

## CITY OF OMAHA ACTION PLAN FOR FISCAL YEAR 2008

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 2008 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 2008 for use in carrying out the City's housing and community development programs and activities:

<b><u>Federal Resources</u></b>	<b><u>Amount</u></b>
FY 2008 Community Development Block Grant Entitlement	\$5,300,000
Program Income	800,000
Un-obligated Prior Year Balance	100,000
FY 2008 Home Investment Partnerships Program Entitlement	2,500,000
Program Income	860,000
Un-obligated Prior Year Balance	60,000
FY 2008 HOME American Dream Downpayment Assistance Program	54,300
FY 2008 Emergency Shelter Grant Program Entitlement	220,000
FY 2007 HUD Lead Hazard Reduction Demonstration Grant Program	2,000,000
FY 2007 EPA Exterior Lead-based Paint Stabilization Cooperative Agreement	4,900,000
FY 2007 Continuum of Care Supportive Housing Program Funds	<u>2,312,500</u>
<b>Total Estimated Federal Resources</b>	<b>\$19,046,800</b>

**State, Local and Other Public Resources**

FY 2007 Nebraska Homeless Assistance Trust Fund	\$584,000
FY 2008 Nebraska Affordable Housing Trust Fund	1,400,000
Eastern Nebraska Human Services Agency	50,000
City of Omaha General Funds and Tax Increment Financing Funds	487,700
Other Federal, State or Local Programs and Prior Year or Proposed Future Year CDBG/HOME Funds	<u>994,500</u>
<b>Total Estimated Other Public Resources</b>	<b>\$3,516,200</b>

**Private Sources**

**Estimated Private Sources** **\$18,738,500**

**Total Estimated Funds from All Sources** **\$41,311,500**

**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, and 8) the Shelter Plus Care Program.

State of Nebraska resources available for local investment include 1) the Nebraska Investment Finance Authority Low Income Housing Tax Credit and Tax Exempt Bond programs, 2) Nebraska Affordable Housing Trust fund, 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 and non-profit corporations intend to apply for NAHTF and State HOME Program funds. A proposed program for 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 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 Area (NRSA) in Omaha's northeastern quadrant has the greatest housing and economic problems and, therefore, its 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 this Neighborhood Revitalization Strategy Area. Activities targeted to

this area include homeowner rehabilitation, rental assistance, construction of new single-family and multi-family housing, public housing development, 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 2008 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 2008 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 will be 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.

The City of Omaha plans to seek additional resources from the Nebraska Affordable Housing Trust Fund.

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: This program provides financing to qualified low- and moderate-income homeowners residing east of 72<sup>nd</sup> Street for rehabilitation, lead-based paint hazard control, home improvement and energy conservation projects. The Reinvestment Area Program leverages private funds by reducing rehabilitation financing costs through principal reduction. Direct outreach marketing of this program by City staff

will occur in twenty-four targeted neighborhoods. In addition, a special effort will be made to market the program in areas of neighborhoods adjacent to City-assisted new housing development projects.

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.

3. Emergency Repair Home 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. 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 Program: 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. Long School Neighborhood Infill Housing Redevelopment Program: 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. The redevelopment area is generally bounded by Burdette, 24<sup>th</sup>, Franklin and 27<sup>th</sup> Streets.

The City of Omaha will convey sites for the construction of new housing units to a developer. The City plans to provide construction financing to the developer and provide deferred payment loans to qualified homebuyers using HOME Program and NAHTF funds.

The project is located within the City of Omaha's Neighborhood Revitalization Strategy Area (NRSA) in North Omaha. Therefore, the City estimates that 100% of funds allocated to the program will directly benefit low- and moderate-income residents. Accomplishments achieved within the NSRA will be counted toward the achievement of NRSA goals.

4. Logan Fontenelle East Redevelopment: The City of Omaha will contract for professional services, prepare sites, install public improvements and convey property for new housing in the neighborhood bounded by Clark, 17<sup>th</sup>, Charles and 19<sup>th</sup> Streets.

The City of Omaha will convey sites for the construction of new housing units to a developer. The City plans to provide construction financing to the developer and provide 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 Area (NRSA) in North 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.

5. 33<sup>rd</sup> and Spaulding Redevelopment: The City of Omaha will contract for professional services, prepare sites, install public improvements and convey property for new housing in the 33<sup>rd</sup> and Spaulding neighborhood bounded by Spaulding, vacated Railroad right-of-way, Hamilton and 27<sup>th</sup> Streets.

The City of Omaha will convey sites for the construction of new housing units to a developer. The City plans to provide construction financing to the developer and provide 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 Area (NRSA) in North 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.

### 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. Micro-Enterprise Program: This program operated by New Community Development Corporation serves participants in Workforce Development programs, the unemployed, welfare recipients and other low- and moderate-income persons with training and financing to start and grow small home-based businesses.

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

2. 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, 27<sup>th</sup> Street, "W" Street and 30<sup>th</sup> 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.

3. North 24<sup>th</sup> Street Business District Improvements: The City of Omaha will acquire property, contract for architectural and engineering services and construct public improvements along North 24<sup>th</sup> 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.

4. South 24<sup>th</sup> Street Business District Improvements: The City of Omaha will acquire property, contract for architectural and engineering services and construct public improvements along South 24<sup>th</sup> 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.

5. Omaha Small Business Network: This project provides funding for entrepreneurial training programs and for servicing a seed capital loan fund. The nonprofit Omaha Small Business Network, Inc. operates the program at its business incubator facility.

The program is located within a low- and moderate-income census tract. We estimate that all funds allocated to this program will benefit low- and moderate-income residents through area-wide benefit and/or job creation activities. Accomplishments achieved within the City of Omaha’s Neighborhood Revitalization Strategy Areas (NRSA) will be counted toward the achievement of NRSA goals.

6. Economic Development Flexible Fund: This program is a flexible fund to assist rehabilitation projects in neighborhood business districts, including the North 24<sup>th</sup> Street, Vinton Street, Near South and South Omaha business districts. Funds may be used as exterior improvement grants to property owners or for minor public improvements in neighborhood business districts. The program is expected to assist one business or one public facility.

The projects selected for assistance will be within low- and moderate-income census tracts. We estimate that all funds allocated to this program will benefit low- and moderate-income residents through area-wide benefit. Accomplishments achieved within the City of Omaha’s Neighborhood Revitalization Strategy Areas (NRSA) will be counted toward the achievement of NRSA goals.

### **Part III – Public Facilities**

Public Facilities programs are designed for the City of Omaha to construct public improvements and to provide an opportunity for nonprofit community organizations to develop and execute

projects that benefit low- and moderate-income residents. The general objectives of this part of the program include:

1. To provide a means by which the City and nonprofit organizations can construct physical development projects, which will benefit low- and moderate-income people.
2. To support the City's housing and economic development activities.
3. To increase private participation in development projects through matching requirements.
4. To improve the quality of development projects through competitive applications.
5. To expand emergency services to low-income people.

We will accomplish many of these objectives with the following program:

Homeless Day Shelters: Site preparation and construction financing for day shelters for homeless persons at Siena/Francis House, Open Door Mission/Lydia House and Stephen Center.

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

#### **Part IV - 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 2008 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 2008 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 Rehabilitation**

Rental Rehabilitation Program: This effort provides funding to for-profit and nonprofit developers for the rehabilitation of single-family (1 to 4 units) structures located east of 72<sup>nd</sup> Street in Omaha. Special efforts will be made to market the program in neighborhoods with City-assisted new housing development projects and priority will be given to projects in these neighborhoods. A request-for-proposals process is used to select projects. All units will be affordable to households with incomes at or below 80 percent of the median family income.

The City of Omaha plans to seek additional resources from the Nebraska Affordable Housing Trust Fund.

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

### **Part III – Housing Development**

1. Ville De Sante Senior Apartments: Omaha Economic Development Corporation will construct 36 units of affordable rental housing for seniors at 6150 Villa De Sante Drive. Two of the units will be directly assisted with HOME Program funds. The housing created will be affordable to low-income senior households. This project is a multi-year project that will require a supplemental allocation of HOME funds. Eligible project costs may be incurred during the program year to be charged to the following year HOME allocation. Subsequent HOME funding for the project is subject to the future availability of HOME funds.
  
2. 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 25 housing units are constructed.
  - a. Long School Neighborhood - Five houses constructed by New Community Development Corporation within an area bounded Burdette Street, 24th Street, Franklin Street and 27th Street.
  - b. Clifton Hills South Neighborhood - Two houses constructed by GESU Housing, Inc. within an area bounded by Lake Street, vacated Railroad Right-of-Way, Hamilton Street and Military Avenue.
  - c. Highland School Neighborhood - One house constructed by New Community Development Corporation at 2509 Jefferson Street.
  - d. OIC Neighborhood - Six houses constructed by the City of Omaha within an area bounded by Maple Street, 17th Street, Willis Avenue and 24th Street.
  - e. 33rd and Spaulding Neighborhood - Five houses constructed by Habitat for Humanity within an area bounded by Spaulding, 33rd, Manderson and 34th Streets.
  - f. Charles Place - Six houses constructed by Holy Name Housing Corporation within an area bounded Clark Street, 18th Street, Paul Street and 20th Street.

The City of Omaha plans to seek additional resources from the Nebraska Affordable Housing Trust Fund.

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.

3. Single-family Rehabilitation and Resale Program: The City of Omaha will provide matching funding to for-profit and nonprofit developers for the rehabilitation of single-family structures located east of 72<sup>nd</sup> Street in Omaha. Special efforts will be made to market the program in neighborhoods with City-assisted new housing development projects and priority will be given to projects in these neighborhoods and within the Omaha Neighborhood Revitalization Strategy Areas. A request-for-proposals process is used to select projects. All units will be affordable to households with incomes at or below 80 percent of the median family income. The City will provide deferred payment loans to qualified buyers of the rehabilitated houses.

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

4. Omaha American Dream Downpayment Initiative Program: The City of Omaha will use HOME American Dream Downpayment Initiative (ADDI) funds for downpayment assistance to low-income families who are first-time homebuyers to be used toward the purchase of newly-constructed or rehabilitated single family homes developed under the auspices of the Consolidated Plan.

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

- a. Description of Planned Use: ADDI funds may be used for eligible project costs, including (1) the costs of acquiring single family housing and (2) the reasonable and necessary costs incurred by the homebuyer associated with the financing of single family housing. The funds will be made available on a first-come, first-served basis to qualified homebuyers purchasing houses developed by Community Housing Development Organizations (CHDOs), Community Based Development Organizations (CBDOs) or subrecipients through new construction programs or acquisition, rehabilitation and resale programs contained in current-year or prior-year City of Omaha Consolidated Plans. The ADDI assistance will be in the form of a deferred payment loan of up to \$10,000 per qualified low-income first-time homebuyer to reduce the initial cost of purchasing an eligible single family home.
- b. Targeted outreach: The City of Omaha will market the availability of ADDI funds through (1) enforcement of the City's Affirmative Marketing Policy requirements under agreements with the CHDOs, CBDOs and subrecipients undertaking new construction programs or acquisition, rehabilitation and resale programs and (2) a targeted outreach program. The City of Omaha will conduct targeted outreach to residents and tenants of public and manufactured housing and to other families assisted by public housing agencies for the purpose of ensuring that the ADDI funds are used to provide downpayment assistance for such residents, tenants, and families. Included as a method of outreach will be notification to the Omaha Housing Authority and the Douglas County Housing Authority of the availability of assistance to potentially eligible residents and tenants with a description of the program, the

eligibility requirements and a listing of the CHDOs, CBDOs and subrecipients with whom the City is partnering to create the eligible single family units.

- c. Housing Counseling: Family Housing Advisory Service (FHAS) is a local comprehensive housing counseling agency certified by the U.S. Department of Housing and Urban Development. CHDOs, CBDOs and subrecipients participating in the City's American Dream Downpayment Initiative Program will refer all eligible applicants to FHAS for housing counseling as part of their homebuyer eligibility criteria. A copy of the homebuyer certificate provided by FHAS must be submitted to the City along with the client's request for ADDI assistance.
5. 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.
  6. Council Bluffs American Dream Downpayment Initiative Direct Homeownership Assistance Program: The City of Council Bluffs will use HOME American Dream Downpayment Initiative (ADDI) funds for downpayment assistance to first-time homebuyers through the provision of second mortgages to purchase newly constructed single-family homes.
    - a. Description of Planned Use: The City of Council Bluffs will use American Dream Downpayment Initiative (ADDI) funds for down payment assistance to persons and/or households who are first-time homebuyers. These funds will be used toward the purchase of newly constructed homes with preference given to those homes that are located in the City's Neighborhood Revitalization Area (NRSA).
    - b. Targeted outreach: The City of Council Bluffs has several organizations that it will utilize to outreach to the populations list above. A series of contacts will be maintained with human service organizations who have organized programs of self-sufficiency and whose clients might benefit from the use of ADDI funds. The City will utilize the follow agencies to assist with the outreach efforts: Community Housing Investment Corporation, Family Housing Advisory Services, Heartland Family Service, Inter-Faith Response, American Red Cross, Omaha 100/Metro 100, Community Housing Initiatives, Municipal Housing Agency, League of Human Dignity, Habitat for Humanity, Council Bluffs Senior Center, MICA House, Christian Worship Center, the Latino Resource Center and Catholic Charities. Printed materials describing the program will be mailed to these agencies. The City will also continue to promote the program through the Human Service Advisory Council, the local Board of Realtors and the Council Bluffs Building Trades Association.
    - c. Targeted outreach: All of the program beneficiaries must comply with the U.S. Department of Housing and Urban Development eligibility guidelines. The houses built will be targeted and sold to persons earning 80% or less of the area median family income. The purchasers must be able to qualify for first mortgage financing from a bank or mortgage company and be able to pay for the closing costs, taxes and

insurance on the property. Typically, housing payments will not exceed 30 percent of monthly income.

Key to this process will be that all applicants will be required to satisfactorily complete the 12 hour Home Buyer Workshop and receive a Certificate of Achievement, offered by Family Housing Advisory Services, Inc. prior to application. This workshop provides educational and counseling services to potential homebuyers through a series of classes. These classes discuss the home buying process as well as financial management issues. FHAS also offers a series of financial management classes to clients and provides one-on-one counseling sessions.

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 2008 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 2008. 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 2007, applicant agencies will receive \$2,312,473 in Supportive Housing Program funds from HUD.

- 1.6 "Rental Assistance for the Chronically Homeless" – Project sponsor: City of Omaha (in collaboration with Community Alliance and the Omaha Housing Authority --

This project will provide 21 units of tenant-based rental assistance for chronically homeless mentally ill individuals under HUD's Shelter Plus Care Program. These individuals will be provided supportive services equal in value to the amount of rental assistance they receive. This the first rental assistance program targeted specifically for chronically homeless individuals in our community.

1. "The Stephen Center Permanent Supportive Housing Program for the Chronically Homeless" – Project sponsor: The Stephen Center -- This project will provide 16 units of permanent supportive housing for chronically homeless individuals.

2. “Transitional Living Program” – Project sponsor: The Stephen Center --  
This program consists of seven scattered site houses for families with children and eight efficiency apartments for single men.
3. “The Pottawattamie County Homeless Link Project” - Project sponsor: Heartland Family Service -- This project provides transitional housing and supportive services for homeless individuals and families.
4. “The Salvation Army 37<sup>th</sup> Street Residential Readiness Program” - Project Sponsor: The Salvation Army -- This project provides a sixteen-week “residential readiness” program designed to prepare individuals for the many requirements of transitional housing.
5. “Continuum of Care Homeless Management Information System” – Project sponsor: Iowa Institute for Community Alliances -- This project creates and maintains the Homeless Management Information System for the Omaha Area Continuum of Care.
6. “Mobile Outreach, Referral and Case Management Services for Persons who are Homeless and Mentally Ill” - Project sponsor: Community Alliance Rehabilitation Services -- This project provides outreach, referral and case management services to homeless mentally ill individuals.
7. “Safe Haven-Domestic Abuse Transitional Housing” - Project sponsor: Heartland Family Service -- This project provides supportive services to clients of the Safe Haven-Domestic Abuse Transitional Housing facility.
8. “Williams Prepared Place” - Project sponsor: Hope of Glory Family Ministries -- This project provides eighteen (18) units of transitional housing plus supportive services to individuals who have been chronic substance abusers.
9. “Harrington Homes” - Project sponsor: The Salvation Army -- This project provides scattered-site transitional housing for homeless families with children.
10. “Transitional Housing & Residential Units” - Project sponsor: The Salvation Army -- This project provides ten units of transitional housing for single individuals, one-parent families, two-parent families and married couples without children.
11. “Family Passages” - Project sponsor: Catholic Charities, Inc. -- This project provides twelve units of transitional housing for abused women with children.

## **Proposed Use of Funds for Fiscal Year 2008 Nebraska Affordable Housing Program**

The Nebraska Department of Economic Development administers the Nebraska Affordable Housing Program (NAHP) comprised of funding from the Nebraska Affordable Housing Trust Fund (NAHTF) and the State HOME Program. This program provides grants to non-profit corporations, local governments, and public housing authorities to:

1. build new rental units for low to moderate income persons
2. adapt old buildings from use as schools, hotels, etc., to rental housing
3. rehabilitate existing rental properties owned by nonprofit or public housing authorities to meet local building codes and the Nebraska Department of Economic Development's rehabilitation standards
4. administer homebuyer assistance programs
5. develop new single-family housing (including infrastructure) for homeowners
6. purchase homes, rehabilitate to meet local building codes and Nebraska Department of Economic Development's rehabilitation standards, and provide down-payment assistance to new homebuyers to purchase the homes
7. administer programs that help homeowners rehabilitate their houses
8. increase nonprofit organizations' capacity to develop affordable housing

The Nebraska Department of Economic Development allocates funds according to the State of Nebraska Action Plan. The City of Omaha and non-profit corporations intend to apply for NAHTF and State HOME Program funds. The following projects comprise the City of Omaha priorities for Nebraska Affordable Housing Program funding under the Omaha-Council Bluffs Consortium Consolidated Submission for Community Planning and Development Programs: 2008 Action Plan:

### **Applications by the City of Omaha**

#### Single-Family Rehabilitation

- Target Area Program: The City of Omaha will use NAHP funding to provide direct rehabilitation financing to low- and moderate-income homeowners in a selected neighborhood target area through grants for rehabilitation projects. Fifteen homeowners will be directly assisted with NAHTF funds. The City of Omaha will provide CDBG matching funds.

#### Homebuyer Program

- Single-Family New Infill Housing Program: The City of Omaha will use NAHP funding for site preparation and construction of single-family houses by New Community Development Corporation, GESU Housing, Holy Name Housing Corporation, Omaha Habitat for Humanity and the City of Omaha and will provide second-mortgage deferred payment loans to qualified homebuyers. Fifteen of the 25 housing units in the program will be directly assisted with NAHTF funds. The City of

Omaha will provide HOME Program matching funds and will convey land to the developers at no cost.

#### Proposed Rental Property Program

- Rental Rehabilitation Program: The City of Omaha will use NAHP funding for deferred payment loans to property owners for the substantial rehabilitation of vacant single-family rental housing structures in targeted neighborhoods east of 72nd Street. Property owners must own their properties and provide private matching funds for the rehabilitation. Eighteen housing units will be directly assisted with NAHTF funds. The City of Omaha will provide HOME Program matching funds.

### **Applications by Non-profit Corporations**

#### LIHTC / HOME Rental Housing Program

- Villa De Sante Elderly Housing: Omaha Economic Development Corporation will develop an approximately 36-unit affordable senior housing apartment complex in the Ville De Sante subdivision at 60<sup>th</sup> Street and Hartman Avenue. The housing created will be affordable to low-income senior households. A portion of the housing units will be directly assisted with State HOME Program funds. The City of Omaha will provide Tax Increment Financing matching funds.
- The Margaret: Omaha Economic Development Corporation will rehabilitate an historic apartment structure into sixteen 2-bedroom rental housing units at 2103 North 16<sup>th</sup> Street. The housing will be affordable to low-income households. A portion of the housing units will be directly assisted with State HOME Program funds. The City of Omaha will provide Tax Increment Financing matching funds.
- Holy Name Housing CROWN IV Housing: Holy Name Housing Corporation will construct eight new and rehabilitate four single-family houses through the CROWN rent-to-own program in an area bounded by Jaynes Street, 16th Street, Center Street and 48th Street. The housing will be affordable to low-income households. A portion of the housing units will be directly assisted with State HOME Program funds. The City of Omaha will provide eight vacant lots at no cost.

### **Low-Income Housing Tax Credits**

As part of the Tax Reform Act of 1986, the United States Congress created the Low-Income Housing Tax Credit (LIHTC) program to promote development of affordable rental housing for low-income individuals and families. To date, it has been the most successful rental housing production program in Nebraska, creating thousands of residences with affordable rents. The Low-Income Housing Tax Credit, rather than a direct subsidy, encourages investment of private capital in the development of rental housing by providing a credit to offset an investor's federal income tax liability. The amount of credit a developer or investor may claim is directly related to the amount of qualified development costs incurred and the number of low-income units

developed that meet the applicable federal requirements for both tenant income and rents. The Nebraska Investment Finance Authority (NIFA) is designated as Nebraska's housing credit allocation agency.

In 2008, the Nebraska Investment Finance Authority will have approximately \$3,400,000 of Low-Income Housing Tax Credits based on the Bureau of Census Current Population Report for Nebraska multiplied by \$1.95. The amount of Low-Income Housing Tax Credits available may be increased by credits returned to NIFA from prior years or by credits allocated to Nebraska from the 2008 national LIHTC pool.

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.

Low-Income Housing Tax Credits subject to the federal private activity cap are a scarce resource necessary for the City of Omaha to achieve its housing and community development goals. The mission of the City of Omaha housing and community development program is to revitalize neighborhoods. Accordingly, Low-Income Housing Tax Credit projects that are integral elements of the Omaha-Council Bluffs Consortium Consolidated Submission for Community Planning and Development Programs (Consolidated Plan) are the highest priority for funding. Additionally, absent extenuating circumstances, the City of Omaha favorably considers new construction or rehabilitation projects over projects that have previously received LIHTC financing or past governmental housing assistance. Projects must be located within the corporate limits of the City of Omaha, unless there is a compelling reason for another location within the Omaha zoning jurisdiction. The City also considers the knowledge, experience and creditworthiness of developers. The City of Omaha will notify the Nebraska Investment Finance Authority of its priorities for the allocation of tax credits when applications are made.

The City of Omaha awards the highest priority to the following projects and recommends these projects to the Nebraska Investment Finance Authority for allocation of Low-Income Housing Tax Credits:

#### 2007 Consolidated Plan

- Holy Name CROWN VI Infill Housing: Holy Name Housing Corporation will construct 8 new and rehabilitate 4 single-family homes under the NIFA CROWN program. The rent-to-own houses are located in an area bounded by Jaynes Street, 16<sup>th</sup> Street, Center Street and 48<sup>th</sup> Street. The housing created will be affordable to low-income households.
- Lydia House: The Open Door Mission will construct an approximately 78-unit housing facility designed for homeless women and families southwest of Locust Street and 21<sup>st</sup> Street East in Omaha. The housing created will be affordable to low-income households.

## 2008 Consolidated Plan

- Villa De Sante Elderly Housing: Omaha Economic Development Corporation will develop an approximately 36-unit affordable senior housing apartment complex in the Ville De Sante subdivision at 60<sup>th</sup> Street and Hartman Avenue. The housing created will be affordable to low-income senior households.
- Fontenelle View Cottages: Holy Name Housing Corporation will construct two 6-plex elderly independent living buildings at 3325 Fontenelle Boulevard. The housing created will be affordable to low-income senior households.
- The Margaret: Omaha Economic Development Corporation will rehabilitate an historic apartment structure into sixteen 2-bedroom rental housing units at 2103 North 16<sup>th</sup> Street. The housing will be affordable to low-income households.

### **NIFA Multifamily Financing Program**

The Nebraska Investment Finance Authority has the authority to issue revenue bonds or other debt instruments to finance projects that involve the acquisition, construction or rehabilitation of rental housing projects in Nebraska for low to moderate-income households. If the bonds meet federal tax law requirements, the interest on the bonds is exempt from federal income tax and Nebraska state income tax. The bonds are repaid from the proceeds received by NIFA from the private developer under a revenue agreement (such as a lease, loan agreement or installment sale contract).

Projects financed under the Multifamily Financing program are subject to the Low Income Housing Tax Credit (LIHTC) program administered by NIFA. Therefore, a specified minimum percentage of units in the project must be set-aside for occupancy by low-income households. All other units must be rented to low and moderate-income households (incomes not in excess of 150% of area median income).

The Consolidated Plan strategies, priority needs and objectives and the Omaha Master Plan goals and objectives encourage using the NIFA Multifamily Financing Program for revitalization efforts in older areas and to create healthy and diverse neighborhoods throughout the city.

- The Consolidated Plan and the City's Master Plan call for the rejuvenation of older areas of Omaha. NIFA is encouraged to favorably consider projects that support City of Omaha neighborhood revitalization objectives.
- The City of Omaha Master Plan and the Consolidated Plan support the development of housing opportunities in all areas of Omaha for residents of all income levels. Accordingly, NIFA is encouraged to favorably consider projects that create affordable housing for low-income families and individuals in more affluent existing neighborhoods and developing areas within the Omaha zoning jurisdiction. New development is

encouraged within the Millard, Elk Horn, Westside, Ralston and Bennington School Districts to bring greater diversity to the population of those school districts.

## **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 202,447 shelter nights and 560,866 meals will be provided to homeless individuals and families through the City's Emergency Shelter Grant program. This represents an increase in need for shelter nights of 25% and an increase in meals provided of 12% from the 2004 Action Plan. At any given point in time, the Continuum of Care Supportive Housing Program provides services to 1,132 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.
  - An application was submitted in 2005 to the HUD Office of Lead Hazard Control and Healthy Homes for additional funding for Lead-Based Paint Hazard Control. This \$2,000,000 was awarded to the City of Omaha. The goal for this grant is to control lead-based paint hazards in 210 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.
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.
  - Investigate City housing codes and procedures for application 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.

### 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 24<sup>th</sup> Street and along South 24<sup>th</sup> 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 24<sup>th</sup> Street within the North Omaha Neighborhood Revitalization Strategy Area 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 24<sup>th</sup> Street and the South 24<sup>th</sup> Street business districts with streetscape and other public improvements. Both projects are located within NRSAs.

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, South Omaha Affordable Housing Corporation, New Community Development Corporation, Augustana Cornerstone Foundation and GESU Housing, Inc. develop housing that is well constructed and architecturally compatible with surrounding housing. Holy Name Housing Corporation, South Omaha Affordable Housing Corporation and Augustana Cornerstone Foundation 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 33<sup>rd</sup> 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 21<sup>st</sup> 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 27<sup>th</sup> 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	100%
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
<u>Over \$40,000</u>	<u>15 Years</u>

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**

<b>Tract</b>	<b>Tract</b>	<b>Tract</b>
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:

Amount of Homeownership  
Assistance Per-Unit

Minimum Period of  
Affordability in Years

\$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 24<sup>th</sup> Street  
Omaha, NE 68107

Urban League of Nebraska  
3022 North 24<sup>th</sup> 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 74<sup>th</sup> Plaza, Suite 200  
Omaha, NE 68114

Family Service  
2101 South 42<sup>nd</sup> Street  
Omaha, NE 68105

Greater Omaha Community Action  
2406 Fowler Avenue  
Omaha, NE 68111

Family Service  
6720 North 30<sup>th</sup> Street  
Omaha, NE 68112

Greater Omaha Community Action  
5211 South 31<sup>st</sup> Street  
Omaha, NE 68111

Family Service  
116 E. Mission Avenue  
Bellevue, NE 68005

South Omaha Affordable Housing Corp.  
3605 "Q" Street  
Omaha, NE 68107

Omaha Association for the Blind  
1024 South 32<sup>nd</sup> Street  
Omaha, NE 68105

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

Paralyzed Veterans of America  
7612 Maple Street  
Omaha, NE 68134

Mayor's Commission for Citizens  
with Disabilities  
1819 Farnam Street, Room 304

Holy Name Housing Corporation  
3014 North 45<sup>th</sup> 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 2003 to 2007. 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>2008 Plan *</u>
Housing Units Constructed/Rehabilitated	375	75	72
Jobs Created/Retained	200	40	60

South Omaha Neighborhood Revitalization Strategy Area

<u>Benchmarks</u>	<u>Five-Year Goal</u>	<u>Annual Goal</u>	<u>2008 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 7<sup>th</sup>, 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”.

The Notice identifies benchmarks for implementation of the Performance Measures into the Consolidated Plan. One such benchmark is inclusion of the Performance Measurement System into the 2008 Action Plan. Tables to meet Performance Measurement requirements are included

as attachments to this plan. The Five-Year Strategy and Consolidated Plan guide community development activities described in the fiscal year 2008 Action Plan. Amendments to the *Omaha-Council Bluffs Consortium Consolidated Submission for Community Development Programs for Fiscal Years 2003 to 2007* will be forthcoming along with amendments to the 2006 Action Plan.

## **Monitoring Standards and Procedures**

### 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, annual 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. A computerized monitoring schedule will insure that all subrecipients are monitored in a thorough and timely manner. 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.



**FISCAL YEAR 2008 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM**

<u>Program</u>	<u>Description</u>	<u>Goals</u>	<u>2008 CDBG Budget</u>	<u>Low and Moderate Income Benefit</u>	<u>Other Public Funds</u>	<u>Private</u>	<u>Total Project Cost</u>
<b>Funds</b>							
<u>Single Family Rehabilitation</u> Target Area Program **	Direct rehabilitation financing in targeted areas through grants for homeowner rehabilitation and special needs projects.	45 units	\$600,000	600,000	\$300,000	\$0	\$900,000
Reinvestment Area Program **	Grants to homeowners for rehabilitation and home improvements leveraged by bank loans.	10 units	\$200,000	\$200,000	\$0	\$200,000	\$400,000
Emergency Repair and Handyman Program **	Grants to very low-income homeowners to make critical emergency repairs and minor repairs for elderly residents and removal of architectural barriers.	1,200 repairs	\$600,000	600,000	\$50,000	\$0	\$650,000
Demolition **	Demolition of vacant, deteriorated one to four unit residential structures in rehabilitation target areas.	20 demolitions	\$175,000	175,000	\$0	\$0	\$175,000
Sub-total		55 units 1,200 repairs 20 demolitions	\$1,575,000	\$1,575,000 100%	\$350,000	\$200,000	\$2,125,000
<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	\$61,300	\$161,300
Sub-total		20 units	\$100,000	100,000 100%	\$0	\$61,300	\$161,300

\* 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) 221

<u>Program</u>	<u>Description</u>	<u>Goals</u>	<u>2008 CDBG Budget</u>	<u>Low and Moderate Income</u>	<u>Other Public</u>	<u>Private</u>	<u>Total Project Cost</u>
			<u>Benefit</u>	<u>Funds</u>	<u>Funds</u>		
<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 *	Acquisition, relocation, demolition, site preparation, professional services, public improvements and conveyance of property for development of new housing units in the North and South Neighborhood Revitalization Strategy Areas.	15 units	\$250,000	\$250,000	\$0	\$0	\$250,000
Long School Neighborhood Infill Housing Redevelopment *	Acquisition, relocation, demolition, site preparation, professional services, public improvements and conveyance of property for development of new housing units in the Long School Neighborhood bounded by Burdette, 24th, Franklin and 27th Streets.	15 units	\$250,000	\$250,000	\$0	\$0	\$250,000
Logan Fontenelle East Redevelopment *	Site preparation and conveyance of property for new single-family houses in an area bounded by Clark, 17th, Charles and 19th Streets.	5 units	\$75,000	\$75,000	\$0	\$0	\$75,000
33rd and Spaulding Infill Housing *	Site preparation and conveyance of land for the construction of single-family houses by Holy Name Housing Corporation and Omaha Habitat for Humanity.	5 units	\$75,000	\$75,000	\$0	\$0	\$75,000
Sub-total		80 units	\$690,000	\$690,000	\$0	\$4,000,000	\$4,690,000
				100%			

\* 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>2008 CDBG Budget</u>	<u>Low and Moderate Income</u>	<u>Other Public</u>	<u>Private</u>	<u>Total Project Cost</u>
				<u>Benefit</u>	<u>Funds</u>	<u>Funds</u>	
<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> Micro-enterprise Program **	Training programs for micro-enterprises by New Community Development Corporation in North and South Omaha.	60 jobs	\$150,000	\$150,000	\$0	\$40,000	\$190,000
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.		\$400,000	\$400,000	\$0	\$0	\$400,000
North 24th Street Business District Improvements *	Demolition, professional services and public improvements along North 24th Street from Cuming to Ohio and Lake Street from 22nd to 27th.	1 public facility	\$500,000	\$500,000	\$0	\$0	\$500,000
South 24th Street Business District Improvements *	Demolition, professional services and public improvements along South 24th Street from "L" to "Q" Streets.	1 public facility	\$1,000,000	\$1,000,000	\$0	\$0	\$1,000,000
Omaha Small Business Network **	Entrepreneurial training and business counseling programs for small business development.	10 businesses	\$100,000	\$100,000	\$0	\$0	\$100,000
Economic Development Flexible Fund **	Storefront rehabilitation, professional services and public improvements in	1 business	\$45,000	\$45,000	\$0	\$40,000	\$85,000

\* 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) 223

<u>Program</u>	<u>Description</u>	<u>Goals</u>	<u>2008 CDBG Budget</u>	<u>Low and Moderate Income _____</u>	<u>Other Public _____</u>	<u>Private _____</u>	<u>Total Project Cost</u>
				<u>Benefit</u>	<u>Funds</u>	<u>Funds</u>	
	neighborhood business districts including North 24th Street, South Omaha and Vinton Street Business Districts for 1 business or public facility.						
Sub-Total		60 jobs 11 businesses 2 public facilities	\$2,195,000	\$2,195,000	\$0	\$80,000	\$2,275,000
					100%		
<u>Public Facilities</u>							
Homeless Day Shelters*	Construction financing for day shelters for homeless persons at Siena/Francis House, Open Door Mission/Lydia House and Stephen Center.	3 public facilities	\$350,000	350,000	\$650,000	\$2,000,000	\$3,000,000
Sub-Total		3 public facilities	\$350,000	\$350,000	\$650,000	\$2,000,000	\$3,000,000
					100%		
<u>Program Administration</u>							
	Personnel, non-personnel and indirect costs.	-	\$1,230,000	-	-	-	\$1,230,000
	Analysis of Impediments to Fair Housing Implementation Program		\$10,000	-	-	-	\$10,000
Sub-Total		-	\$1,240,000	-	-	-	\$1,240,000
Total CDBG Program		-	6,200,000	4,960,000	1,000,000	6,341,300	13,541,300
					100%		

\* 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) 224

**FISCAL YEAR 2008 HOME INVESTMENTS PARTNERSHIPS PROGRAM (HOME)**

<u>Program</u>	<u>Description</u>	<u>Goals</u>	<u>2008 HOME Budget</u>	<u>Low and Moderate Income</u>	<u>Other Public</u>	<u>Private</u>	<u>Total Project Cost</u>
			<u>Benefit</u>	<u>Funds</u>	<u>Funds</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.	90 units	\$450,000	\$450,000	\$0	\$0	\$450,000
<u>Rental Housing Rehabilitation</u> Rental Rehabilitation Program **	Substantial rehabilitation of vacant single-family rental housing structures east of 72nd Street.	18 units	\$53,000	\$53,000	\$300,000	\$353,000	\$706,000
<u>Rental Housing Development</u> Ville De Sante Senior Apartments	Assistance with the construction of 36 units of affordable senior housing at 6150 Villa De Sante Drive by Omaha Economic Development Corporation. Two of the units will be directly assisted with HOME funds.	36 units	\$200,000	\$200,000	\$587,700	\$4,380,000	\$5,167,700
<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. Eleven 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.	25 units	\$1,860,000	\$1,860,000	\$800,000	\$2,500,000	\$5,160,000

\* 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>2008 HOME Budget</u>	<u>Low and Moderate Income</u>	<u>Other Public</u>	<u>Private</u>	<u>Total Project Cost</u>
				<u>Benefit</u>	<u>Funds</u>	<u>Funds</u>	
	Long School Neighborhood - Five houses constructed by New Community Development Corporation within an area bounded by Burdette Street, 24th Street, Franklin Street and 27th Street.						
	Clifton Hills South Neighborhood - Two houses constructed by GESU Housing, Inc. within an area bounded by Lake Street, vacated Railroad Right-of-Way, Hamilton Street and Military Avenue.						
	Highland School Neighborhood - One house constructed by New Community Development Corporation at 2509 Jefferson Street.						
	OIC Neighborhood - Six houses constructed by the City of Omaha within an area bounded by Maple Street, 17th Street, Willis Avenue and 24th Street.						
	33rd and Spaulding Neighborhood - Five houses constructed by Habitat for Humanity within an area bounded by Spaulding, 33rd, Manderson and 34th Streets.						
	Charles Place - Six houses constructed by Holy Name Housing Corporation within an area bounded by Clark, 18th, Paul and 20th Streets.						

\* 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>2008 HOME Budget</u>	<u>Low and Moderate Income Funds</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Cost</u>
Single-family Rehabilitation and Resale Program*	Rehabilitation and resale of single-family houses and deferred payment loans to qualified homebuyers.	5 units	\$250,000	\$250,000	\$0	\$250,000	\$500,000
Omaha ADDI Homeownership Program	Downpayment assistance to low-income families who are first-time homebuyers to be used toward the purchase of newly-constructed or rehabilitated single-family homes developed under the auspices of the Consolidated Plan.	5 units	\$47,130	\$47,130	\$0	\$0	\$47,130
<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.	6 units	\$135,000	\$135,000	\$0	\$135,000	\$270,000
Council Bluffs ADDI Homeownership Program	Downpayment assistance to first-time homebuyers through the provision of second mortgages to purchase newly constructed single-family homes.	1 unit	\$7,170	\$7,170	\$0	\$0	\$7,170
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.	6 units	\$162,000	\$162,000	\$0	\$0	\$162,000
Sub-Total		192 units	\$3,164,300	\$3,164,300	\$1,687,700	\$7,618,000	\$12,470,000
				100%			
<u>Program Administration</u> Sub-Total	Personnel, non-personnel and indirect costs.	-	\$250,000	-	-	-	\$250,000
			\$250,000	-	0	0	\$250,000
Total HOME and ADDI Program		192 units	\$3,414,300	\$3,667,300	\$1,987,700	\$7,971,000	\$13,373,000

\* 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)

**FISCAL YEAR 2008 EMERGENCY SHELTER GRANT (ESG) PROGRAM**

<u>Program</u>	<u>Description</u>	<u>Goals</u>	2008	Low and	Other		Total
			ESG	Moderate	Public	Private	Project
			<u>Budget</u>	<u>Income</u>	<u>Funds</u>	<u>Funds</u>	<u>Cost</u>
			Benefit				
<u>EMERGENCY SHELTER GRANT</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.		2,511 Individuals	\$58,000	\$58,000	\$1,600	\$3,720,100	\$3,779,700
Siena/Francis House		5,848 Individuals	\$110,000	\$110,000	\$18,700	\$546,300	\$675,000
Stephen Center		1,049 Individuals	\$41,000	\$41,000	\$24,200	\$159,800	\$225,000
Sub-total		9,408 Individuals	\$209,000	\$209,000	\$44,500	\$4,426,200	\$4,679,700
<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	\$44,500	\$4,426,200	\$4,690,700

\* 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) 228

**FISCAL YEAR 2008 FEDERAL ENTITLEMENT SUMMARY**

<b><u>Funding Source</u></b>	<b><u>2007 Budget</u></b>	<b><u>Low and Moderate Income Benefit</u></b>	<b><u>Other Public Funds</u></b>	<b><u>Private Funds</u></b>	<b><u>Total Project Cost</u></b>
Total CDBG Program	\$6,200,000	\$4,960,000	\$1,000,000	\$6,341,300	\$13,541,300
Total HOME Program (including ADDI)	\$3,414,300	\$3,667,300	\$1,987,700	\$7,971,000	\$13,373,000
Total ESG Program	\$220,000	\$220,000	\$44,500	\$4,426,200	\$4,690,700
Grand Total	\$9,834,300	\$8,847,300	\$3,032,200	\$18,738,500	\$31,605,000

\* 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)

**NEBRASKA AFFORDABLE HOUSING PROGRAM (NAPH)**

<u>Program</u>	<u>Description</u>	<u>Goals</u>	<u>Proposed NAHP Budget</u>	<u>Other Public _____</u>	<u>Private _____</u>	<u>Total Project Cost</u>
			<u>Funds</u>	<u>Funds</u>		
<b><u>CITY OF OMAHA APPLICATIONS</u></b>						
<u>Owner-occupied Rehabilitation Program</u>						
Target Area Program	Application by the City of Omaha for direct rehabilitation financing in a selected neighborhood target area through grants for homeowner rehabilitation and special needs projects. Fifteen homeowners will be directly assisted with NAHTF funds.	45 units	\$300,000	\$600,000	\$0	\$900,000
<u>Homebuyer Program</u>						
Single-family New Infill Housing Program	Application by the City of Omaha for funding for site preparation and construction of single-family houses by New Community Development Corporation, GESU Housing, Holy Name Housing Corporation, Omaha Habitat for Humanity and the City of Omaha and deferred payment loans to qualified homebuyers. Fifteen of the housing units will be directly assisted with NAHTF funds.	25 units	\$800,000	\$1,860,000	\$2,500,000	\$5,160,000
<u>Proposed Rental Property Program</u>						

\* 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>Proposed NAHP Budget</u>	<u>Other Public Funds</u>	<u>Private Funds</u>	<u>Total Project Cost</u>
Rental Rehabilitation Program	Application by the City of Omaha for NAHTF funds for deferred payment loans to property owners for the substantial rehabilitation of vacant single-family rental housing structures in targeted neighborhoods east of 72nd Street.	18 units	\$300,000	\$53,000	\$353,000	\$706,000
<b><u>NON-PROFIT CORPORATION APPLICATIONS</u></b>						
<b><u>LIHTC / HOME Rental Housing Program</u></b>						
Villa De Sante Elderly Housing	Application by Omaha Economic Development Corporation to develop an approximately 36-unit affordable senior housing apartment complex in the Ville De Sante subdivision at 60 <sup>th</sup> Street and Hartman Avenue. The housing created will be affordable to low-income senior households.	36 units	\$300,000	\$487,700	\$4,380,000	\$5,167,700
The Margaret	Application by Omaha Economic Development Corporation to rehabilitate an historic apartment structure into 16 2-bedroom rental housing units at 2103 North 16 <sup>th</sup> Street. The housing will be affordable to low-income households.	16 units	\$800,000	\$162,700	\$2,424,000	\$3,386,700
Holy Name CROWN VI Housing	Application by Holy Name Housing Corporation to construct 8 new and rehabilitated 4 single-family houses through the CROWN rent-to-own program in an area bounded by Jaynes Street, 16th Street, Center Street and 48th Street. The housing will be affordable to low-income households.	12 units	\$144,000	\$0	\$1,926,900	\$2,070,900

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