funding for the program.

These projects are located within the City of Omaha's Neighborhood Revitalization Strategy Area (NRSA) in North Omaha. Accomplishments achieved within the NSRA will be counted toward the achievement of NRSA goals.

5. Urban Homestead Rehabilitation and Resale Program: The City of Omaha will acquire abandoned and foreclosed upon homes, rehabilitate and resell vacant single-family houses in east of 72nd Street and provide mortgage loans to qualified homebuyers at or below 50 percent of MFI by the City of Omaha. Three of the units will be directly assisted with HOME funds.

The City of Omaha will use Neighborhood Stabilization Program funds as part of the funding for the program.

Accomplishments achieved within the City of Omaha's Neighborhood Revitalization Strategy Areas (NRSA) will be counted toward the achievement of NRSA goals.

6. Council Bluffs Direct Homeownership Assistance Program: The City of Council Bluffs will use HOME funds for downpayment assistance to first-time homebuyers through the provision of second mortgages to purchase newly constructed single-family homes.
7. Council Bluffs Multiple-Family Housing Development Project: The City of Council Bluffs will use HOME funds for land acquisition and/or construction-related costs for 1 or 2 multiple-family housing development projects at a location(s) to be determined.

Part III - Administration

Administration: Ten percent of the HOME Entitlement program is allocated to the City of Omaha for program administration. Administrative funds will provide for overall program management, coordination, monitoring, and evaluation of activities funded with HOME Program assistance.

Proposed Use of Funds for Fiscal Year 2010 Emergency Shelter Grant Program

Emergency Shelter Grant funds will be used to meet the needs of homeless and near-homeless families and individuals through the services of local homeless shelter and service providers. The funds are allocated to various non-profit organizations through a competitive allocation process.

Operations Assistance for Emergency Shelters: The City, through a competitive allocation process, uses Emergency Shelter Grant funds to provide operations support for the emergency shelters providing housing to Omaha's homeless. Among other things, this assistance may be used for personnel, supplies, maintenance, repairs, security, fuels, equipment, insurance, utilities and shelter furnishings. Emergency Shelter Grant funds also are used to a limited extent for the provision of support services. The shelter programs receiving assistance are Help the Homeless, Inc., Siena/Francis House and Stephen Center.

Administration: The City of Omaha retains five percent of Emergency Shelter Grant Program funds received for the personnel and non-personnel costs of

administration of these programs. Administrative funds provide for program management, coordination, monitoring and evaluation.

Homeless and Other Persons with Special Needs

The City of Omaha works closely with the Metro Area Continuum of Care for the Homeless (MACCH), helping to secure State and Federal funding for Continuum of Care programs. In addition to Emergency Shelter Grant assistance, emergency shelters, transitional housing facilities and support service providers receive funding from the State of Nebraska's Homeless Assistance Program and from the Department of Housing and Urban Development's Supportive Housing Program.

Nebraska Homeless Assistance Program

In 1992, a state financial resource was created for the purpose of making funds available for homeless shelter and service providers in Nebraska. The source of this fund is the Documentary Stamp Tax, providing approximately \$1 million per year to what is called the Nebraska Homeless Assistance Program. The Omaha area expects to receive approximately \$580,000 from this program in 2010. These funds are allocated through a competitive allocation process and are used to fund the following: "Operations" – cost of administration and overhead used to provide emergency homeless shelter; "Client Services" – services to homeless clients as well as staff salaries for the provision of services; "Homeless Prevention" – activities such as short-term rent or utility subsidies designed to prevent homelessness; "Facility Rehabilitation" – construction, maintenance or improvement of an emergency shelter or transitional housing program.

The Nebraska Homeless Assistance Program is administered by the Nebraska Department of Health and Human Services and has been instrumental in its support of such homeless client services as nursing care, addiction/recovery treatment, domestic abuse services, case management and homeless prevention (material assistance and tenant counseling).

The Supportive Housing Program

The Metro Area Continuum of Care for the Homeless coordinates an area-wide continuum of care application for HUD Supportive Housing Program (SHP) funds. In 2009, applicant agencies will receive \$2,301,358.00 in Supportive Housing Program funds from HUD.

1. "Transitional Living Program" – Project sponsor: The Stephen Center -- \$52,238.00. This program consists of seven scattered site houses for families with children and eight efficiency apartments for single men.
2. "The Pottawattamie County Homeless Link Project" -- Project sponsor: Heartland Family Service -- \$531,427.00. This project provides transitional housing and supportive services for homeless individuals and families.

3. “The Salvation Army 37th Street Residential Readiness Program” -- Project Sponsor: The Salvation Army -- \$146,694.00. This project provides a sixteen-week “residential readiness” program designed to prepare individuals for the many requirements of transitional housing.
4. “Continuum of Care Homeless Management Information System” – Project sponsor: Iowa Institute for Community Alliances -- \$121,537. This project creates and maintains the Homeless Management Information System for the Omaha Area Continuum of Care.
5. “The HOME Program” -- Project sponsor: The Salvation Army --\$260,906.00. This project will provide 10 units of permanent supportive housing for homeless individuals and families.
6. “Safe Haven-Domestic Abuse Transitional Housing” - Project sponsor: Heartland Family Service -- \$314,250.00. This project provides supportive services to clients of the Safe Haven-Domestic Abuse Transitional Housing facility.
7. “Williams Prepared Place” -- Project sponsor: Hope of Glory Family Ministries -- \$76,822.00. This project provides eighteen (18) units of transitional housing plus supportive services to individuals who have been chronic substance abusers.
8. “Harrington Homes” -- Project sponsor: The Salvation Army -- \$58,026.00. This project provides scattered-site transitional housing for homeless families with children.
9. “Transitional Housing & Residential Units” -- Project sponsor: The Salvation Army -- \$138,897.00. This project provides ten units of transitional housing for single individuals, one-parent families, two-parent families and married couples without children.
10. “Samaritan Housing Program” -- Project sponsor: Heartland Family Service -- \$300,177.00. This project will provide 13 – 15 permanent supportive housing units for chronically homeless individuals.
11. “Permanent Supportive Housing” – Project sponsor: Open Door Mission – \$300,000.00. This project will provide 41 units of permanent supportive housing for homeless individuals and families.

**Proposed Use of Funds for Fiscal Year 2009
Nebraska Affordable Housing Program**

The City of Omaha will use the Nebraska Affordable Housing Program to help meet the housing needs of low-and moderate- income families. The Nebraska Department of Economic

Development allocates funds according to the State of Nebraska Action Plan. The following projects comprise the City of Omaha proposed program for Nebraska Affordable Housing Program:

Part I - Homebuyer Program

- Single-Family New Infill Housing Program: The City of Omaha will use NAHP funding for site preparation and construction of owner-occupied houses by GESU Housing, Omaha Habitat for Humanity and the City of Omaha, and the City will provide second-mortgage deferred payment loans to qualified homebuyers. The City of Omaha will provide HOME Program matching funds and will convey land to the developments at no cost.

Part II - Rental Program

- Village CROWN Rent to Own Houses: The City of Omaha will provide financial assistance to Holy Name Housing Corporation for the construction of 22 new and 2 rehabilitated rent-to-own single-family houses in an area bounded by Fort Street, Abbott Drive, Dodge Street and 48th Street. The City of Omaha will provide land at no cost to the project and will provide HOME Program assistance.
- St. Martin De Porres Housing Development: The City of Omaha will provide financial assistance to Catholic Charities to construct 24 units of affordable independent living senior housing in the Long School Neighborhood on 25th Street between Burdette Street and Blondo Street and on Patrick Avenue between 25th and 26th Streets. The City of Omaha will provide land at no cost to the project and provide Tax Increment Financing matching funds.
- Salem Village II Senior Housing Development: The City of Omaha will provide financial assistance to New Community Development Corporation to construct 27 units of affordable independent living senior housing at 3520 Lake Street and provide Tax Increment Financing matching funds.

Other Actions

Meeting Under-Served Needs

Programs administered by the City of Omaha will assist households with incomes below the poverty line most effectively by providing affordable housing opportunities that are coordinated with support services for individuals and families and with community and economic development efforts in low income areas.

The Action Plan shows that during Fiscal Year 2008 newly constructed and renovated multi-family and single-family housing will be made available for low-income occupancy through a variety of City-sponsored housing programs. In addition, disabled renters and homeowners will receive assistance to make their homes more accessible.

First-time homebuyers will receive low interest second mortgage financing and existing homeowners will receive financial assistance for rehabilitation and barrier removal projects. Other homeowners will receive emergency repairs and other smaller fix-up projects through grants. Program participants with financial difficulties will receive counseling services.

Approximately 208,102 shelter nights and 633,442 meals will be provided to homeless individuals and families through the City's Emergency Shelter Grant program. This represents an increase over last year's ('09) Action Plan in both the number of shelter nights (5,655 additional nights of shelter) and the number of meals (72,576 additional meals). Currently, at any given point in time, the Continuum of Care housing and supportive service system provides services to 1322 clients.

It is estimated that over 60 percent of the households to be assisted during year 2008 will have incomes below the poverty line. The provision of affordable housing, together with the provision of supportive services, will help alleviate part of the financial stress these households were under prior to receiving assistance. The provision of housing, in and of itself, will not directly reduce the number of persons living below the poverty line. The provision of supportive services as well as economic opportunities will, to some degree, bring persons and families out of poverty. It is difficult, at best, to estimate actual numbers of households that will be affected in this manner.

Maintaining Affordable Housing

The Consolidated Plan indicates the relative priorities for assistance among 1) different categories of extremely low, very low and low-income households with needs for housing assistance, and 2) the activities appropriate for meeting the identified needs.

The principal features for achieving the objectives of this strategy include:

- Increasing the supply of standard, affordable rental housing through the rehabilitation of existing housing and the construction of new units;
- Promoting home ownership opportunities through the acquisition and rehabilitation of housing, the construction of new single-family homes, and the provision of below market rate mortgage financing;
- Preserving existing home ownership through the renovation of owner-occupied single-family homes;
- Providing rental assistance to alleviate rental cost burden experienced by very low and low-income households;
- Providing affordable housing opportunities designed to meet the needs of the elderly, people with disabilities, large families, and other special needs groups;
- Ensuring, at a minimum, a one-for-one replacement of housing units lost through demolition;

- Addressing the needs of homeless individuals and homeless families through the provision of services and assistance to shelter operators;
- Providing for increased housing choice and opportunity both within and outside of areas of minority and low-income concentration;
- Creating economic development activities to help people achieve economic self-sufficiency;
- Providing opportunities for nonprofit community organizations to develop and execute projects which benefit lower-income residents;
- Reducing lead-based paint hazards; and,
- Building increased capacity within the housing delivery system to make the institutional structure more responsive to the needs of low- and moderate-income persons.

Removing Barriers to Affordable Housing

Public policies such as land use controls, zoning ordinances, housing and building codes, permits, fees, and tax policies affect housing affordability. The City will work with County, State, Federal and other local authorities to encourage a regulatory climate that minimizes negative impact on housing affordability while, at the same time, maintaining needed health, safety, environmental, and City Master Plan protections.

The City of Omaha's Master Plan guides future investment in housing and development of land within the City's jurisdiction and in surrounding suburban areas. The Master Plan has established a policy that guides growth and encourages redevelopment of deteriorating central city areas. The City will use its regulatory authority in combination with development incentives to insure that the basic development pattern set out by the Master Plan is implemented in all areas of the city.

The City will continue to create affordable housing opportunities, both rental and home ownership, through its Consolidated Plan strategy of rehabilitation and new construction of housing, provision of home ownership programs such as the Omaha 100 first-time homebuyer and lease-purchase programs, and the promotion of projects that address the needs of other low income households including households having persons with physical and mental disabilities.

The City also will continue to upgrade the services of the Planning Department, particularly the Permits and Inspections Division and Code and Condemnation Division, to provide more efficient and expedient service to the public.

There are no planned changes or major public policy actions to be undertaken in land use controls, building and housing codes, permits and fees, which might affect the affordability of housing in the city.

Evaluating and Reducing Lead-Based Paint Hazards

The following strategies for evaluating and reducing lead-based paint hazards have the goal of preventing lead poisoning from lead-based paint in housing as well as responding to situations of lead paint hazards causing lead poisoning.

1. Assist property owners to control lead-based paint hazards in Omaha homes through a Lead-Based Paint Hazard Control program with priority given to controlling hazards in homes occupied by children under six and especially children with elevated blood lead levels.
 - Manage a Lead-Based Paint Hazard Control program utilizing Target Area Special Needs funds and other funds that may be available for Lead-Based Paint Hazard Control: enroll property owners, inspect properties and prepare risk assessments, prepare work write-up, bid projects, monitor the construction work and conduct clearance tests. Douglas County Health Department will prepare risk assessments for dwelling units when a child has been identified with an elevated blood lead level.
 - Submit an application in 2010 to the HUD Office of Lead Hazard Control and Healthy Homes for additional funding for lead-based Paint Hazard and Control. An application submitted in 2007 for \$2,000,000 was awarded to the City of Omaha. The goal for this grant is to control lead-based paint hazards in 132 housing units. The program will be administered in coordination with the Douglas County Health Department, U. S. Environmental Protection Agency, Lead Safe Omaha Coalition and other concerned organizations. This grant will conclude in October 2010.
2. Continue the cooperation among the Omaha Planning Department, the Douglas County Health Department, the U. S. Environmental Protection Agency and community-based organizations.
 - Continue the cooperation with the Douglas County Health Department in identifying severe lead hazard situations causing lead poisoning of occupants.
 - Cooperate with the U. S. Environmental Protection Agency in order to coordinate lead-based paint housing activities with the EPA Super Fund activities to the fullest extent feasible.
 - Collaborate with the Douglas County Health Department and other organizations to share information for planning and resource development to address the problem of lead-based paint in Omaha housing.
 - Cooperate with the Douglas County Health Department, the Lead Safe Omaha Coalition and other community organizations to expand outreach for the Lead-based Paint Hazard Control program.
3. Evaluate and control lead hazards as part of the City's housing rehabilitation programs.

- All housing rehabilitation activities accomplished with federal funds administered by the City of Omaha are in compliance with the HUD Requirements for Notification, Evaluation and Reduction of lead-based paint Hazards in Federally Owned Residential Property and Housing receiving Federal Assistance.
 - The Omaha Planning Department will provide monitoring and technical assistance to subrecipient agencies that conduct rehabilitation activities to increase their capacity for lead safe work and insure compliance with HUD requirements.
 - Collaborate with the Douglas County Health Department to enforce the lead paint nuisance ordinance as a tool for prevention of lead-based paint poisoning.
4. Provide public information and education to communicate the extent of the lead problem, to educate the public about measures to reduce risk and protect health and to increase the capacity for lead safe work.
- Collaborate with the Douglas County Health Department, the Lead Safe Omaha Coalition and other organizations for public education regarding lead hazards and general prevention strategies;
 - Provide information to contractors about available contractor training and certification and worker protection.
 - Begin to explore healthy homes objectives through collaboration with the University of Nebraska-Lincoln Extension Omaha Healthy Kids Alliance, Douglas County Health Department and other community organizations to organize a Healthy Homes Summit in March of 2010.

Reducing Poverty

The City of Omaha supports and coordinates a range of programs that contribute to the goal of assisting households with incomes below the poverty line to overcome poverty. Causes and conditions of poverty are a composite of factors encompassing social and economic background, limited education, location in a depressed area or area of high unemployment or underemployment, physical or other special hardships including poor health, and inability to compete effectively in the market place because of prevailing or past restrictive practices.

The City's goals in reducing the number of households with incomes below the poverty level are to 1) increase the number of affordable housing units; 2) to provide wide ranging supportive services designed to assist individuals and families to remain in their homes through nonprofit organizations; 3) to expand the economic mix of residents within low income areas and increase affordable housing opportunities outside of low income areas; and 4) to provide training, educational and employment opportunities for low income people.

The following anti-poverty strategies characterize City of Omaha programs and policies that assist households in overcoming poverty.

1. Administer and support housing programs including homeowner and rental rehabilitation, new construction, rental assistance, new homebuyer assistance and relocation assistance which:

- Increase quality housing opportunities for low income households;
- Provide training and counseling to assist people in remaining in their homes; and,
- Provide counseling and referral to assist individuals and families to meet other needs.

2. Support improvements in public facilities which house services such as health care, employment services, child care, services for persons with disabilities, history and cultural activities, youth clubs, recreation and community centers.

3. Support activities that expand the economic mix of residents within low-income areas and activities that increase affordable housing opportunities outside of low-income areas.

4. Build financial strength in low-income neighborhoods and create jobs for low-income people with the following emphases:

- Promote small business development and expansion;
- Improve the commercial building stock of neighborhood business districts;
- Renovate and/or construct streetscape and other public improvements in neighborhood business districts;
- Support business park development in North Omaha and South Omaha;
- Support efforts to create incentives for private investment in low-income areas; and,
- Provide job training and human resources development.

Programs and activities that will address the needs of poverty-level households include:

1. Affordable housing programs with supportive services

The City of Omaha assists households with incomes below the poverty line by providing housing rehabilitation opportunities ranging from emergency repair to substantial rehabilitation in targeted low-income neighborhoods. Financing methods are applied according to income level including grants for very low-income households, deferred payment loans and no interest repayable loans.

As a matter of policy, City housing staff works closely with other agencies to help applicants receive assistance with other needs. Referrals may be for housing related needs such as credit counseling and clearing up title problems on their property or for non-housing related needs, such as income assistance and health services.

City relocation staff provides counseling and referral in conjunction with relocation assistance to displaced households. Supportive services are often needed to stabilize a household before they can successfully relocate to new housing. Services may be as varied as arranging food and energy assistance or helping with job placement. With budget and home ownership counseling, a former renter household may choose to apply relocation funds as down payment on a new home. New home ownership is an opportunity to obtain assets that can help the household move out of poverty.

In addition to services provided by City staff, the City contracts with Family Housing Advisory Services (FHAS) for support services to participants in City-sponsored housing programs. FHAS programs include rental and buyer education, home management counseling, property care and maintenance counseling, money management and budgeting, negotiation for loan reinstatement plans and foreclosure prevention counseling. Another FHAS service important to low-income families is landlord/tenant mediation provided to families at risk of homelessness.

The Omaha Housing Authority (OHA) operates extensive supportive services and programs designed to help residents improve their lives. The Omaha Housing Authority operates centers that offer health care and childcare along with intake services for a full range of social services. OHA also sponsors successful youth sports clubs. These programs are designed to provide low-income residents with educational and vocational opportunities. The Family Self-Sufficiency program offers remedial Adult Basic Education, advocate assistance for secondary and post-secondary education, discounted tickets for transportation, life-skills training and substance abuse treatment, job training and job placement counseling. Participants in the Family Self-Sufficiency program may become eligible for home ownership counseling and eventual home ownership in OHA scattered site housing.

Omaha shelter and service providers are increasing the emphasis on follow-up case management services for clients who have left the shelters. Transitional housing programs can provide extensive intervention. Clients who live independently can be assisted through a coordinated network of case management and service providers.

2. Public facilities improvements.

Affordable housing activities are complemented by public facility improvements that provide various forms of assistance to people whose incomes are below the poverty level. The City of Omaha provides funding support for improvements or construction of public facilities which house services such as homeless day shelters.

This Consolidated Plan and future Annual Action Plans continue the improvements to the streetscape along North 24th Street and along South 24th Street. These improvements are to neighborhood business districts within Omaha Neighborhood Revitalization Strategy Areas and

principally benefit the surrounding low- and moderate-income neighborhoods. The City of Omaha is continuing its park renovation program funded with local general funds and Federal assistance to upgrade older facilities that are largely located in lower income neighborhoods. The City continues its citywide residential street rehabilitation program funded with general tax receipts that disproportionately repair streets in lower income neighborhoods. The City's sewer separation program funded by citywide sewer fees is improving sewer facilities in older, largely lower income neighborhoods.

3. Activities that expand the economic mix of residents.

In an effort to expand the economic mix of residents within low-income areas and to demonstrate to the private sector the viability of the housing market in inner-city neighborhoods, the City is taking the lead in affordable housing construction in older neighborhoods. City support for housing development includes development site acquisition; relocation of displaced households and businesses; demolition; site preparation and public improvements; and partial construction financing. Deferred payment second mortgage loans to homebuyers significantly reduce the buyers' monthly payments and create home ownership opportunities at a lower income level.

The City's leadership in this area also includes administrative support for Omaha 100, Inc., and a nonprofit community development intermediary with a loan pool based on the partnership of eleven local lenders. In addition to providing below market rate mortgage financing to low income households, Omaha 100 provides technical assistance to build the capacity of community development organizations and builds public/private partnerships to access capital for housing development.

The OHA scattered-site-housing program is one that has increased affordable housing opportunities outside of low-income areas. By incorporating scattered single-family housing into its public housing inventory, the OHA is providing affordable housing opportunities for low-income households in middle and higher-income neighborhoods.

4. Job training.

The federal Workforce Investment Act creates a workforce development system that is customer focused, to help job seekers access the tools they need to manage their careers through information and high quality services and to help business an industry find skilled workers. Greater Omaha Workforce Development, a division of the Mayor's office, administers the program. The Greater Omaha Workforce Investment Board (WIB), appointed by the Mayor is composed of fifty-two members who represent business, education, labor organizations; community based organizations, economic development agencies and other organizations and agencies.

The structure of the Workforce Investment Act has created streamlined services in a One-Stop environment with technology that empowers job seekers from Omaha as well as Douglas, Sarpy and Washington counties. The main location for the comprehensive One-Stop Center is at the Blue Lion Centre at 2421-23 North 24th Street within the North Omaha Neighborhood

Revitalization Strategy Areas and in an affiliated site located at 2411 “O” Street within the South Omaha NRSA. The One Stop Center has 19 mandated partners physically co-located in the facility. The One Stop Center utilizes a single point of entry through the Nebraska Workforce Access System for common intake, case management and tracking. Core services are information and resources available to everyone free of charge. Intensive services include assessments of skill levels and service needs of adults and dislocated workers, counseling, case management, and training services. Workforce Investment includes customer service features for the Employer as well. Integrated services will be provided to all employers at their request at a single point of contact, or other method, to support economic/workforce development efforts.

Comprehensive services to eligible youth include preparation for post-secondary education opportunities, linkages between academic and occupational learning, preparation for unsubsidized employment opportunities, effective linkages with employers, alternative secondary school services, summer employment opportunities, paid and unpaid work experience, occupational skill training, leadership development opportunities, supportive services, and follow-up services. The RFP procurement process is utilized for identifying youth service providers for services not available within the One-Stop Center.

The Greater Omaha Tri-County Workforce Investment Board has identified performance measures to assist in the attainment of local performance goals. All providers will be accountable for completion rates, job placement, and wage at time of placement. The WIB is committed to the continuous improvement of all providers of services to ensure that the service providers are meeting the needs of job seekers and employers.

5. Economic development.

Small business development is a key strategy used to increase job opportunities in low-income areas in Omaha. During the year 2008, the City of Omaha will support business assistance programs that will create small business development opportunities. Low-income AFDC recipients are one target group for the City-sponsored Micro-enterprise program for emerging entrepreneurs. The program provides micro-enterprise training and small, private loans for business start-up. The Omaha Small Business Network offers entrepreneurial training programs and business incubator services to assist other small businesses start and expand.

City participation in improving the commercial building stock of neighborhood business districts, developing new inner-city commercial centers and public improvements to the streetscape supports the goals of small business development and targeted neighborhood housing development. The resulting improved access to nearby jobs and to goods and services will help reduce poverty. The City is supporting the North 24th Street and the South 24th Street business districts with streetscape and other public improvements. Both projects are located within NRSA's.

The City is developing the North Omaha Business Park, Stockyards Business Park and Skinner-Wilson Business Park. These projects will provide accessible employment opportunities for residents of the North Omaha and South Omaha Neighborhood Revitalization Strategy Areas.

Developing the Institutional Structure

The institutional structure within the City of Omaha that will deliver and manage the affordable and supportive housing programs includes elements from the public and private sectors. The Housing and Community Development Division of the Planning Department will play the lead role in administering the housing strategy. The Division is responsible for implementing Omaha's community development programs and administers property maintenance code and zoning code enforcement activities. The Mayor and City Council must approve the Division's plans and programs prior to implementation. The support of past and present Mayors and members of the City Council has been a critical factor in Omaha's success in meeting the City's housing needs.

Funding from the Community Development Block Grant Entitlement Grant Program is the foundation for the diverse programs that assist low- and moderate-income Omaha residents with housing needs. The City of Omaha will administer its Community Development Block Grant housing development programs identified in the Action Plan. In addition, the HOME Investment Partnerships Program and Emergency Shelter Grant Program are administered by the City of Omaha.

The Omaha Housing Authority will be responsible for Public Housing and Section 8 Assistance Programs and activities, including operation of the City's HOME Rental Assistance Program.

Nonprofit organizations are an important component of the City of Omaha's housing strategy and have taken a leadership role in developing innovative projects to assist low- and moderate-income persons. Holy Name Housing Corporation, New Community Development Corporation, and GESU Housing, Inc. develop housing that is well constructed and architecturally compatible with surrounding housing. Holy Name Housing Corporation will construct and rehabilitate single-family homes in low- and moderate-income neighborhoods and North Omaha and South Omaha, respectively. New Community Development Corporation and GESU Housing, Inc. constructs new housing in North Omaha. Omaha Habitat for Humanity will construct new houses on land provided by the City in the 33rd and Spaulding Redevelopment Area in the North Omaha NRSA.

Another nonprofit entity, Omaha 100, Inc., is a partnership among neighborhood residents, City and State governments, and the private sector. With the assistance of the financial and corporate communities, Omaha 100 creates new home ownership opportunities for Omaha's low- and moderate-income families and provides financial support to nonprofit affordable housing developers.

Family Housing Advisory Services (FHAS) is a nonprofit counseling agency that provides comprehensive financial counseling to families in economic crisis, mortgage default counseling to assist families threatened with foreclosure, and rental housing counseling to help families locate safe, decent and affordable accommodations. FHAS provides counseling services for clients of City-sponsored affordable housing and homeless housing initiatives. The agency also

administers a client tracking, client advocacy and case management system for the Omaha Area Continuum of Care for the Homeless.

The Salvation Army, Community Alliance, Inc., Williams Prepared Place and the Stephen Center continue their transitional and assisted housing programs in partnership with the City during program year.

A commitment to community betterment on the part of many local lenders results in support for programs aimed at improving housing conditions for low- and moderate-income persons in Omaha. The cooperation of financial institutions enables the Housing and Community Development Division to utilize their expertise in underwriting and servicing of loans.

Private builders and developers also play a major role in the production of affordable housing in the city. Several private builders and developers have formed cooperative partnerships with the City and private nonprofit organizations in the construction and rehabilitation of housing. Private builders and developers participating in City-sponsored housing development programs have a thorough understanding of required development and construction standards and experience in working under a myriad of federal regulations.

Enhancing Coordination among Public and Private Agencies

The City of Omaha is committed to working with organizations to provide decent and affordable housing for all citizens. In some cases, providing suitable housing only addresses part of the client's needs. An individual/family may need financial counseling in order to budget their income, meet their obligations, and remain in the home. Other types of counseling as well as supportive services may be necessary to assist the client in improving their living skills. Physical or mental health problems may make it difficult for persons to maintain their independence or a reasonable quality of living.

Fully aware that coordination with a wide variety of service providers, both public and private, improves the effectiveness of housing programs, the City is continuing its joint activities with many community organizations. Primary to these activities is the consultation and cooperation solicited by the City in its development of this document. The City attempts to leverage its resources, augment existing programs, and develop new programs by working with other organizations to address priorities and implement strategies outlined in The Consolidated Plan.

The City currently operates a rental assistance program with supportive services with the Omaha Housing Authority, works with a the League of Human Dignity to provide barrier removal services for persons with disabilities and operates a lead-based paint hazard removal program with Douglas County Health Department and community and educational organizations. Similar cooperative activities are anticipated for the future.

In addition to major joint activities, the City works with the Omaha Housing Authority, private housing developers/owners, physical and mental health care providers, and a full range of social service agencies in referring individual clients to the appropriate resources as the need arises.

This occurs most often through the City's continuum of care strategy and as a result of client needs identified during the relocation process.

The City will continue its present coordination among between individuals, organizations, and governmental entities to maximize services to all citizens, complement existing programs/services, and leverage resources.

In addition to ongoing efforts, the City will focus on the following three strategies:

1. Broaden the opportunities for communication between the public and private sectors in the areas of housing development, financing, and service delivery;
2. **Work with emergency shelter providers and homeless service providers to continue a comprehensive service approach to homelessness, reduce the duplication of services and continue the development and implementation of a 10-year plan to work toward the elimination of chronic homelessness; and,**
3. Meet with a wide range of service and housing providers on a regular basis to share information, coordinate activities, develop programs, and resolve problems.

Public Housing

The Omaha Housing Authority (OHA) is an agency whose 5-member board of directors is appointed by the Mayor, confirmed by the Omaha City Counsel and is responsible for the City's Public Housing Programs. The OHA currently administers more than 2,500 public housing units of which 1,406 are located in eleven high-rise towers originally built for the elderly, and 713 dwelling units of family housing that are situated in three older (1940-1950 vintage) public housing family developments, and 381 dwelling units that are a mix of single-family and duplex scattered site housing.

1. Public Housing Replacement Units

In addition to the 2,500 public housing units, the OHA is completing the delivery of 412 replacement housing units under a court ordered settlement (Hawkins') agreement. Many of these units are being acquired and built through the assistance of the OHA's developer affiliate Housing in Omaha, Inc. (HIO).

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

The housing authority has prepared a new 5-year (2007 – 2011) and annual plan (2007) based on the recent physical needs assessments, REAC Inspections and input from the Central Advisory Committee (CAC – resident advisory board) and Community Leaders. The plan focuses on

improving the overall performance of the agency through demolition and disposition of obsolete housing stock, consolidation of administrative operations, continuance of vacancy reduction strategies, complying with all fire and life safety systems requirements, improving security on an agency-wide basis and development of new affordable housing opportunities.

Revitalization

OHA is initiating the sale of two non-public housing properties consisting of 166 units and an off-site community building to reduce debt and streamline operations. OHA proposes to consolidate its administrative operations into the Gateway Center, a 56,000 square foot two story facility at 4401 North 21st Street. This consolidation will allow for the disposition of the applications and Section 8 administrative facility currently located at 3005 Emmett Street as well as the current Central Office building at 540 South 27th Street.

The OHA Board of Commissioners has approved staff to make application for disposition of 14 scattered site public housing units that have been determined to no longer be viable contributing units. These units are all located in North Omaha within close proximity to several of the new Hawkins' units that are becoming available for occupancy.

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

The OHA Board has also approved staff to prepare applications for the demolition of the Pleasant View Development which was built in 1952-53.

- The costs associated with bringing the existing development into compliance with current standards are prohibitively expensive.
- The location of the development is no longer conducive to residential use and is plagued with crime.
- The land on which the development was built is sufficiently valuable and should be revitalized with mixed-use development to include commercial / retail and mixed income housing.
- Demolishing the development will allow the development site to be renewed and revitalized through the development of commercial / retail and new construction of mixed income housing. The first phase of development would utilize the housing authority's Replacement Housing Factor (RHF) funds which the agency has been accruing since 2003 to construct 24 cottage style one and two bedroom units for elderly and disabled on the Pleasant View site in close proximity to the Drew Clinic.

2. Public Housing Capital Improvements

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

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

Specific work items are identified in the Annual Statement for 2008 and the Five Year Action Plan (2007 – 2011) available upon request from the Omaha Housing Authority.

3. Public Housing Choice Voucher (Section 8) Program

The Omaha Housing Authority has 4,065 Housing Choice Voucher (HCV) and 157 Mod Rehab Certificates allocated. When the OHA opened the Housing Choice Voucher waiting list, the self-imposed limit of 500 households was quickly achieved three times throughout the year of 2005. During the 2005-year 1500 applications were accepted and 689 families were housed under the HCV Program. The increased allocation of Housing Choice Vouchers was added from Mod-Rehab Certificates expiring during 2005 and two privately owned Section 8 subsidized housing projects that received Housing Choice Vouchers.

4. Public Housing Resident Initiatives

In implementation of its resident initiative strategies, the OHA will 1) continue to consult with public housing residents on a regular basis to plan capital and management needs of high-rise facilities and family developments, and continue to work with community and governmental leaders under the PHA Plan guidelines, 2) to establish a decentralized site-based management program for OHA Public Housing properties that will increase responsiveness to resident needs, improve security, and increase quality property management, 3) conduct open meetings with residents in consultation on the OHA Capital Funds Grant, its revisions, and annual performance reports, and 4) work to increase participation by public housing residents and City of Omaha Neighborhoods when PHA housing is developed to strengthen PHA housing in Omaha.

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

5. Public Housing Security Program

The OHA Public Safety & Compliance Departments mission is to assist residents in developing a safe and peaceful living environment. The goal of the program is to increase the perception of safety and to assist in the reduction of drug sales, gang and gun violence.

The OHA Security Office is a state of 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 used includes digital surveillance and recording systems at each Tower location, proximity card access control, two-way radios, base radios, cell phones and digital police scanners. Officers patrol OHA development sites in marked cruisers and seasonal bike patrols. Officer assignments and work schedules are varied from day-to-day to eliminate predictability.

The OHA Public Safety & Compliance Department is “service oriented” and applies multi-faceted problem solving techniques in addressing resident issues and concerns regarding safety and security.

6. Public Housing Accomplishments

The housing authority received HUD approval of the development proposals that were necessary to provide enough public housing units to complete the Replacement Housing Plan under the Hawkins’ Settlement Agreement. OHA was required to replace 409 public housing units under the Settlement Agreement and received HUD approval for a total of 412 units. All of the Replacement Housing Development Projects are either completed and under OHA Management or are nearing completion and are in process of being turned over to Management for lease up.

The Omaha Planning Department assisted OHA in the development of new PHA housing units where appropriate through land acquisition and completion of environmental reviews. OHA and the Department will continue to work cooperatively in redeveloping target neighborhoods to meet affordable housing needs of the Community.

Completion of all Development Programs is scheduled to conclude in October 2007.

Low-Income Housing Tax Credits

Community Development Block Grant and Home Investment Partnerships Program funds are leveraged with equity generated by the sale of Low Income Housing Tax Credits. The City of Omaha strongly encourages and generally supports developers’ use of Low Income Housing Tax Credits obtained through various offerings of the Nebraska Investment Finance Authority. Absent extenuating circumstances, the City favorably considers projects that foster a mix of incomes among residents and conform to the following rates of low- and moderate-income occupancy:

<u>Type of Housing</u>	<u>Percent Median Income</u>	<u>Percent Occupancy</u>
Senior Housing	50% MFI	60%

Family Developments	50% MFI	20%
Family Developments	60% MFI	40%

Historic Preservation

The City of Omaha has determined that implementation of its community development program, including Community Development Block Grant, HOME Investment Partnership and Emergency Shelter Grant Programs funded by the U. S. Department of Housing and Urban Development, will have an effect upon properties included in or eligible for listing on the National Register of Historic Places. Pursuant to Section 106 of the National Historic Preservation Act, the City will implement its program in conformance with 36 CFR Part 800, “Protection of Historic and Cultural Properties”.

In implementation of Section 106 of the National Historic Preservation Act, the City has entered into a “Programmatic Agreement” between the City of Omaha, the Advisory Council of Historic Preservation (Council), and the Nebraska State Historic Preservation Officer (SHPO) regarding historic properties affected by use of Federal funds for rehabilitation of structures. At a minimum, terms of the “Programmatic Agreement” stipulate 1) the rehabilitation programs and types of projects not requiring review by the SHPO or the Council, 2) the process for identification of historic properties that may be affected by the use of Federal funds, 3) the process for consultation and review of properties by the SHPO and Council, 4) the process for recommendation of properties regarding National Register eligibility pursuant to 36 CFR 60.4, and 5) the process for assessing the effects on a property which is listed on or determined eligible for inclusion in the National Register.

All projects proposed to be supported financially by the City of Omaha’s community development program will be reviewed in a manner consistent with the requirements contained in 36 CFR Part 800 and the procedures outlined in the document entitled “Nebraska State Historic Preservation Office Guidelines for Complying with Section 106 of the 1966 National Historic Preservation Act”.

The following community development activities have been determined to have no effect on historic properties and their implementation will not require review under 36 CFR Part 800 unless the proposed rehabilitation involves the repair or alteration of existing architectural features (e.g. siding, windows, porches, doorways and woodwork). However, their exclusion does not preclude the City from its responsibilities for the identification of historic properties as described in 36 CFR 800.4.

1. Buildings that are less than 45 years old.
2. Handyman Program - Removal of architectural barriers and minor repairs for elderly residents.

3. Emergency Repair Program - Critical repairs (e.g. electrical service, furnace replacement, water service, roof and foundation repairs) for very low-income homeowners.
4. Barrier Removal Program - Removal of architectural barriers for disable renters.
5. Disaster Recovery Program - Critical repairs (e.g. roof and foundation repair/replacement) for low-income homeowners.

**Resale/Recapture Provisions for the HOME Program
City of Omaha**

The Home Investment Partnerships Program requires that the City of Omaha establish resale/recapture provisions to ensure long-term affordability of homeownership housing assisted with HOME funds. These provisions apply to the City’s HOME-funded homebuyer program and do not apply to other HOME-funded projects.

Recapture Provisions

Beginning after project completion, the HOME-assisted housing for the initial homebuyer shall meet the affordability requirements for not less than the applicable period specified in the following table:

<u>Amount of Homeownership Assistance Per-Unit</u>	<u>Minimum Period of Affordability in Years</u>
Under \$15,000	5 Years
\$15,000 to \$40,000	10 Years
Over \$40,000	15 Years

If the housing does not continue to be the principal residence of the family for the duration of the five, ten or fifteen year affordability period, or if the housing is sold during the affordability period, the City of Omaha will recapture only the amount available from the net proceeds from the sale of the HOME-assisted house.

For HOME-assisted housing projects, except for the Bridge 21 Project, the principal amount of the mortgage/deed of trust will depreciate at the annual rate of 5% over a ten-year period.

Bridge 21 Projects shall be repayable loans with a zero percent (0%) interest rate normally amortized over a 30 year/360 month period. The balance of the HOME assistance available from the net proceeds of the sale of the HOME-assisted house will be recaptured if the housing is sold or no longer remains the principal residence of the household.

Resale Provisions Within the Area of Presumed Affordability

The City of Omaha has completed a market analysis that documents that homes within a portion of North Omaha have modest values and are affordable to low-income homebuyers using conventional financing. This market analysis documents that homes within the Area of Presumed Affordability are affordable and that any sale within this area will be affordable and that market forces will ensure continued affordability of HOME-assisted properties. The U.S. Department of Housing and Urban Development has concurred with the results of the market analysis.

The City may select the HOME resale option for a project within the Area of Presumed Affordability before HOME Program assistance is provided to the initial homebuyer. Upon the selection of the resale option the City will not impose resale/recapture restrictions on HOME-assisted, homeownership activities for the subsequent homebuyer. The Area of Presumed Affordability is the following Census Tracts:

**Census Tracts in Which
Housing Is Presumed
to be Affordable**

<u>Tract</u>	<u>Tract</u>	<u>Tract</u>
2.00	52.00	60.00
3.00	53.00	61.01
4.00	54.00	61.02
6.00	55.00	62.02
7.00	57.00	63.01
8.00	58.00	63.02
11.00	59.01	63.03
12.00	59.02	

If the City does not select the resale option for projects within the Area of Presumed Affordability before HOME Program assistance is provided to the initial homebuyer, the Recapture Requirements described above shall be used. This resale provision applies only to the affordability requirements of the project and does not nullify any terms of the mortgage/deed of trust securing the HOME-funded assistance.

**Resale/Recapture Provisions for the HOME Program
City of Council Bluffs**

To ensure long-term affordability of homeownership housing assisted with HOME Program funds, the City of Council Bluffs has established a resale/recapture policy. Beginning after project completion, the HOME assisted housing shall meet the affordability requirements for not less than the applicable period specified in the following table:

<u>Amount of Homeownership Assistance Per-Unit</u>	<u>Minimum Period of Affordability in Years</u>
\$10,000 - \$15,000	10 Years

Infill Program & Katelman Project: For HOME assisted new construction activities on projects, with down payment assistance of \$10,000; the principal amount of the mortgage will depreciate 10 percent per year (\$1,000). For HOME assisted new construction activities on projects, with down payment assistance of \$15,000, the principal amount of the mortgage will depreciate 40 percent during the first year (\$6,000) and 6.67 percent each year thereafter (\$1,000). During the affordability period for both levels of assistance, the remaining balance of the HOME assistance will be recaptured if the housing is sold or no longer remains the principal residence of the household. At the end of the ten-year affordability period, the HOME assistance provided will be completely forgiven.

Under the City of Council Bluffs' HOME program, assistance will not exceed \$15,000. For newly constructed housing, after the initial ten years, the principal amount of the mortgage will depreciate 50 percent. The balance of the HOME assistance will be recaptured if the housing is sold or no longer remains the principal residence of the household. At the homeowner's option, the remaining principal balance may be repaid anytime thereafter.

HOME Tenant-Based Rental Assistance

The City of Omaha will provide tenant-based rental assistance to low-income households through the Omaha Housing Authority. The Tenant-Based Rental Assistance Program gives preference to homeless persons graduating from transitional housing programs, households at immediate risk of becoming homeless and persons with disabilities. All of the assistance is limited to households with incomes below 80 percent of the area Median Family Income (MFI) and 90 percent of the program assistance is targeted to those below 60 percent of the area MFI.

An analysis of data and the results of public participation meetings demonstrated a great need for a Tenant-Based Rental Assistance Program. Very-low income renter households, households with incomes 50 percent or less the area Median Family Income, experience a severe cost burden, or pay more than one-half their income for housing nearly 40 percent of the time. Extremely low-income, households with 30 percent of the area MFI, experience a severe cost burden over half of the time. People with disabilities receiving Supplemental Security Income, which is often the only source of income, must spend more than 90 percent of their income to afford an efficiency apartment in the Omaha housing market. Through the Omaha Area Continuum of Care, an unfilled need was identified for assistance to homeless persons who have successfully completed transitional housing and for assistance to prevent households from becoming homeless.

Affirmative Marketing

In furtherance of the City of Omaha's commitment to non-discrimination and equal opportunity in housing, the City of Omaha establishes procedures to affirmatively market units constructed or rehabilitated under any City-assisted program or project. These procedures are intended to further the objectives of Title VIII of the Civil Rights Act of 1968 and Executive Order 11063. It is the affirmative marketing goal of the City of Omaha to assure that individuals who normally might not apply for vacant rehabilitated or constructed units because of their race or ethnicity:

- know about the vacancies
- feel welcome to apply
- have the opportunity to rent or purchase the units

This policy will be carried out through the following procedures:

1. Informing the public, potential tenants and owners about Federal fair housing laws and affirmative marketing policies

- The City of Omaha will inform the public, potential tenants, purchasers and owners about its affirmative marketing policy, Title VIII and Executive Order 11063.
- The City will place public notices in the Omaha World Herald and the North Omaha Star to inform owners of the program.
- City representatives will meet with property owners and assist them in preparing program applications as requested and necessary.
- Owners selected for a rehabilitation program shall notify in-place tenants in writing of their involvement in the program and provide them with the following options:
 1. Remain in the present unit during rehabilitation.
 2. Move temporarily to another unit within the project while his/her unit is being rehabilitated.
 3. Permanently relocate or voluntarily abandon the unit during the rehabilitation.
- Owners shall post the HUD Equal Housing Opportunity Logo in the project building and display the Fair Housing Poster in their rental office.
- Owners shall use media accessible to minorities when advertising the availability of units.
- Owners shall use the Equal Housing Opportunity logo, slogan or statement in all advertising.
- Owners shall maintain a non-discriminatory hiring policy.
- Owners shall adopt a fair housing policy.

2. Informing low- and moderate-income persons about available units

Property Owners having vacant units may call the Omaha Housing Authority (OHA) at 444-6900 and place units on OHA's "Available Unit" list. This list is distributed to families who have received Certificates of Family Participation and are looking for units

to rent. The listing will remain on the “Available” list for 35 calendar days, then be removed. If still vacant, the property may be relisted.

If the property is not listed with OHA when rehabilitated or constructed units are available for initial occupancy, the owner shall inform the following outreach agencies and/or other agencies of this fact in writing and submit a copy of the letters to the City of Omaha, Planning Department, Housing and Community Development Division, Loan Section, 1819 Farnam Street, Room 1111, Omaha, Nebraska, 68183.

Chicano Awareness, Inc.
4821 South 24th Street
Omaha, NE 68107

Urban League of Nebraska
3022 North 24th Street
Omaha, NE 68111

Family Housing Advisory Services
2416 Lake Street
Omaha, NE 68111

Community Alliance
4011 Leavenworth Street
Omaha, NE 68105

Eastern Nebraska Human Services
900 South 74th Plaza, Suite 200
Omaha, NE 68114

Heartland Family Service
2101 South 42nd Street
Omaha, NE 68105

Eastern Nebraska Community Partnership
2406 Fowler Avenue
Omaha, NE 68111

Heartland Family Service
6720 North 30th Street
Omaha, NE 68112

Eastern Nebraska Community Partnership
5211 South 31st Street
Omaha, NE 68111

Heartland Family Service
116 E. Mission Avenue
Bellevue, NE 68005

Nebraska Commission for the Deaf
1313 Farnam on the Mall
Omaha, NE 68102

Omaha Association for the Blind
1024 South 32nd Street
Omaha, NE 68105

Mayor’s Commission for Citizens with Disabilities
1819 Farnam Street, Room 304
Omaha, NE 68183

Paralyzed Veterans of America
7612 Maple Street
Omaha, NE 68134

Holy Name Housing Corporation
3014 North 45th Street
Omaha, NE 68104

3. Record Keeping

The Owner shall keep records of the following:

- Local media advertisements of the vacant unit
- Contact dates with outreach agencies and Omaha Housing Authority
- Correspondence informing outreach agencies of vacancies
- Race and other demographic data of occupants and persons inquiring about availability of units
- Tenant Survey, utility allowance and income determination forms signed and dated by Owner
- Name and age of all household members
- Verified income for each household
- Copy of lease

4. Assessment of Actions

The Owner's affirmative marketing efforts will be assessed by the City to:

- determine whether Owners have affirmatively marketed vacant units to individuals who normally might not apply; and,
- determine whether a sufficient number of racial and ethnic families have applied for vacant units

The City will take corrective action if it is found that property owners are not carrying out established procedures of the City's Affirmative Marketing Policy and Monitoring Procedures.

Affirmative Marketing Policy Monitoring Procedures

1. Duties and Responsibilities of the Owner

- a) The Owner shall post the HUD Equal Housing Opportunity Logo in the project building and in the rental or sales office.
- b) The Owner shall submit to the City a copy of all letters notifying the outreach agencies of vacancies. Outreach agencies may include, but are not limited to, the agencies listed in Item 2, Page 2.
- c) The Owner shall submit to the City a copy of all advertisements placed in the local newspapers. All advertisements must include the Equal Housing Opportunity Logo, Slogan or Statement.
- d) The Owner shall submit to the City Demographics for Applicant form, attached as Exhibit 1, which includes the name, racial/ethnic characteristics, income and family size for each person responding to the advertisement.

- e) The Owner shall meet with each in-place tenants of the occupied vacant units and complete a Tenant Survey, utility allowance and income determination form. A copy of each form is attached and marked Exhibit 2.
- f) The Owner shall submit to the City the original Tenant Survey, utility allowance, income determination form (signed and dated by Owner) and a copy of the lease agreement and retain a copy for proper record keeping. Forms must be updated on lease anniversary date and submitted to the City.
- g) The Owner shall provide each in-place tenant in the project with a copy of the City of Omaha's written Tenant Assistance Policy (TAP) and shall advise said tenant(s) of the impact of the project on him or her. The Owner shall provide the TAP to the tenant immediately after submission of the Owner's application for participation in the City's program.
- h) After completion of the project, the Owner shall submit a Tenant Survey, utility allowance and income determination form (signed and dated by Owner) for each occupied unit and a copy of the lease agreement.
- i) Owner shall insure that the rents, including utilities and Median Family Income, are consistent with the terms and conditions in the approved Agreement between the Owner and the City of Omaha

2. Duties and Responsibilities of the City

- a) The City shall assess the affirmative marketing procedures to determine whether the Owner has affirmatively marketed the vacant units by monitoring the Owner's performance in carrying out the Duties and Responsibilities of the Owner as outlined in Section 1.
- b) The City shall assess the affirmative marketing efforts of the Owner to determine whether a sufficient number of racial and ethnic families have applied for vacant units. This determination will be made by reviewing the information provided on the Demographics Form for Applicant and Tenant Survey Form to determine the proportion of racial/gender participation versus overall participation.
- c) The City shall take the following corrective action if it is found that the Owner is not carrying out established procedures of affirmatively marketing units:
 - Notify the Owner in writing of any violations of the Owner's Duties and Responsibilities.
 - The Owner will be given thirty (30) days upon receipt of written notification to provide evidence of compliance. Upon the Owner's request, the City will provide technical assistance.

- If the Owner fails to comply with the Affirmative Marketing Policy and Monitoring Procedures, the City may declare the loan/grant in default.

Minority/Women's Business Outreach

Minority and women business sectors play an important part in Omaha's overall plans for future growth, progress, and prosperity. It is vital to the City's economic condition and well being that minority and women businesses expand, thrive and prosper, generating economic stability and increased job opportunities. Towards the fulfillment and accomplishment of these important objectives, the City of Omaha remains committed to minority and women business development.

The City of Omaha's approach to minority/women business development is embedded in its policy of non-discrimination in the conduct of City business including the procurement of goods, materials and services, construction and community and economic development projects. The City recognizes its obligations to each segment of the various communities it serves. It is in recognition of these responsibilities that the City established the City's Contract Compliance Ordinance.

The Ordinance commits the City to:

1. Require contractors and/or vendors to provide employment opportunities without regard to race, creed, color, sex religion, or national origin;
2. Monitor contractor and vendor equal opportunity performance; and
3. Increase the total number and total dollar volume of City contracts awarded to minority-owned and women-owned firms.

The following represents a summary of the goals and objectives of the Planning Department as they relate to minority and women-owned businesses:

1. Encourage, increase and promote business and procurement opportunities for women-owned businesses;
2. Increase and expand the awareness and understanding regarding the concerns, obstacles, and hindrances preventing increased MBE/WBE participation in Planning Department activities;
3. Assist MBE's/WBE's through the revitalization of business districts;
4. Assist minority and female entrepreneurs in the formation and growth of new small businesses; and
5. Provide technical assistance to neighborhood organizations, MBE's and WBE's to increase their participation in the Planning Department programs and activities at all levels.

In order to accomplish these objectives, the Planning Department will:

1. Require that recipients of grant awards, consulting contracts, or loans to develop and provide a MBE/WBE Utilization Plan.
2. Ensure that Requests for Proposals require the submission of MBE/WBE Utilization Plans.
3. Ensure that the programs of the Planning Department are advertised in the appropriate new media whose markets are targeted toward MBE/WBE.
4. Implement an outreach effort informing MBE and WBE firms and capture information on these firms doing business with the Planning Department.
5. Implement a system to identify MBE and WBE firms and capture information on these firms doing business with the Planning Department.
6. Require developers, corporations, partnerships and/or sole proprietors to register with the Human Relations Department and the Purchasing Department.
7. Require developers, corporations, partnerships and/or sole proprietors to provide registration information on all sub-contractors.
8. Require loan agreements to include a statement that jobs created will be made available to low-to-moderate income persons.

Omaha Neighborhood Revitalization Strategy

The Department of Housing and Urban Development stresses a coordinated marshaling of resources for comprehensive neighborhood revitalization strategies. These strategies create partnerships among the federal, state and local governmental agencies, the private sector, community organizations and neighborhood residents to stimulate reinvestment in human and economic capital. The process used by the City of Omaha in developing a federal Enterprise Community application provided the comprehensive approach that developed Omaha's Neighborhood Revitalization Strategy (NRSA) outlined in the application. Because of its experience of applying for and receiving Enterprise Community designation, the City of Omaha meets the criteria specified for a CDBG neighborhood revitalization strategy. A map showing the North Omaha and the South Omaha Neighborhood Revitalization Strategy Areas is contained in the Omaha-Council Bluffs Consortium Consolidated Submission for Community Planning and Development Programs for 2008 to 2012. The following summary lists the five-year and annual benchmarks for the North Omaha NRSA and South NSRA.

North Omaha Neighborhood Revitalization Strategy Area

<u>Benchmarks</u>	<u>Five-Year Goal</u>	<u>Annual Goal</u>	<u>2010 Plan *</u>
Housing Units Constructed/Rehabilitated	375	75	72

Jobs Created/Retained	200	40	60
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South Omaha Neighborhood Revitalization Strategy Area

<u>Benchmarks</u>	<u>Five-Year Goal</u>	<u>Annual Goal</u>	<u>2010 Plan *</u>
Housing Units Constructed/Rehabilitated	75	15	15
Jobs Created/Retained	200	40	20

* Estimate

Performance Measures

The Department of Housing and Urban Development has completed the initial policies that will guide grantees in the use of performance measures in the Consolidated Plan. The March 7th, 2006, Federal Register publication of the “Notice of Outcome Performance Measurement System for Community Planning and Development Formula Grant Programs” (the Notice), represents the results of a collaborative process between HUD and grantees and interested parties. The Notice provides focus and clarifies the direction of this significant Consolidated Plans requirement.

The Notice describes a Performance Measures approach using already familiar objectives: (1) Creating Suitable Living Environments, (2) Providing Decent Affordable Housing, and (3) Creating Economic Opportunities. Three potential outcomes are used to achieve each of these objectives. Those outcomes are: (1) Availability/Accessibility, (2) Affordability, and (3) Sustainability. The three objectives each have three possible outcomes produce nine possible outcome/objective statements within which to categorize formula grant activities. The final portion of the system is the incorporation of outcome indicators to measure performance. The Notice includes a list of seventeen output indicators for grantees and others to review. The Notice explains “the performance measurement system will be incorporated into the redesign of Integrated Disbursement Information System (IDIS), or any successor system, allowing for simplified data collection, including drop-lists and yielding performance data that can be aggregated and reported by HUD Headquarters, field offices, or grantees”.

Monitoring Standards and Procedures

The City intends to provide services and conduct activities, as outlined in this Consolidated Plan, as efficiently and responsibly as possible. Good record keeping and continuous monitoring of activities are central to the effective use of funds and the maximization of program benefits.

This document has identified several priorities dealing with affordable housing. Within each of these priorities, the City has listed several target populations and target areas that exhibit the most need. Specific programs are identified that address these needs. These programs will be carried out by in-house staff or subcontracted to subrecipients, including HOME Program dollars allocated to the City of Council Bluffs for affordable housing programs, or contractors depending on the type of program and the capabilities of the organizations involved. Monitoring procedures, while similar overall for each project, will also have components specific to the program or project.

Monitoring the Activities of Subrecipients

The City of Omaha's monitoring efforts begin with the negotiation of individual contracts. Contracts must be written in such a way as to provide measurable performance criteria and administrative standards, all consistent with HUD guidelines and requirements. These guidelines include, but are not limited to, items such as budgets, time of performance/productivity measures, financial record keeping and audits, reporting, program income, uniform administrative and program management standards, equal opportunity requirements, labor standards, causes of default/termination, and reversion/disposition of assets.

Progress toward attainment of specified goals will be monitored throughout the contract term and any longer period specified. This is particularly important for subrecipients who are working under a long-term contract for services. Monitoring of subrecipients by City staff will include the combined use of tracking of compliance with key terms of the agreement/contract, contract-specific inventory of required monitoring areas, on-site reviews and audits, performance reports, and periodic status reports as necessary. Subsequently, recipients for each program will be evaluated with a risk assessment to determine the appropriate type of monitoring. Computer tracking of on-site property inspections will insure compliance with affordability period property standard requirements. Specific attention will be paid to the financial institution servicing the City's mortgage loans to guarantee that program income is accurately recorded, that the City's mortgage interest is protected, and that clients' needs are adequately served.

Violations, deficiencies, or problems identified during routine monitoring procedures will be addressed and corrected by providing the subrecipient/contractor with the necessary information or technical assistance. If the problem persists, sanctions will be imposed appropriate to the scale of the problem.

Monitoring of City of Omaha Self-administered Activities

In addition to monitoring the performance of subrecipients, the City has a monitoring system in place for projects/programs conducted by City staff. For new construction and rehabilitation projects, this includes a competitive bidding process, job-site inspections, responsible client and cost eligibility determination and underwriting criteria, conformance with National objectives, and a computerized database containing financial and demographic project information.

This computerized database allows City staff to analyze goal related performance in a number of areas: e.g., number of very low income clients, tenant composition in block grant funded rental

projects, funds invested by census tract. By analyzing activity at this level, City staff can determine when and where needs are being met, areas/populations being under-served, and compliance with certain federal regulations.

Long Term Compliance with Program Requirements (including MBE and comprehensive planning)

City staff are also responsible for monitoring City and subrecipient compliance with a number of federal rules concerning labor standards, environmental standards, lead-based paint, minority and women business enterprise (MBE/WBE) recruitment, relocation and displacement, Section 504 and other fair housing standards, affirmative marketing and affirmatively furthering fair housing.

In cooperation with the City's Human Relations Department, this monitoring is conducted by a system of in-house checks and project reviews as well as a concerted ongoing effort to inform and educate all parties as to the content and importance of such federal rules and the consequences of violation.

The City will continue to invest significant staff time and effort to an ongoing and thorough monitoring process to insure that all funds are put to their best and most efficient use according to the priorities and goals identified and within the guidelines of the appropriate federal program.

Proposed Use of Funds

The following section presents the City of Omaha's proposed use of Community Development Block Grant, Home Investment Partnerships Program, and Emergency Shelter Grant funds and the City of Council Bluffs' proposed use of Home investment Partnerships Program funds for Fiscal Year 2008 in tabular form. Our proposed program places a high priority on neighborhood development, creation of affordable housing opportunity for renters and homeowners, economic development, and assistance to homeless families and individuals - with an emphasis on benefit to low- and moderate-income persons.

2010 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

<u>Program</u>	<u>Description</u>	<u>Goals</u>	<u>2010 CDBG Budget</u>	<u>Low and Moderate Income Benefit</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Cost</u>
<u>Single Family Rehabilitation</u>							
Target Area Program **	Direct rehabilitation financing by the City of Omaha in targeted areas through grants for homeowner rehabilitation and special needs projects.	20 units	\$700,000	\$700,000	\$0	\$0	\$700,000
Reinvestment Area Program **	Loans by the City of Omaha to qualified low- and moderate-income homeowners residing east of 72nd Street for rehabilitation, home improvement and energy conservation projects leveraged with private funds.	5 units	\$100,000	\$100,000	\$0	\$100,000	\$200,000
Emergency Repair**	Grants to very low-income homeowners to make critical emergency.	150 repairs	\$250,000	\$250,000		\$0	\$250,000
Handyman Program **	Minor repairs for elderly residents and removal of architectural barriers. Handyman training by the City of Omaha to make critical emergency repairs and minor repairs for elderly residents and removal of architectural barriers.	650 repairs	\$300,000	\$300,000	\$40,000	\$0	\$340,000
Demolition **	Demolition of vacant, deteriorated single-family houses in rehabilitation target areas.	20 demolitions	\$200,000	\$200,000	\$0	\$0	\$200,000
Sub-total		20 units 800 repairs 20 demolitions	\$1,550,000	\$1,550,000 100%	\$40,000	\$100,000	\$1,690,000

* Activities will occur within the North/South Omaha Neighborhood Revitalization Strategy Area(s)

** Activities may occur within the North/South Omaha Neighborhood Revitalization Strategy Area(s)

<u>Program</u>	<u>Description</u>	<u>Goals</u>	<u>2010 CDBG Budget</u>	<u>Low and Moderate Income Benefit</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Cost</u>
<u>Housing Accessibility</u>							
Barrier Removal Program **	Removal of architectural barriers for disabled owners and renters by the League of Human Dignity.	20 units	\$100,000	\$100,000	\$0	\$69,906	\$169,906
Sub-total		20 units	\$100,000	100,000 100%	\$0	\$69,906	\$169,906
<u>Housing Development</u>							
Omaha 100 **	Operational support for a non-profit community development intermediary that provides affordable loans to home purchasers.	40 units	\$40,000	\$40,000	\$0	\$4,000,000	\$4,040,000
Neighborhood Revitalization Strategy Areas Infill Housing Redevelopment Project *	Acquisition, relocation, demolition, site preparation, professional services, public improvements and/or conveyance of property for development of new housing units in the North and South Neighborhood Revitalization Strategy Areas by the City of Omaha.	15 units	\$240,000	\$240,000	\$0	\$0	\$240,000
Logan Fontenelle East Infill Housing Redevelopment Project *	Acquisition, relocation, demolition, site preparation, professional services, public improvements and/or conveyance of property for development of new housing units in the area generally bound by Clark Street, 18th Street, Charles Street and Florence Boulevard by the City of Omaha.	5 units	\$50,000	\$50,000	\$0	\$0	\$50,000
Long School Infill Housing Redevelopment Project *	Acquisition, relocation, demolition, site preparation, professional services, public improvements and/or conveyance of property for development of new housing units within the area generally bound by Lake, 24th, Franklin and 27th Streets by the City of Omaha.	24 units	\$100,000	\$100,000	\$0	\$0	\$100,000

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<u>Program</u>	<u>Description</u>	<u>Goals</u>	<u>2010 CDBG Budget</u>	<u>Low and Moderate Income Benefit</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Cost</u>
Village I Infill Housing Redevelopment Project *	Acquisition, relocation, demolition, site preparation, professional services, public improvements and/or conveyance of property for development of new housing units within the area generally bound by Lake, 28th, Hamilton and 36th Streets by the City of Omaha.	20 units	\$400,000	\$400,000	\$0	\$400,000	\$800,000
Sub-total		104 units	\$830,000	\$830,000 100%	\$0	\$4,400,000	\$5,230,000
<u>Housing Counseling</u>							
Housing Counseling Services **	Rehabilitation and homeownership counseling services provided through Family Housing Advisory Services.	300 clients	\$50,000	50,000	\$0	\$0	\$50,000
Sub-Total		300 clients	\$50,000	\$50,000 100%	\$0	\$0	\$50,000
<u>Economic Development</u>							
Distefano Tool and Die Project	Financial assistance to Distafano Tool and Die Company for expansion.	15 jobs	\$500,000	\$500,000	\$0	\$0	\$500,000
CDC Enterprises Project	Financial assistance to CDC Enterprises for expansion.	8 jobs	\$250,000	\$250,000	\$0	\$0	\$250,000
Wilson Packing Plant *	Loan payment for a HUD CDBG Section 108 loan for site preparation and public improvements for the Skinner-Wilson Business Park at 27th and "Y" Streets.		\$450,560	\$450,560	\$0	\$0	\$450,560

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<u>Program</u>	<u>Description</u>	<u>Goals</u>	<u>2010 CDBG Budget</u>	<u>Low and Moderate Income Benefit</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Cost</u>
North 24th Street Business District Improvements *	Demolition, professional services and public improvements by the City of Omaha along North 24th Street from Cuming to Ohio and Lake Street from 22nd to 27th.	1 public facility	\$150,000	\$150,000	\$500,000	\$0	\$650,000
South 24th Street Business District Improvements *	Demolition, professional services and public improvements by the City of Omaha along South 24th Street from "L" to "Q" Streets.	1 public facility	\$400,000	\$400,000	\$250,000	\$0	\$650,000
Park Avenue Area Streetscape Improvements *	Demolition, professional services and public improvements by the City of Omaha at St. Marys Avenue and 29th Street.	1 public facility	\$150,000	\$150,000	\$0	\$0	\$150,000
Sub-Total		33 jobs 3 public facilities	\$1,900,560	\$1,900,560 100%	\$750,000	\$0	\$2,650,560
<u>Program Administration</u>	Personnel, non-personnel and indirect costs.	-	\$1,122,640	-	-	-	\$1,122,640
	Analysis of Impediments to Fair Housing Implementation Program	-	\$10,000	-	-	-	\$10,000
Sub-Total		-	\$1,132,640	-	-	-	\$1,132,640
Total CDBG Program		-	\$5,563,200	\$4,430,560 100%	\$790,000	\$4,569,906	\$10,923,106

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2010 HOME PROGRAM

<u>Program</u>	<u>Description</u>	<u>Goals</u>	<u>2010 HOME Budget</u>	<u>Low and Moderate Income Benefit</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Cost</u>
<u>Rental Assistance</u>							
OHA Rental Assistance Program	The Omaha Housing Authority will provide Tenant Based Rental Assistance to low-income households residing in housing throughout the city with preferences for households graduating from homeless transitional facilities, persons in danger of becoming homeless and persons with disabilities.	120 units	\$450,000	\$450,000	\$0	\$0	\$450,000
<u>Rental Housing Development</u>							
Village 1 CROWN Rent to Own Houses **	The City of Omaha will provide financial assistance to Holy Name Housing Corporation for the construction of 22 new and 2 rehabilitated rent-to-own single-family houses in an area generally bound by Fort Street, Abbott Drive, Dodge Street and 48th Street. Two of the rehabilitated units will be directly assisted with HOME funds.	24 units	\$150,000	\$150,000	\$360,000	\$4,051,665	\$4,561,665
OneWorld Senior Housing Development *	The City of Omaha will provide financial assistance to OneWorld Health Centers, Inc. to construct 32 units of affordable independent living senior housing at 4920 South 30th Street and provide Tax Increment Financing matching funds. Other Public Funds includes a supplemental \$200,000 HOME funding allocation that is subject to the future availability of funds. Three of the units will be directly assisted with HOME funds.	32 units	\$300,000	\$300,000	\$7,314,363	\$4,544,000	\$12,158,363

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<u>Program</u>	<u>Description</u>	<u>Goals</u>	<u>2010 HOME Budget</u>	<u>Low and Moderate Income Benefit</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Cost</u>
St. Mary's CROWN Rent to Own Townhouses *	Property acquisition, relocation, site preparation, conveyance of land for the construction of a townhouse complex northeast of St. Mary's Avenue and 29th Street by a developer selected through a request for proposals process. This project is a multi-year project that will require a supplemental allocation of HOME funds that is subject to the future availability of funds.	12 units	\$300,000	\$300,000	\$0	\$0	\$300,000
<u>Owner-occupied Housing Development</u>							
Single-family New Infill Housing*	Site preparation, conveyance of land, construction of single-family houses by selected developers and deferred payment loans to qualified homebuyers. Eight of the housing units will be directly assisted with HOME funds. The following is an estimate of the number of housing units for each project. Market interest and developer capacity may alter the actual outcomes for each project. Clifton Hills South Neighborhood - Four houses constructed by GESU Housing, Inc. within an area bounded by Lake Street, vacated Railroad Right-of-Way, Hamilton Street and Military Avenue. Habitat Homes - Five houses constructed by Habitat for Humanity of Omaha in the North and South Neighborhood Revitalization Strategy Areas. 42nd and Lake Townhomes - Seven houses constructed by the City of Omaha northwest of 42nd and Lake Streets.	16 units	\$1,143,624	\$1,143,624	\$720,000	\$1,600,000	\$3,463,624

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<u>Program</u>	<u>Description</u>	<u>Goals</u>	<u>2010 HOME Budget</u>	<u>Low and Moderate Income Benefit</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Cost</u>
Urban Homestead Rehabilitation and Resale Program **	Acquisition of abandoned and foreclosed upon homes, rehabilitation and resale of vacant single-family houses in Omaha and mortgage loans to qualified homebuyers at or below 50 percent of MFI by the City of Omaha. Three of the units will be directly assisted with HOME funds.	13 units	\$200,000	\$200,000	\$1,350,000	\$0	\$1,550,000
<u>City of Council Bluffs</u> Direct Homeownership Program	Downpayment assistance to first-time homebuyers through the provision of second mortgages to purchase newly constructed single-family homes.	5 units	\$135,000	\$135,000	\$0	\$0	\$135,000
Multiple-Family Housing Development Project	Land acquisition and/or construction-related costs for 1 or 2 multiple-family housing development projects at a location(s) to be determined.	3 units	\$164,376	\$164,376	\$0	\$0	\$164,376
Sub-Total		120 assisted 105 units	\$2,843,000	\$2,843,000 100%	\$9,744,363	\$10,195,665	\$22,783,028
<u>Program Administration</u>	Personnel, non-personnel and indirect costs.	-	\$252,000	-	-	-	\$252,000
Sub-Total			\$252,000	-	-	-	\$252,000
Total HOME Program			\$3,095,000	\$2,843,000	\$9,744,363	\$10,195,665	\$23,035,028

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2010 EMERGENCY SHELTER GRANT PROGRAM

<u>Program</u>	<u>Description</u>	<u>Goals</u>	<u>2010 ESG Budget</u>	<u>Low and Moderate Income Benefit</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Cost</u>
<u>Emergency Shelter Operations</u>	Assistance for shelter operating expenses including personnel expenses, supplies, rent, utilities, repairs, security, insurance, equipment and furnishings.						
Help the Homeless, Inc.		81,078 Nights of Shelter	\$81,510	\$81,510	\$0	\$2,143,059	\$2,224,569
Siena/Francis House		101,987 Nights of Shelter	\$102,410	\$102,410	\$24,195	\$828,598	\$955,203
Stephen Center		25,037 Nights of Shelter	\$25,080	\$25,080	\$23,100	\$165,255	\$213,435
Sub-total		208,102 Nights of Shelter	\$209,000	\$209,000	\$47,295	\$3,136,912	\$3,393,207
<u>Program Administration</u>	Personnel and non-personnel costs for ESG Program administration.	-	\$11,000	\$11,000	-	-	\$11,000
Total ESG Program		-	\$220,000	\$220,000	\$47,295	\$3,136,912	\$3,404,207

* Activities will occur within the North/South Omaha Neighborhood Revitalization Strategy Area(s)

** Activities may occur within the North/South Omaha Neighborhood Revitalization Strategy Area(s)

Nebraska Affordable Housing Program

<u>Program</u>	<u>Description</u>	<u>Goals</u>	<u>2009 NAHP Funds</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Cost</u>
Single-family New Infill Housing	The City of Omaha will use NAHP funding for site preparation and construction of owner-occupied houses by GESU Housing, Omaha Habitat for Humanity and the City of Omaha, and the City will provide second-mortgage deferred payment loans to qualified homebuyers. The City of Omaha will provide HOME Program matching funds and will convey land to the developments at no cost.	16 units	\$720,000	\$560,000	\$1,600,000	\$2,880,000
Village CROWN Rent to Own Houses	The City of Omaha will provide financial assistance to Holy Name Housing Corporation for the construction of 22 new and 2 rehabilitated rent-to-own single-family houses in an area bounded by Fort Street, Abbott Drive, Dodge Street and 48th Street. The City of Omaha will provide land at no cost to the project and will provide HOME Program assistance.	24 units	\$360,000	\$150,000	\$4,051,665	\$4,561,665
St. Martin de Porres Senior Housing Development	The City of Omaha will provide financial assistance to Catholic Charities to construct 24 units of affordable independent living senior housing in the Long School Neighborhood on 25th Street between Burdette Street and Blondo Street and on Patrick Avenue between 25th and 26th Streets. The City of Omaha will provide land at no cost to the project and provide Tax Increment Financing matching funds.	24 units	\$310,000	\$125,000	\$3,196,268	\$3,631,268
Salem Village II Senior Housing Development	The City of Omaha will provide financial assistance to New Community Development Corporation to construct 27 units of affordable independent living senior housing at 3520 Lake Street and provide Tax Increment Financing matching funds.	27 units	\$410,000	\$180,000	\$4,287,052	\$4,877,052
		91 units	\$1,800,000	\$1,015,000	\$13,134,985	\$15,949,985

* Activities will occur within the North/South Omaha Neighborhood Revitalization Strategy Area(s)

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Citizen Comments

MACCH/Continuum of Care Focus Meeting
February 13, 2009

- Gap between services and housing first - limited vouchers available
- Funding for PSH Services
- Funding for specific needs like utility deposits
- Consider targeting some vouchers for those completing Transitional Programs
- Need system and services to help prevent shelter stays
- Work with employers to provide service referral information
- Women/Men who are aging facing homelessness - not using services - need advocates to help
- Need SRO's
- Need better transportation (locations/hours of operation)
- Need information (211/List of services)
- Facing problems with landlords accepting those with poor credit/rental history
- Finding child care without Title XX
- Resources for car repairs
- Access funds/sponsors from large and medical businesses
- Need shorter wait time for Substance Tx
- Physicians prescribe appropriate meds to those with dual Dx
- Shelter beds need to be made available for non-married couples, transgender, older child
- Prevention services available to "working poor"
- Evening/weekend hours for HHS and other service providers
- PSH for high level needs
- Need for housing vouchers for people coming from transitional housing or graduating other programs (currently 90 for 2 years)
- Increase housing options
- Increase funding for support needed for PSH
- Need utility deposits
- Increase Section 8 housing units
- Maintain supportive housing (avoid eviction)
- No D/C plan when in assisted living - shelter cannot provide level of service

- Aging out of foster care
- Discharge planning (in general)
- Case Managers who follow clients - not facility based
- Incentives for care to homeless

SPECIAL NEEDS FOCUS GROUP MEETING
APRIL 29, 2009

David Thomas stated that it is for the housing therein, rental assistance, utility payments for the unit they move into right away, but if there are no additional subsidies at the end of 18 months and they would be homeless at the end of 18 months, then this program would want to say that you and your initial assessment had certified someone that really wasn't eligible for this program. Even with this assistance, they would find themselves going homeless. In the initial assessment there is so much involved. \$2 Million has come to the City of Omaha but an additional \$1 Million is coming to another agency in this community through the State which was selected by this areas Continuum of Care. We want all agencies who might be in touch with clients who could benefit from this knowing about it so they will not miss out on this benefit because the case manager may not know about the program. When we choose the agency who will deliver the program, we are going to make the responsibility for this ongoing education of other agencies to be available but it is so important that we get this going that we want to take every opportunity to make sure you know about it. 60% of the \$1 Million and \$2 Million must be expended within two years and that timeframe is up in September, 2011. We need to hit the ground running with this. One of the things we want to do in August is begin inviting your agencies to identify individual households who you think may be likely candidates for this so they can be assessed by these case managers so early in October they can begin benefiting from this.

Any eligibility requirements for the Homelessness Prevention and Rapid Rehousing Program: Dave Thomas will email a 7-page summary of it but will also email where to go for the 52-page rule that was published by HUD. We will make sure you get it right away as soon as you request.

Erin Porterfield is the current Executive Director of the Omaha Metro Area of Continuum of Care and this is very much an initiative that the City and the Continuum are giving form to on top of the very specific form from HUD. Inquiries can also be channeled through Erin.

The area providers who are serving people who are homeless and entering data, while they have been entering data for some time only now are they starting to look at that data and see that it may be dependable and comprehensive to give them a better picture of who is homeless, what causes homelessness and what are the answers to unhomelessness. They have some data that helps them paint the picture – it's not all data for all who are homeless for extended periods of time be able to compare between years but it is data that they can look through, so for the last 9 months up to April 1st, they have seen about 4,400 people homeless in the Douglas and Sarpy Counties so that is not the combined Potawattamie County area. That is non-duplicated people, not multiple times of the same person. That is a true record of about 4,400 people. That doesn't include data from domestic violence shelters, which

we are not allowed to put into the systems. It is not a very comprehensive data set on who are youth that are unaccompanied and homeless. It is a picture, but not comprehensive. Of the 4,400 people about 10% of them are children; 20% of them are chronically homeless so those who are based on the definition of chronic homelessness are either there multiple times homeless and they have a diagnosis of some sort of disability, physical, mental, etc. and it is likely that they are multiple diagnosis. This does not include those on the streets. It is not a comprehensive look, but it is something they can go to and of the 4,400 people they know that more than 1,300 said yes to a mental health diagnosis. That looks like beyond ¼ of the people that are homeless. About ¼ of them say yes to alcohol recovery issues and about ¼ say yes to drug abuse problems. Under ¼ say yes to physical or medical problems. About 300 people say yes to mobility problems. This can be one person saying yes to many of these issues. About 150 say yes to diagnosed dually – having 2 diagnosis. About 120 have developmental disabilities; 82 other; 61 vision impaired; 42 learning impaired; 38 hearing impaired; 33 medical, handicapped or other injuries. 23 HIV or AIDS; 12 speech impairment; 9 ? impairment; 6 serious emotional disorder; 2 Autism; 2 Alzheimers. This is not the best information but is the best they have ever had. It certainly lends to indicators of need for housing, but not just housing for housing sake, but housing with support, financial assistance and a need to look at what is needed and for an extended period of time. People with mental illness exiting the prison system – the prison system is full of people with serious mental health difficulties and they are repeatedly entered into the prison system because of the challenge they have with accessing appropriate dosage of medication and the support needed in order to help them to take the medication – with food or not, with water, clean water, etc. When there is a housing option that meets their needs, they will be more successful not reentering the prison system and having a relapse in mental health. If there is a relapse, then it is supported not with punitive measures but with supportive measures. That is another thing they are trying to understand in terms of the homeless population is who is coming from jail, how many, how many times were they in jail, is shelter the right place, a safe place for them and for others? What they can tell from their best first look is those in this 9-month period who they are disclosing, they say about 35 people who have left jail or prison and are homeless and do have a disability.

Another group that is hard to measure homeless is youth or unaccompanied minors. We know they are very good at survival. Those who have been in foster care and not discharged from foster care appropriately tend to be lost or thrown away in the system. We know they need a special kind of housing option and that is not a pseudo-parent option, but is a housing option that says live here, I know you're 17, we will support you with budgeting support, transportation, helping you problem solve, school, etc. and provide a back-up plan for you not say if you don't do right, then you're out. We're having a hard time understanding how many people need that and to what extent, what kind of housing option is a good idea for them; is it their own apartment with their single room or their studio, or is it more congregate living? Will that provide the support that they need in order to be ready for the next step? We don't have a good sense of how many people, because they aren't in the shelter system. It's not the best place for them. It's not always safe. They would be more found doubling up with a friend or relative or someone they don't know very well or in some cases housing for sex. We just know that it is needed.

Domestic violence is a whole other category of specialness that is needed. There are a whole lot of disabilities and it may or not come into play with domestic violence, but if it does then all of the support is needed given the disability under the caveat of let's help you recover from the violence with your children, with society, with finances, etc.

There are some special categories that do not show up as a disability but they have people listed under male, female and transgender. Transgender people – 3. We need housing options for people who do not fit a certain standard or category that welcome people – for the number of children they may have, for the lifestyle they may have, etc. There is not a good understanding of how to do that.

It is worth noting that based on the research that they are understanding nation-wide, sometimes we assume that providing rental assistance will actually cost so much money, but when we look at some of the research that has been done over years, it is tremendously cheaper when you think about housing someone and giving them the support they need comparably. What we know with no background of their disabilities, family sizes, etc., the average cost for prevention of keeping someone in their stable housing, is \$875; for adults \$610 and that was giving them the rental assistance or utility assistance they needed to get them stable. They looked at people who had been homeless and then got appropriate housing, the average cost for a family was \$1100 and an average cost for an adult was \$850. That was not just saying we'll give you one months rent. It was let's figure out what you need to get you stabilized. That cost does not take into account case management or support. Individuals and families receiving assistance – financial and services, based on what their need demanded, only 3-6 months. They could have qualified for much more, but they really didn't need it. When we think about what are the answers for homeless, especially those with special needs, it doesn't have to be as complicated as we think. When we think about our data and all of the people we serve, those with disabilities and special needs or not, we know that for 2 years individuals were homeless only time about 2,800 people. For families, 262 families were homeless only one time. They frankly just needed the assistance.

Some of the other research that has been done by the National Alliance to End Homelessness and also some other nationwide programs – there has been sometimes a comparison when we only offer people financial assistance and if you offer them financial assistance and support, the outcomes are about the same. Financial assistance is hardest for people to get but it is what puts them into stable housing. Homelessness will likely happen to people who are poor. Poverty is often the cause of homelessness. If you think about multiple disabilities for someone who has access to financial stability, they are not going to enter homelessness, so poverty is often the cause of homelessness, and if we can help poor people get financially stable when they need it, then we will prevent homelessness.

There are solutions there that we can look at that will help us lessen the number of people who are homeless and for those that are homeless, make it a short stay. This year the area agencies all provided applications to the federal government to start something called Permanent Supportive Housing which is really the thing that has been credited with reducing chronic homelessness, so 64 units of permanent supportive housing are on the horizon to start this spring, not only that but there are thoughts about offering permanent supportive housing at the Human Services Campus planning, Sienna Francis; 41-46 units some day in the future. That could become the answer to some of those stuck in homelessness because we don't have the support they need. Some people will need support for the rest of their lives. There are some good things happening in our community that are aimed to serve those that have been termed the hardest. We want them out of homelessness into safe housing.

Housing First is a housing program that is self explanatory. If you are homeless, start with housing and then figure out how to maintain it. It has been credited in many communities with being the right answer for a lot of people. It is a low demand housing option. It doesn't say you must be sober or drug

free, etc. and if you don't you're out. It says you have to keep it safe for those around you. If you need to use, then don't do it here. Do it somewhere else and then come back when you're ready for help and it also says we understand that this is strange for you and you might not want to be here, but we will save your room for you. Instead of making requirements up front, it says we respect you, we will start with you and figure out where you want to go from there. When communities try it out, they see miraculous results in people who don't fit any of the other program models that we have so efforts should be made to try Housing First as a pilot.

As far as the Open Door Mission, there are 46 units with funding proposed for them in the NSP application that the City and Open Door Mission will submit to the State in 2010. 48 family units and 72 single units should be ready in January 2010.

Affordable Housing Plus Services is a very pragmatic, low-level way of approaching populations with special needs that have the level of need in perspective and provides services, dependent on the level for people that have greater need for services. At this point people in this position are placed in a hotel, rather than a housing unit such as the Towers, because they usually come in as an emergency on a Friday afternoon and then have to be replaced on Monday. What they need is emergency housing that they can maintain in one of the towers specifically 3-4 units for emergencies of clients until they can be put out someplace where they are in a good safe place. Once a month or every other month they end up putting someone in a hotel from Office on Aging. They also need this for people who need assistance and cannot live on their own. Funding is needed.

Jim Anderson was wondering about the impact of our current economic situation, for people who provide assistance. Has the major part of it hit Omaha yet? For Home Deliver Meals they are doing well over 900 meals per day, which is up over 100 per day from last year. They have a lot of people coming to them who retired two years ago who thought they would be okay and they are finding out that they cannot and are now requesting assistance to stay where they are at the moment. They are finding a lot of people who really do need to move into an assisted living situation, who cannot sell the house they have, delaying it to some detriment to their situation. The senior employment department is so busy. They have people who have been out of work for about ten years in their 70s and don't have some of the skills to get another job, trying to learn how to use a computer, etc. but a lot of them are totally not qualified due to the time they have been away from work. With the economy the way it is and the number of layoffs, there are some people quite qualified for the jobs but the jobs just aren't there. People are blending families more with the economy the way it is now. That is an okay situation temporarily but for ongoing it is not okay. People who enter homelessness are people that don't have an extended support system.

League of Human Dignity – With the Barrier Removal Program and Home Modifications, with the economy, building materials have gone up so cost of projects for people trying to do it on their own or get assistance through the Assistant Technology Partnership, they find it tougher to afford the projects so they make a request for help. There is usually a waitlist of about 40 people and a year wait before they can start the process of making the homes more accessible. Other agencies are also experiencing this situation. They try to refer people to other resources, such as Rebuilding Together and the Handyman Program, that can help cover the cost for making the house more accessible, but there are only so many resources out there in the area. Within the last six months there has been an increase in the number of people asking about mortgage payments – they don't have the ability to pay their mortgage or rent. It is

hitting Omaha and will continue to get worse in Omaha based on what the programs are seeing. Hopefully the stimulus money will help to take care of some of the need.

A-H NEIGHBORHOODS FOCUS GROUP MEETING APRIL 30, 2009

Jim Anderson passed around a sheet with a brief description of an application being made to the State for the first round of the stimulus money that is making its way to communities; it is called the Neighborhood Stabilization Program. The first three projects are part of what is called the Omaha Set Aside. Omaha and Lincoln were given set asides where Omaha would get approximately \$4 Million. The first three projects are the single-family CROWN Rent-to-own, the Urban Homestead, and the Demolition and Construction are going to be contained in the City's application for the set aside in combination with developers – the Open Door Mission and jDevelopment, Greater St. Paul Ministries and Excel. We are co-proposing the last two for another \$1.5 Million in addition to the set aside. Urban Homestead and the CROWN Rent-to-Own are both taking houses and rehabilitating them and they will be primarily in NRS areas – specified target areas in North and South Omaha. It is possible that they could be outside of those areas. They will be east of 72nd Street. One of the major challenges of the program is to find houses that would be in neighborhoods that people would be attracted to; they would be rehabilitated homes having a nice appearance. We are working out the specifics of the homebuyer aspect of the program in regard to mortgage or the amount of second mortgage if there is one. Omaha 100 will do the underwriting.

Attendee: There is a problem with Omaha 100. The people are not meeting the guidelines, so something is wrong there.

Jim: the first part of these projects deal with households that are at 50% or less of the area median income so they are really lower income than our average homebuyer programs. The difference is that these are also rehab not new construction so the hope is that we can get something, for instance with the Urban Homestead where people will buy immediately for a certain dollar amount, rehab it and have a house worth more money. That may be easier to qualify for as opposed to the new more expensive homes. Then we throw in a \$20,000 DPL which is similar to the other programs which start with a \$50,000 DPL and over a 10-year period it is forgiven halfway. We do have houses that are not selling. We demand that those guidelines be met because it is demanded of us. We are basically exploring deepening incentive (DPL). We have done that in recent years. We have done a program like the homestead (RSVP) with rehabilitated housing for sale but not so much that we would know what the market for that is. RSVP is similar but run primarily by non-profit agencies and we provide the homebuyer financing. We do not purchase the home. For those housing units that we find that may not be suitable for rehabilitation, the third of the group is the demolition and construction of new houses. If the house is beyond saving, abandoned and in foreclosure, we can demolish it and provide a clear lot with a basement for a new house. The construction of the house would be provided by Habitat for Humanity. The money has to be committed for all of the projects for the first round of the stimulus money in 18 months, which is faster than usual. We still have our own programs ongoing as well.

OHI, an offshoot of OHA is focusing in the area on 30th from approximately Lake south to Parker as family and public housing development called Pleasantview. They are talking about a variety to include senior housing and maybe some commercial. Attendees really emphasized the need for a grocery store,

not a quick shop. The area is highly trafficked and once it is cleaned up it would be a really good area and a grocery store would be used by people in the area, as well as people passing through the area.

The CROWN rent-to-own program will also be using tax credits from NIFA as the private funds. Tax credits really do provide a lot of affordable housing in almost every city. We are required to submit an application by May 6th so we need to get things rolling and spending the money. These are the types of projects we would normally do but not necessarily all at once. This does not eliminate our regular program.

Another thing that is going on is the Homeless Prevention and Rapid Rehousing Program and it uses Federal funds designed to help people who may be on the verge of becoming homeless to help prevent that from happening. Instead of letting people slip into homelessness and having a hard time getting out of it, the idea is to provide funding to pay for some kind of rental assistance or other measures that may be suitable for preventing people from becoming homeless. In addition to the Stimulus money, the State is also providing an additional \$1 Million of their allocation to the City of Omaha so it amounts to approximately a \$3 Million program and will be used in the same way as described. Credit repair and extensive education are also included in this program.

There should be another round of NSP funds and we think they will be purely competitive. In the first round, the State got \$19.6 Million to start with. That's a lot for a state the size of Nebraska. That's why the State of Nebraska set some money aside for Omaha, which has the largest concentration of issues. Washington, DC is sorting out allocations for CDBG and HOME programs. There is still time until June 1st to submit an application for a project. We will have a public hearing including everyone invited to this meeting, Special Needs Meeting, Homeless Meeting and get everyone together to talk about housing needs and hear the different needs. This meeting will also help the administrators know what the biggest needs are.

Commercial plus residential works in Dundee, etc. and it is needed on North 30th. If there is enough positive on the street many of the negatives will go away. An area that may be closer to that is North 24th Street, but it needs more commercial. What really needs to happen is the economy of North and South Omaha needs to be integrated with the rest of the economy so you have people going there that depend on the product you are providing even though they may live in a different part of town. You need a thriving business not totally dependent on the surrounding areas. You need enough local traffic to keep you busy.

**AFFORDABLE HOUSING/NEIGHORHOODS FOCUS GROUP MEETING
APRIL 30, 2009**

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PUBLIC HEARING

10/29/2009

Vicky Wilson, Executive Director of the Omaha Small Business Network. She has been the director for the past five years and every year they have received funding through CDBG. This year they didn't make the cut. In the past they received \$100,000.00 per year. They are a business incubator, located at 24th and Lake Streets. They have 34 businesses in their building and 4 retail operations across the street. Business incubation is all about providing business services that will assist the entrepreneur in growing their business, so if they provide space for them at a very low rate, rent only. They provide training, computer lab, mentor program, one-on-one consulting. They have a very successful micro-loan program but it does not pay the bills. The revenue they are able to generate from the tenants is great. They even have some anchor businesses in there that pay real world costs. The \$100,000.00 they have been able to receive every year except for this year is very critical to their operation. OSBN has been around since 1983 and has had its ups and downs, but they have done a fabulous job lately and that is because they have a fabulous team. They have a strong board and wonderful tenants. The funding could be the difference between OSBN going forward and not, but they aren't going to give up. James Thele stated that OSBN has done a job for our community for a long time and do it very well. It is very difficult when decisions are made regarding funding.

Karen Mackelroy, with OTOC, is a parishioner of Holy Name parish and they have been working for the past 9 months with different OTOC communities, including St. Paul's Methodist and St. Pius X, on housing, rehabbing and revitalization of houses. They have listed Holy Name parishioner's concerns about the upkeep and housing demolition, and how the neighborhoods are shifting. They came to the conclusion after talking about this and taking a look at the different things around their area that there is

a space between the Benson Ames Alliance area and North Omaha community development and they're in that zone there that there are lots of needs within. They think it is important to maintain low-income home and to attract buyers to all of those areas. They just completed doing their own survey between 42nd and 48th and Bedford and Maple, and did data collection from the public options that they could see. They saw owner-occupants, price of the homes, etc. They gathered the information together with a group of about 10 people and went out on a Saturday morning to take a look at what the houses were that they saw on the computers. Each of them walked their own areas and did a city block of areas. They did a visual check of how the homes were at that time, (roofs, siding, paint, chimneys, sidewalks, etc.) As they walked down the first street and before they got down the first block and could start realizing who the rental and homeowner properties were. They realize there are responsible landlords who do keep up their properties, but they have seen a real shift. Their target area between 42nd to 48th and Bedford to Maple, with Fontenelle Blvd. as the dividing line, the differences were that it went from about 20% rentals on the west side of the boulevard to 53% rental on the east side. As we looked at different things between the 1990s to 2000, the shift has continued, so they are very interested in being a part of some of the programs in 2010 and 2011 so they can bring some of the creative rehabilitation and revitalization into their area around the Holy Name area. They are working a lot with Sr. Marilyn and she tells them things they can and cannot do. They would like to see a real chance to collaborate and work with people on different projects in the area and it is vital to midtown and all of central Omaha to take care of all of the sections of the city. James Thele stated that they do agree that rehabilitation is important and necessary in order to keep homeowners in homes as well as to encourage homeownership.

Archie Godfrey appeared with some history with OSBN. He stated that he does not know what can be done in regard to the funding process but they represent a community that has the highest unemployment rate. In that building they have that number of companies that employ most of their labor force from the community. His son is, who received an engineering degree at the University of Nebraska and lives in Lincoln, has taken a space in here to launch his engineering company as a contractor. One of the things that got him wanting to work through them is the support program and the training program that they have. If those services are not provided, all you have is a building that is lending space. It is very important that we do everything to secure and do all we can to make sure that these new businesses get a good start when the national averages is up to 80% of every business starting within 5 years going out of business. The money will be well-spent and it is a sound operation which is clean and one of the most attractive business locations in North Omaha.

Kevin Sayers, owner of Diversity Print and Graphics, stated that his company was started through the NOBEC (which was a predecessor of OSBN) and he is a product of OSBN. He is looking at funding another business venture and hopes to return to OSBN to accomplish it. Of course with the economy in the shape it is in, he understands that as a business owner, he needs to try to secure but if they are going to take away some of their avenues that he has available to him, that will make it as a small business owner much more difficult to achieve what he wants to achieve. He wants to make certain that the company that helped him with his start will allow him and his children to continue. The program is needed to keep North Omaha going. Hopefully something can be done to reverse the decision and allow the money to be put back into the program. Please keep the programs going. They do help!

Tony Welchert (?), chairman of the OSBN board, stated that he would like to echo the sentiments presented previously. They are an organization that has been a part of the North Omaha community for several years and they have done a service that has allowed many people to benefit. It is very critical to

find a way to work together in partnership with the City Planning Department to find a way to gather the funds and help their organization to continue to survive so they can help the people they service. The whole purpose of the CDBG is to help businesses to grow and stimulate the economy. One of the services they have provided in the past is to help the small businesses create a stronghold in the North Omaha community. When you take away the funding you indirectly or directly start affecting them today in the future.

Theresa Hunter, FHAS and Omaha 100, said thank you for the support of the City because not only do they do the counseling of the people with the financing of the mortgages that they get, but they also help them get prepared for homeownership. They have the match-savings program and that allows people to get their resources together so they can also save money which is matched 2 to 1 so they can either purchase a home, start a business, or go back to school. There are a number of other resources that are available for foreclosure prevention on the other side. The funds provide not only the services you're funding, but it is leveraging those things too so they also are helping to build a better community and helping people with the resources they need.

Pat Baird, owner of Big Mama's Kitchen and Catering, got her start because of OSBN. She was told by a few different banks that she was too old, even though she is 69 now and running her business. OSBN taught her for one year how to run and establish her business and get a business plan. Her children who are in college now are talking about moving out of Omaha because there are no jobs for them here. She wants OSBN to remain because it is a resource to get businesses started and it also to show the young people in our community that Omaha is viable. In her business, she believes in giving people a second chance, so therefore she hires felons and people other businesses will not hire to give them a second chance. It is because of OSBN that she is in business. James Thele stated that they are very concerned with any funding issues. They will to the best of their ability see if there are other funding sources available but will not make any promises.

Karl Tyler, who has been gone for 20 years and just come back to Omaha, used to be the chairman to the North Omaha Community Development. They used to have 14 strong neighborhoods active when he was here before with only one or two operating now. He sees houses and some potential. If we don't start developing corporations, there will not be any jobs. Good has come from North Omaha, but we don't hear about it. It has come out and it needs to come back in.

Rick Cunningham, Planning Director, thanked everyone for sharing their thoughts. He shares the frustration that they don't have the money do all that needs to be done. How to increase the money they have in North and South Omaha, and hopefully we will be able to get more money to use for the projects needing to be done and to work on the efficiency and effectiveness of our programs. Perhaps one of the things the neighborhoods should do is to look at forming an organization that looks at code enforcement within your area – things like the SCAN program, etc, which the Planning Department through the Building and Development will help you to do. He made a commitment to make and continue the program down the road to get more money that can be used to work within the community to leverage as much of that money as possible with other funds knowing we will never have enough money to do it all. Hopefully the program will be 50-100% bigger next year than it is now... no guarantee, but we will work toward that.

Written Communications

Mr. James Thiele,

2/25/2009

My name is Issack Hussein and my wife's name is Arbai Salat. We were approved by the city of Omaha to own our house through Habitat for Humanity. This letter is just to say thank you so very much for giving my family this opportunity! We are so great full to be accepted by Omaha! I wish nothing but the best for you and I hope you can share my smile!!

Have a wonderful and blessed day!!!!

Issack Hussein & family

NAHIF - 14,500
Omaha NDDI - 10,000



City of Omaha
Mike Fahey, Mayor

February 26, 2009

Planning Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140

Steven N. Jensen, AICP, IA
Director

Issack Hussein
3306 Manderson Street
Omaha, NE 68111

Dear Mr. Hussein:

Thank-you for the letter of appreciation regarding the purchase of you new home through Habitat for Humanity and the City of Omaha, it is always good to hear from the people that benefit from our effort to provide decent, affordable housing. Your thoughtfulness is appreciated.

Continued success for you and your family.

Sincerely,

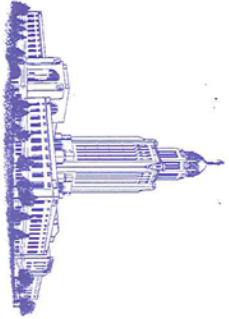
James R. Thele
Assistant Director
Planning Department

Nebraska State Legislature

SENATOR JEREMY J. NORDQUIST

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November 12, 2009

James R. Thele, Assistant Director
City of Omaha Planning Department
1819 Farnam St Ste 1100
Omaha, NE 68183

RE: 2010 Community Development Program Funding

Dear Assistant Director Thele:

I request that you reconsider your decision to deny funding to the New Community Development Corporation. I am especially concerned about the effect this decision will have on the Catholic Charities Microenterprise Training and Development Program.

The Microenterprise Training and Development Program has delivered dramatic outcomes in my District; almost all small businesses along the 24th Street business corridor in South Omaha have received assistance through this robust, successful community based program. The program has proven critical in establishing and sustaining a vibrant small business community in an ethnically diverse and economically challenged section of our metropolitan area.

Thank you for your consideration. I look forward to hearing your final decision in this matter.

Sincerely,


Jeremy Nordquist

cc: Mayor Jim Suttle
Councilman Garry Germandt



City of Omaha
Jim Suttle, Mayor

November 19, 2009

Planning Department
Omaha/Douglas Civic Center
1819 Farnam Street, Suite 1100
Omaha, Nebraska 68183
(402) 444-5150
Telefax (402) 444-6140
R. E. Cunningham, RA, F.S.A.M.E.
Director

Jeremy J. Nordquist, Nebraska State Senator
Legislative District 7
615 Dorcas Street
Omaha, NE 68108

Dear Mr. Nordquist:

Your interest in the City of Omaha Community Development Program for 2010 is important and, as you know, the process of budgetary decision-making is always a challenge. Your concern regarding the decision not to fund Micro-Enterprise Training through the New Community Development is appreciated.

If you have further questions, please do not hesitate to contact me.

Sincerely,

James R. Thele
Assistant Director
Planning Department