

# Action Plan

**Grantee:** State of Nebraska

**Grant:** B-11-DN-31-0001

---

<b>Grant Amount:</b>	\$ 5,000,000.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL</b>	\$ 0.00
<b>Total Budget:</b>	\$ 5,000,000.00

---

## Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program 3	State Funds

## Narratives

### Summary of Distribution and Uses of NSP Funds:

Potential applicants were directed to access the HUD NSP3 mapping tool widget (<http://www.huduser.org/nsp/nsp3.html>) to determine the need score for their proposed project area. That need score was included as part of their application. In addition, the Department utilized the NE-NSP3 spreadsheet to further identify areas of greatest need. The Department evaluated applications based on the areas of greatest need, geographic diversity, immediate need for affordable housing, projects that were consistent with our 5 year Consolidated Plan and Annual Action Plan, timeliness identified in the application that were consistent with the NSP3 distribution timelines, capacity of the grantees and grant administrators and the grantee's and grant administrators familiarity with NSP requirements and administration. Projects were ranked on each criteria and those with the highest overall ranking were selected. Those projects that were selected based on the preceding methodology were defined using the NSP3 mapping widget and an aggregate need scores of the combined projects was generated. This was one to insure that the proposed projects met the need score criteria for funding. The areas of highest need in the State were in Omaha, and we elected to work with this Entitlement to maximize their NSP3 funds in the areas of highest need and based on the requirement that 25% of the funds go to individuals with an Area Median Income less than 50%. This is consistent with the goals of their Consolidate Plan (<http://www.cityofomaha.org/planning/hcd/hcd-planning>). The projects with the highest aggregate proposed to use \$3,213,000 in NSP3 project funds in projects located in Census Tracts within the twentieth percentile of the most needy in the State of Nebraska. The Department intends to invest \$1,287,000 in NSP3 funds in Census Tracts that have a Need Score in the lower eightieth percentile.

City of Omaha (31055001100) - Need Score 19 - \$750,000  
City of Omaha (31055006101) - Need Score 19 - \$500,000  
City of Omaha (31055006000) - Need Score 19 - \$442,300  
City of Omaha (31055005300) - Need Score 18 - \$250,000  
Housing Development Corporation (31001965700) - Need Score 17 - \$907,000  
City of Central City (31121986800) - Need Score 16 - \$366,000  
Dawson Area Development (31047968300) - Need Score 13 - \$310,000  
City of Kearney (31019969500) - Need Score 11 - \$977,000

### How Fund Use Addresses Market Conditions:

The estimated number of properties needed to make an impact in the aggregate of target areas (20% of REO in past year) is 23. The proposed projects will impact an aggregate of 50 properties, or 2.13 times as many properties as recommended. This should affect market conditions in these areas in a very positive manner, improving declining neighborhoods and providing affordable rental housing for the population.

### Ensuring Continued Affordability:

The State of Nebraska description of how the Nebraska Department of Economic Development (DED) will ensure continued affordability for purposes of implementing the Community Development Block Grant Neighborhood Stabilization Program is as follows:

NSP3-assisted housing must meet the following affordability requirements:

Rental Housing

a. Periods of Affordability. The NSP3-assisted units must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The affordability requirements apply without regard to the term of any loan or



mortgage or the transfer of ownership. They must be imposed by deed restrictions, covenants running with the land, or other mechanisms approved by the NDED, except that the affordability restrictions may terminate upon foreclosure or transfer in lieu of foreclosure. The NDED NSP3 grantee may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure or deed in lieu of foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the foreclosure, or deed in lieu of foreclosure, or any entity that includes the former owner or those with whom the former owner has or had family or business ties, obtains an ownership interest in the project or property.

#### Rental Housing Activity

Rehabilitation or acquisition of existing housing per unit amount of NSP3 funds: Under \$15,000 = Minimum period of affordability is 5 years.

\$15,000-\$40,000 investment per unit = Minimum period of affordability is 10 years.

Over \$40,000 investment per unit or rehabilitation involving refinancing = Minimum period of affordability is 15 years.

New construction or acquisition of newly constructed housing = Minimum period of affordability is 20 years.

#### Homeownership

a. Acquisition with or without rehabilitation. Housing that is for acquisition by a family must meet the affordability requirements of this paragraph (a).

1. The housing must be single-family housing.

2. The housing must be modest housing as follows:

i. In the case of acquisition of newly constructed housing or standard housing, the housing has a purchase price for the type of single family housing that does not exceed 95 percent of the median purchase price for the area, as described in paragraph (a)(2)(iii) of this section.

ii. In the case of acquisition with rehabilitation, the housing has an estimated value after rehabilitation that does not exceed 95 percent of the median purchase price for the area, described in paragraph (a)(2)(iii) of this section.

iii. If a NDED NSP3 grantee intends to use NSP3 funds for homebuyer assistance or for rehabilitation of owner-occupied single-family properties, the NDED NSP3 grantee must use the Single Family Mortgage Limits under Section 203(b) of the National Housing Act (12 U.S.C. 1709(b)) (which may be obtained from the HUD Field Office).

3. The housing must be acquired by a homebuyer whose family qualifies as an income qualified family and the housing must be the principal residence of the family throughout the period described in paragraph (a)(4) of this section.

4. Periods of affort meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The per unit amount of NSP3 funds and the affordability period that they trigger are described more fully in paragraphs (a)(5)(i) (resale) and (ii) (recapture) of this section.

Under \$15,000 investment per unit = Minimum period of affordability of 5 years.

\$15,000 to \$40,000 investment per unit = Minimum period of affordability of 10 years.

Over \$40,000 investment per unit = Minimum period of affordability of 15 years.

5. Resale and recapture. To ensure affordability, the NDED NSP3-grantee must impose either resale or recapture requirements, at its option. The NDED NSP3-grantee must establish the resale or recapture requirements that comply with the standards of this section and set forth the requirements in its program guidelines. NDED must determine that they are appropriate.

i. Resale. Resale requirements must ensure, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability, that the housing is made available for subsequent purchase only to a buyer who is an income-qualified family and will use the property as its principal residence. The resale requirement must also ensure that the price at resale provides the original NSP3-assisted owner a fair return on investment (including the homeowner's investment and any capital improvement) and ensure that the housing will remain affordable to a reasonable range of income eligible homebuyers as defined by the CDBG NSP3. The period of affordability is based on the total amount of NSP3 funds invested in the housing.

A. Except as provided in paragraph (a)(5)(i)(B) of this section, deed restrictions, covenants running with the land, or other similar mechanisms must be used as the mechanism to impose the resale requirements. The affordability restrictions may terminate upon occurrence of any of the following termination events: foreclosure, transfer in lieu of foreclosure or assignment of an FHA insured mortgage to HUD. The NDED NSP3-grantee may use purchase options, rights of first refusal or other preemptive rights to purchase the housing before foreclosure to preserve affordability. The affordability restrictions shall be revived according to the original terms if, during the original affordability period, the owner of record before the termination event, obtains an ownership interest in the housing.

B. Certain housing may be presumed to meet the resale restrictions (i.e., the housing will be available and affordable to a reasonable range of income-eligible homebuyers; an income-eligible homebuyer will occupy the housing as the family's principal residence; and the original owner will be afforded a fair return on investment) during the period of affordability without the imposition of enforcement mechanisms by the NDED NSP3-grantee. The presumption must be based upon a market analysis of the neighborhood in which the housing is located. The market analysis must include an evaluation of the location and characteristics of the housing and residents in the neighborhood (e.g., sale prices, age and amenities of the housing stock, incomes of residents, percentage of owner-occupants) in relation to housing and incomes in the housing market area. An analysis of the current adopteticoeonegbrodrsdnsfrnveaeprdoafordability for homebuyers in the neighborhood must support the conclusion that a reasonable range of low-income families will continue to qualify for mortgage financing. For example, an analysis shows that the housing is modestly priced within the housing market area and that families with incomes of 65% to 120% of area median can afford monthly payments under average FHA terms without other government assistance and housing will remain affordable at least during the next five to seven years compared to other housing in the market area; the size and amenities of the housing are modest and substantial rehabilitation will not significantly increase the market value; the neighborhood has housing that is not currently owned by the occupants, but the NDED-NSP3 grantee is encouraging home ownership in the neighborhood by providing home ownership assistance and by making improvements to the streets, sidewalks, and other public facilities and services. If a NDED NSP3-grantee in preparing a neighborhood revitalization strategy under 24 CFR Part 91.215(e)(2) of its consolidated plan or Empowerment Zone or Enterprise Community application under 24 CFR part 597 has incorporated the type of market data described above, that submission may serve as the required analysis under this section. If the NDED NSP3-grantee continues to provide home ownership assistance for housing in the neighborhood, it must periodically update the market analysis to verify the original presumption of continued affordability.

ii. Recapture. Recapture provisions must ensure that the NDED NSP3-grantee recoups all or a portion of the NSP3 assistance to the homebuyers, if the housing does not continue to be the principal residence of the family for the duration of the period of affordability. The NDED NSP3-grantee may structure its recapture provisions based on its program design and market conditions. The period of affordability is based upon the total amount of NSP3 funds subject to recapture described in paragraph (a)(5)(ii)(A)(5) of this section.

A. The following options for recapture requirements are acceptable to NDED. The NDED NSP3-grantee may adopt, modify or develop its own recapture requirements for NDED approval. In establishing its recapture requirements, the NDED NSP3-grantee is subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, and there are no net proceeds or the net proceeds are insufficient to repay the NSP3 investment due, the NDED NSP3-grantee can only recapture the net proceeds, if any. The net



proceeds are the sales price minus superior loan repayment (other than NSP3 funds) and any closing costs.

1. Recapture entire amount. The NDED NSP3-grantee may recapture the entire amount of the NSP3 investment from the homeowner.
  2. Reduction during affordability period. The NDED NSP3-grantee may reduce the NSP3 investment amount to be recaptured on a pro-rata basis for the time the homeowner has owned and occupied the housing measured against the required affordability period.
  3. Shared net proceeds. If the net proceeds are not sufficient to recapture the full NSP3 investment (or a reduced amount as provided for in paragraph (a)(5)(ii)(A)(2) of this section) plus enable the homeowner to recover the amount of the homeowner's downpayment and any capital improvements made by the homeowner since purchase, the NDED NSP3-grantee may share the net proceeds. The net proceeds are the sales price minus loan repayment (other than NSP3 funds) and closing costs. The net proceeds may be divided proportionally as set forth in the following mathematical formulas:  
$$\text{NSP3 Investment} / (\text{NSP3 Investment} + \text{Homeownership Investment}) \times \text{Net Proceeds} = \text{NSP Amount to be Recaptured}$$
$$\text{Homeowner Investment} / (\text{NSP3 Investment} + \text{Homeowner Investment}) \times \text{Net Proceeds} = \text{Amount to Homeowner}$$
  4. Owner investment returned first. The NDED NSP3-grantee may permit the homebuyer to recover the homebuyer's entire investment (downpayment and capital improvements made by the owner since purchase) before recapturing the NSP3 investment.
  5. Amount subject to recapture. The NSP3 investment that is subject to recapture is based on the amount of NSP3 assistance that enabled the homebuyer to buy the dwelling unit. This includes any NSP3 assistance that reduced the purchase price from fair market value to an affordable price, but excludes the amount between the cost of producing the unit and the market value of the property (i.e., the development subsidy). The recaptured funds must be used to carry out NSP3-eligible activities in accordance with the NSP3 requirements. If the NSP3 assistance is only used for the development subsidy and therefore not subject to recapture, the resale option must be used.
  6. Special considerations for single-family properties with more than one unit. If the NSP3 funds are only used to assist an income qualified homebuyer to acquire one unit in single-family housing containing more than one unit and the assisted unit will be the principal residence of the homebuyer, the affordability requirements of this section apply only to the assisted unit. If NSP3 funds are also used to assist the income qualified homebuyer to acquire one or more of the rental units in the single-family housing, the affordability requirements of Rental Housing apply to assisted rental units, except that the NDED NSP3-grantee may impose resale or recapture restrictions on all assisted units (owner-occupied and rental units) in the single family housing. If resale restrictions are used, the affordability requirements on all assisted units continue for the period of affordability. If recapture restrictions are used, the affordability requirements on the assisted rental units may be terminated, at the discretion of the NDED NSP3-grantee, upon recapture of the NSP3 investment. (If NSP3 funds are used to assist only the rental units in such a property then the requirements of rental housing affordability requirements would apply and the owner-occupied unit would not be subject to the income targeting or affordability provisions of homeownership housing affordability requirements.)
  7. Lease-purchase. NSP3 funds may be used to assist homebuyers through lease-purchase programs for existing housing and for housing to be constructed. The housing must be purchased by a homebuyer within 36 months of signing the lease-purchase agreement. The homebuyer must be an income-qualified family at the time the lease-purchase agreement is signed. If NSP3 funds are used to acquire housing that will be resold to a homebuyer through a lease-purchase program, the NSP3 affordability requirements for rental housing shall apply if the housing is not transferred to a homebuyer within forty-two months after project completion.
  8. Contract to purchase. If NSP3 funds are used to assist a homebuyer who has entered into a contract to purchase housing to be constructed, the homebuyer must be an income-qualified family at the time the contract is signed.
- b. Ownership interest. The ownership in the housing assisted under this section must meet the following definition of "home ownership":
1. Home ownership means ownership in fee simple title or a 99 year leasehold interest in a one- to four-unit dwelling or in a condominium unit, or equivalent form of ownership approved by NDED. The ownership interest may be subject only to the restrictions on resale required under home ownership (a) mortgages, deeds of trust, or other liens or instruments securing debt on the property as approved by the NDED NSP3-grantee; or any other restrictions or encumbrances that do not impair the good and marketable nature of title to the ownership interest. For purposes of the insular areas, home ownership includes leases of 40 years or more. For purposes of housing located on trust or restricted Indian lands, home ownership includes leases of 50 years. The NDED NSP3-grantee must determine whether or not ownership or membership in a cooperative or mutual housing project constitutes home ownership under State law.
- c. New construction without acquisition. Newly constructed housing that is built on property currently owned by a family which will occupy the housing upon completion, qualifies as affordable housing if it meets the requirements under paragraph (a) of this section. This description is an adoption of the HOME program standards applicable provisions at 24 CFR 92.252 (e) and 92.254.

### Definition of Blighted Structure:

The State of Nebraska's definition of blighted structure for purposes of implementing the Community Development Block Grant (CDBG) Neighborhood Stabilization Program 3 (NSP3) is as follows:

Blighted structure includes, but is not limited to, any dwelling, garage, outbuilding, warehouse, commercial building, or any other structure or part of a structure, which:

- (a) because of the effects of fire, wind, flood, or other natural disaster;
- (b) because of physical deterioration; or,
- (c) because of demolition, or partial demolition, not carried out to completion within a reasonable period of time;

Is no longer habitable as a dwelling or in the case of a non-dwelling structure, is no longer useful for the purpose for which the non-dwelling structure was intended and which has been designate by a State CDBG-recipient unit of local government or non-profit organization as detrimental to the public health or safety in its present condition and use.

Definition of blighted structure in the context of state law:

A definition for "blighted structure" is not contained in Nebraska law. The above definition was developed by incorporating frequently occurring elements from definitions of blighted structure by other governmental entities with appropriate elements from the definitions for substandard area and blighted area in the Nebraska Community Development Law. The following definitions contained in Nebraska State Law are related to defining blighted structures.

Nebraska Community Development Law - Nebraska Statute Section 18-2103 (10)

Substandard area means an area in which there is a predominance of buildings or improvements, whether nonresidential or residential in character, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime (which cannot be remedied through construction of prisons), and is detrimental to the public health, safety, morals or welfare;

Nebraska Community Development Law - Nebraska Statute Section 18-2103 (11)

Blighted area means an area, which (a) by reason of the presence of a substantial number of deteriorated or deteriorating structures, existence of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility, or usefulness, insanitary or



unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of the community, retards the provision of housing accommodations, or constitutes an economic or social liability and is detrimental to the public health, safety, morals, or welfare in its present condition and use and (b) in which there is at least one of the following conditions: (i) unemployment in the designated area is at least one hundred twenty percent of the state or national average; (ii) the average age of the residential or commercial units in the area is at least forty years; (iii) more than half of the plotted and subdivided property in an area is unimproved land that has been within the city for forty years and has remained unimproved during that time; (iv) the per capita income of the area is lower than the average per capita income of the city or village in which the area is designated; or (v) the area has had either stable or decreasing population based on the last two decennial censuses. In no event shall a city of the metropolitan, primary, or first class designate more than thirty-five percent of the city as blighted, a city of the second class shall not designate an area larger than fifty percent of the city as blighted, and a village shall not designate an area larger than one hundred percent of the villas as blighted; Nebraska Redevelopment Act - Nebraska Statute Section 58-503(6)

Blighted and substandard area means an area within a city or cities or up to ten miles outside of the area of operation of a city or cities of the metropolitan or primary class, up to six miles outside of the area of operation of a city or cities of the first class, and up to three miles outside of the area of operation of a city or cities of the second class or village or villages, or any combination thereof, in which by reason of (a) the existence of significant areas of unimproved or insufficiently developed land, (b) the lack of a significant number of new and growing business enterprises, (c) the lack of sufficient economic growth, (d) the dilapidation, deterioration, age, or obsolescence of buildings and improvements, (e) the lack of a state, regional, or local redevelopment plan or program, (f) the existence of significant conditions which prevent or do not promote economic growth within such area, (g) the lack of medical and health care facilities, (h) the lack of utilities and other government services infrastructure, or (i) any combination of such factors, there exists (i) insufficient safe, sanitary, and available housing for low-income and moderate-income families and persons, including, but not limited to, persons displaced by clearing of slums or blighted areas or by other public programs, (ii) job growth at less than the United States or Midwest average job growth rates, (iii) average wages at less than the United States or Midwest average wage levels, (iv) a net emigration of population, (v) population growth that is less than that of the United States or the Midwest, (vi) the failure to utilize substantial land areas at their highest and best uses in comparison to other areas within such city or cities, (vii) an abundance of property that is not on the tax rolls at levels at least equal to industrial and residential valuation levels, or (viii) any combination of such results;

### **Definition of Affordable Rents:**

The State of Nebraska definition of affordable rents for purposes of implementing the Community Development Block Grant (CDBG) Neighborhood Stabilization Program 3 (NSP3) is as follows:

Affordable Rents must meet the following qualifications:

- a. Rent Limitations: NSP3 provides the following maximum NSP3 rent limits. The maximum NSP3 rents are the lesser of:
    1. The fair market rent for existing housing for comparable units in the area as established by HUD under 24 CFR 888.111; or
    2. A rent that does not exceed 30 percent of the adjusted income of a family whose annual income equals 65 percent of the median income for the area, as determined by HUD, with adjustments for number of bedrooms in the unit. The HOME rent limits provided by HUD will include average occupancy per unit and adjusted income assumptions.
  - b. Initial rent schedule and utility allowance:
    1. The participating jurisdiction must establish maximum monthly allowances for utilities and services (excluding telephone). The participating jurisdiction must review and approve rents proposed by the owner for units subject to the maximum rent limitations in paragraphs (a) or (b) of this section. For all units subject to the maximum rent limitations in paragraphs (a) or (b) of this section for which the tenant is paying utilities and services, the participating jurisdiction must ensure that the rents do not exceed the maximum rent minus the monthly allowance for utilities and services.
  - c. Subsequent rents during the affordability period:
    1. The maximum HOME rent limits are recalculated on a periodic basis after HUD determines fair market rents and median incomes. HUD then provides the new maximum HOME rent limits to participating jurisdictions. Regardless of changes in fair market rents and in median income over time, the NSP3 rents for a project are not required to be lower than the HOME rent limits for the project in effect at the time of project commitment.
    2. The Nebraska Department of Economic Development (NDED) NSP3 grantees (subrecipient) must provide project owners with information on updated NSP3 rent limits so that rents may be adjusted (not to exceed the maximum HOME rent limits in paragraph (a) of this section) in accordance with the written agreement between the NDED NSP3 grantee and the owner. Owners must annually provide the NDED with information on rents and occupancy of NSP3-assisted units to demonstrate compliance with this section.
    3. Any increase in rents for NSP3-assisted units is subject to the provisions of outstanding leases, and in any event, the owner must provide tenants of those units not less than 30 days prior written notice before implementing any increase in rents.
- This definition is an adoption of the HOME program standards at 24 CFR 92.252 (a), (c), and (f).

### **Housing Rehabilitation/New Construction Standards:**

All rehabilitation projects must meet the "Minimum Standards For Rehabilitation" (as outlined below), which exceeds the required NSP3 rehabilitation standards. As stated in the NDED "Minimum Standards For Rehabilitation" any products purchased for rehabilitation or energy retrofits must be Energy Star.

#### **"MINIMUM STANDARDS FOR REHABILITATION"**

Nebraska Department of Economic Development

- (1) All housing units rehabilitated as an NSP3-assisted housing activity must meet local codes that apply; and
- (2) All housing units rehabilitated as an NSP3-assisted housing activity must meet the Nebraska Department of Economic Development (NDED) Rehabilitation Standards required for the Nebraska HOME program, Nebraska CDBG program, and Nebraska Affordable Housing Trust Fund. The current NDED Rehabilitation Standards are described below.

#### **MINIMUM STANDARDS FOR REHABILITATION**

Nebraska Department of Economic Development

##### **A. MINIMUM STANDARDS FOR BASIC EQUIPMENT AND FACILITIES**

1. KITCHENS - Every dwelling shall have a kitchen room or kitchenette equipped with a kitchen sink, properly connected to both hot and cold running water lines, under pressure, and in working order.





2. TOILET ROOM REQUIRED - Every dwelling unit, except as otherwise permitted for rooming houses, shall contain a room that is equipped with a flush water closet and properly installed lavatory. Said lavatory shall be properly connected to both hot and cold running water, under pressure, and shall be in working order. Fixtures shall be properly installed, free of hazards, leaks and defects, and in functional and sanitary order.

Said flush water closet shall be properly connected to the water supply, under pressure, and shall be in working order.

3. SHARED TOILET FACILITIES - Shared toilet rooms shall be equipped with a flush water closet and lavatory basin, and shall be connected as provided in Section 2 above. In rooming house type structures, at least 1 toilet and 1 lavatory basin, properly connected as set forth above, shall be supplied for each 8 persons or fractions thereof residing within a rooming house, including members of the operator's family whenever they share the use of said facilities, provided that in rooming houses where rooms are let only to males, flush urinals may be substituted for not more than 1/2 of the required number of toilets.

4. BATH REQUIRED - Every dwelling unit shall contain a bathtub and/or shower. Fixtures shall be properly installed, free of hazards, leaks and defects, and shall be in functional and sanitary order.

Potable water supply piping, water discharge outlets, backflow prevention devices or similar equipment shall not be so located as to make possible their submergence in any contaminated or polluted liquid or substance.

Said bathtub and/or shower may be in the same room as the flush water closet and lavatory, or said bathtub and/or shower may be in a separate room. In all cases, these facilities shall be properly connected to both hot and cold running water lines, under pressure, and shall be in working order.

In rooming house type structures, at least 1 bathtub and/or shower, properly connected as set forth above, shall be supplied for each 8 persons or fractions thereof, residing within a rooming house, including members of the operator's family whenever they share.

5. PRIVACY IN ROOM CONTAINING TOILET AND BATH - Every toilet and every bath shall be contained in a room or within separate rooms which affords privacy to a person within said room or rooms. Said rooms shall not be the only passageway to the exterior.

Toilets and bathrooms shall have doors with a privacy type lock and such doors, locks and hardware shall be in working order.

6. LOCATION OF COMMUNAL TOILETS AND BATHS - Every communal bath required to be provided in accordance with other provisions, shall be located within a room or rooms accessible to the occupants of each dwelling unit sharing such facilities, without going through a dwelling unit of another occupant and without going outside of the dwelling.

In rooming houses, said room or rooms shall be located on the same floor of the dwelling as, or on the floor immediately above or below, the dwelling unit whose occupants share the use of such facilities.

7. WATER SUPPLY - All fixture water supplies shall be properly connected to public or private water system.

All water supply inlet orifices (mouth of an opening from any pipe or faucet supplying water) shall have an air gap (The unobstructed vertical distance through the free atmosphere between the lowest opening from any pipe or faucet supplying water to a tank, plumbing fixture or other device and the floor level rim of the receptacle.) or shall be protected by vacuum breakers (also known as backflow preventers).

8. HOT AND COLD WATER LINES TO BATH AND KITCHEN - Every dwelling shall have supplied water-heating facilities which are properly installed; in working condition and free of leaks; properly connected to hot water lines required; and are capable of supplying hot or tempered water at not less than 110°F to be drawn for every bath, as well as general usage.

Hot water storage associated with water heating facilities shall not be less than the following minimum capacities:

- a. 1 dwelling unit                      30 gallons
- b. 2 dwelling units                      40 gallons
- c. 3 or more dwelling units and rooming houses                      50 gallons or more

Sizes and/or number of water heaters are to be based upon the number of units served. No water heaters shall be allowed in bathrooms or bedrooms. All hot water heaters shall be properly vented and sealed and equipped with a pressure relief valve and drip leg a maximum of 6" above the floor.

The local rehabilitation division and/or building inspection division may adjust the above-required capacities upward or downward based on the type and recovery time of the hot water system.

9. CONNECTION OF SANITARY FACILITIES TO SEWAGE SYSTEM - Every kitchen sink, toilet, lavatory basin and bathtub/shower shall be in working condition and properly connected to an approved public or private sewage system.

All sewers and vents shall function properly and be free of leaks and blockages.

10. EXITS - Every exit from every dwelling and/or dwelling unit shall comply with the following requirements:

- a. It shall be functional;
- b. It shall be unobstructed;
- c. All stairways and steps of 4 or more risers shall have at least 1 handrail, and all stairways and steps that are 5 feet or more in width or open on both sides shall have a handrail on each side where possible;
- d. Every dwelling unit shall have 2 independent ways of egress;
- e. All handrails shall be not less than 30" or more than 42" vertically above the nose of the stair treads and not less than 36" above the stairway platform;
- f. All balconies and platforms that are 30" or more above grade, shall have protective guards not less than 30" in height above the balcony or platform level;
- g. All multiple dwellings (1 & 2 family residences exempted) shall have a second exit stairway or approved fire escape available to all occupants of units located on second or higher stories;
- h. All stairs and steps shall have a riser height of no more than 8" and a tread depth of no less than 9" The requirement may be waived on the programmatic level if in an existing structure, it would be impossible or cost prohibitive to meet this requirement. In such cases, new stairs could be put in having the same rise and run as the old;
- i. In basement units where one means of an exit shall be a window, it shall comply with the International Residential Code, Section 310 Emergency Escape and Rescue Openings.

11. FIRE PROTECTION AND SMOKE ALARMS - All fire protection systems and devices shall be in operable condition. When a dwelling is occupied by any hearing impaired person, smoke alarms shall have an alarm system designed for hearing impaired persons in accordance with NFPA 74 (or successor standards).

Smoke alarms shall be installed:

On each story, including basement and cellar (Alarms are not required in unfinished attics and crawl spaces)

Outside of each bedroom

In each bedroom

## B. MINIMUM STANDARDS FOR LIGHT, VENTILATION AND HEATING

1. REQUIRED WINDOW AREA - Every habitable room, provided such rooms are adequately lighted, shall have at least one open air space.



The minimum total window area, measured between stops, for every habitable room shall be as follows:

- a. 1/12 of the floor area if two or more separate windows exist; or
- b. 1/10 of the floor area if only one window exists;
- c. a minimum of 12 square feet of window area is required in habitable rooms other than kitchens;
- d. a kitchen may pass without a window area, provided there is a mechanical means of ventilation in working order.

Whenever the only window in a room is a skylight type window, the total window area of such skylight shall be equal to at least 15% of the total floor area of such room. Skylight type windows, if less than 15% of the total floor area shall be increased to 15% of the total floor area, unless another window is to be installed to provide adequate light and ventilation.

2. ADEQUATE VENTILATION REQUIRED - Every habitable room shall have at least one window or skylight which can easily be opened, or other such device as will adequately ventilate the room.

### 3. LIGHT AND VENTILATION REQUIREMENTS FOR BATHROOMS, TOILET ROOMS AND KITCHENS

Every bathroom, toilet room, and kitchen shall comply with the light and ventilation requirements mentioned above, except that no window shall be required in adequately ventilated bathrooms, toilet rooms or kitchens equipped with a ventilation system that filters or exhausts to the exterior.

4. Alternative Light and Ventilation - Artificial light or mechanical ventilation complying with the International Building Code shall be permitted.

5. CLOTHES DRYER VENTING - Clothes dryer exhaust vent shall be a single purpose vent in compliance with manufacturer's instructions and vent to the exterior.

6. ELECTRIC OUTLETS AND SERVICE REQUIRED - Where there is suitable electricity available from supply lines no more than 300 feet away from a dwelling, including all existing dwellings now supplied with electrical services, every habitable room within such dwelling shall contain a minimum of two separate and remote wall type electric convenience outlets. Habitable rooms measuring more than 120 square feet shall contain a minimum of three separate and remote wall type electric convenience outlets. Temporary wiring, extension, or zip cords shall not be used as permanent wiring.

Every habitable room shall have at least one ceiling or wall type electric light fixture, controlled by a wall switch, or a wall type grounded electric convenience outlet controlled by a remote switch.

Every toilet room, bathroom, laundry room, furnace room, and hallway (hallway where applicable) shall contain at least 1 supplied ceiling or wall type electric light fixture, controlled by a wall switch, and at least one wall type grounded electric convenience outlet. Convenience outlets used in bathrooms shall be the GFI type.

Each individual kitchen based on its size and layout shall be wired to meet the requirements of the National Electric Code (N.E.C.).

Receptacle convenience outlets in or on open porches, breezeways or garages shall be of the GFI type with a weather proof receptacle box.

All wall and/or ceiling type lighting fixtures shall be controlled by a wall switch, except porcelain type fixtures used in cellars and/or attics, which may be controlled with a proper pull chain.

All electrical equipment, appliances and wiring shall be properly installed and in safe condition.

All broken and/or missing switch and receptacle plates shall be replaced.

All outlets and fixtures shall be properly installed, shall be in working condition and shall be connected to the source of electric power in a proper manner and in accordance with the electrical code of the city and/or the N.E.C., as applicable.

Minimum electrical service for each dwelling and/or dwelling unit's circuit breaker box shall be by a three wire 120/240 volt single phase service rated no less than 100 amps, or as adjusted for size and usage of equipment and appliances in accordance with the ICC Electrical Code and approved, in writing, by the electrical inspector of the local jurisdiction program.

7. HAZARDOUS ELECTRICAL CONDITIONS - Where any condition of the electrical system in the dwelling or structure is identified as, and constitutes a hazard, the hazardous conditions shall be corrected.

8. HEATING FACILITIES - Heating facilities shall be properly installed, be in working condition and be capable of adequately heating all habitable rooms, and toilet rooms contained therein, to maintain a room temperature of 68 deg F (20°C) when the outdoor temperature is within the winter outdoor design temperature for the locality as cited in Appendix D of the International Plumbing Code. Space heaters shall not substitute a central heating unit.

Every installed central heating system shall comply with the following requirements.

a. The central heating unit shall be safe and in good working condition;

b. Every heat duct, steam pipe and hot water pipe shall be free of leaks and obstructions and deliver an adequate amount of heat where intended;

c. Every seal between any and all sections of a hot air furnace shall be air-tight so noxious gases and fumes will not escape into the heat ducts;

d. Required clearance from combustible materials shall be maintained;

e. All chimneys and vents shall have a flue liner intact and in safe working condition.

Every existing space heater shall comply with the following requirements:

a. No space heater burning solid, liquid or gaseous fuels shall be of a portable type;

b. Every space heater burning solid, liquid or gaseous fuels shall be properly vented to a chimney or duct leading to outdoor space and be installed to provide proper draft;

c. Every fuel burning space heater shall have a fire-resistant panel between it and the floor or floor covering as required by the units manufacturer;

d. Whenever a space heater is located within 2 feet of a wall, said wall shall be protected with insulation sufficient to prevent overheating of the wall as required by the unit's manufacturer;

e. Every space heater smoke pipe shall be equipped with approved thimbles or guards, properly constructed of non-flammable material, at the point where the pipe goes through any wall, ceiling or partition;

f. Each dwelling and/or dwelling unit shall be supplied with its own heating systems. Local option may provide for one central forced air system to serve no more than two separate dwelling units.

### 9. LIGHTING OF PUBLIC HALLS AND STAIRWAYS

a. Public halls and stairways in every dwelling containing 2 to 4 dwelling units shall be provided with convenient wall-mounted light switches controlling an adequate lighting system that will provide at least 2 foot candles of illumination on all parts thereof and be turned on when needed. An emergency circuit is not required for this lighting;

b. Public halls and stairways in every dwelling containing 5 or more dwelling units shall be lighted at all times with an artificial lighting system. Said system shall provide at least 2 foot candles of illumination on all parts thereof at all times by means of properly located electric light fixtures, provided that such artificial lighting may be omitted from sunrise to sunset where an adequate natural lighting system is provided;



- c. Wherever the occupancy of the building exceeds 100 persons, the artificial lighting system as required herein, shall be on an emergency circuit;
- d. All basements and cellars shall be provided with a lighting system that permits safe occupancy and use of the space and contained equipment as intended, and which may be turned on when needed;
- e. The required intensity of illumination shall apply to both natural and artificial lighting. REQUIRED - For protection against flies, mosquitoes and other insects, every door opening directly from a dwelling unit or rooming unit, to the outdoor space where feasible, shall be supplied with a screen covering at least 50% of the window area of the door, and said door shall be equipped with a self-closing device.

Every window or other opening to outdoor space used or intended to be used for ventilation shall likewise be supplied with screens covering the entire window areas required for ventilation. The material used for all such screens shall be no less than 16 mesh per inch, properly installed, and repaired when necessary to prevent the entrance of flies, mosquitoes and other insects. Half-screens on windows may be allowed, provided they are properly installed and are bug and insect proof.

11. SCREENS FOR BASEMENT AND CELLAR WINDOWS - Every dwelling unit having operable basement or cellar windows shall be screened to prevent the entry of insects and rodents.

12. EXISTING HEATING TO DWELLINGS OR PARTS THEREOF - Every dwelling owner or operator who rents, leases or lets for human habitation any unit contained within such dwelling, on terms either expressed or implied, shall supply or furnish heat to the occupants. Whenever a dwelling is heated by means of a furnace, boiler or other heating apparatus under the control of the owner or operator, in the absence of a written contract or agreement to the contrary, said owner and/or operator shall be deemed to have contracted, undertaken, or bound to furnish heat in accordance with the provisions of this section to every unit that contains radiators, furnace heat duct outlets, or other heating apparatus outlets, and to every communal bathroom and communal toilet room located within such unit.

- a. Every central heating unit, space heater, water heater and cooking appliance shall be located and installed in a safe working manner to protect against involvement of egress facilities or egress routes in the event of uncontrolled fires in the structure;
- b. Every fuel burning heating unit or water heater shall be effectively vented in a safe manner to a chimney or duct leading to the exterior of the building. The chimney duct and vents shall be designed to assure proper draft, shall be adequately supported, and shall be clean;
- c. No fuel-burning furnace shall be located in any sleeping room or bathroom unless provided with adequate ducting for air supply from the exterior, and the combustion chamber for such heating unit is sealed from the room in an airtight manner. Water heaters are prohibited in bathrooms and sleeping rooms.
- d. Every steam or hot water boiler and every water heater shall be protected against overheating by appropriate temperature and pressure limit controls;
- e. Every gaseous or liquid fuel burning heating unit and water heater shall be equipped with electronic ignition or with a pilot light and an automatic control to interrupt the flow of fuel to the unit in the event of failure of the ignition device. All such heating units with plenum have a limit control to prevent overheating.

#### C. MINIMUM STRUCTURAL STANDARDS

1. SIDEWALKS AND DRIVEWAYS - All sidewalks, driveways, stairs and similar shall be free of hazardous conditions and in proper repair

3. FOUNDATIONS, EXTERIOR WALLS, ROOFS, SOFFITS AND FASCIA - Every foundation, exterior wall, roof, soffit, and fascia shall be structurally sound, weather-tight, and rodent/insect-proof.

All exterior surface materials shall be protected by lead-free paint or other protective coating in accordance with acceptable standards. The exception is all types of exterior materials acceptable to weatherizing without deterioration.

4. INTERIOR WALLS, FLOORS, CEILINGS, DOORS, AND WINDOWS - Every interior partition, wall floor, ceiling, door and window shall be structurally sound.

Holes in walls should be replastered before new paint is applied.

All interior doors shall be capable of affording privacy for which they were intended.

5. GRADING AND RAINWATER DRAINAGE FROM ROOF - All rainwater shall be drained and conveyed from every roof so as not to cause dampness within the dwelling. All rainwater drainage devices, such as gutters, downspouts, leaders and splash blocks shall be in safe working order. Ground areas around the habitable unit shall be sloped or drain away from foundation walls to prevent standing water.

6. WINDOWS, EXTERIOR DOORS AND BASEMENT OR CELLAR HATCHWAYS - Every front, rear, side and basement or cellar door shall be no less than 2'4" in width and no less than 6' 6" in height. In existing structures, if replacement to meet these requirements would be impossible or cost-prohibitive, said requirement may be waived by the grantee.

Every window, exterior door and basement or cellar hatchway shall be substantially tight and rodent-proof. In addition, the following requirements shall be met:

- a. All exterior doors to the outside or to a common public hall shall be equipped with adequate security locks. Means of egress door locks shall be easily opened from the egress side without a key or special knowledge. All windows accessible from ground level without the aid of mechanical devices shall have a security device. Emergency escape windows shall be openable from the inside without the use of a key, code or tool;
  - b. Every window sash shall be fully equipped with windowpane glazing materials free of cracks or holes, and all panes shall be secured with retaining devices or an adequate amount of putty. Said putty shall not be cracked, broken or missing;
  - c. Every window sash shall be in good condition and fit tightly within its frame;
  - d. Every window, other than a fixed window, shall be easily opened and held in position by window hardware;
  - e. Every exterior and interior door, door hinge, door latch, and/or lock shall be in good working condition;
  - f. Every exterior and interior door, when closed, shall fit well within its frame;
  - g. Every window, door and frame shall be constructed in relation to the adjacent wall construction, to exclude rain and wind as completely as possible from entering the dwelling or structure;
7. STAIRWAYS, DECKS, BALCONIES AND PORCHES - Every interior and exterior stairway, porch, deck, balcony and appurtenance thereto, including handrails, shall be constructed to be safe and capable of supporting the load that normal use may place upon it.
8. SUPPLIED PLUMBING FIXTURES - Every plumbing fixture and water and waste pipe shall be properly installed in safe, sanitary working condition, free from leaks, defects, and obstructions.
9. BATHROOM, TOILET ROOM, KITCHEN AND UTILITY ROOM FLOORS - Every bathroom, toilet room, kitchen, and utility room floor surface shall be constructed to be impervious to water and to permit such floors to be easily kept clean and sanitary.



Indoor-outdoor type carpeting, when properly installed, shall be allowed in bathrooms, toilet rooms, kitchens and utility rooms except when in conflict with required interim controls or standard treatments required to comply with the lead-based paint regulation.

10. CHIMNEYS AND SMOKE PIPES - Every chimney and smoke pipe shall be adequately supported, structurally sound, and clean.

11. TREES AND VEGETATION - Trees and vegetation endangering the unit and/or its occupants shall be eliminated.

12. INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO-FAMILY DWELLING - All rehabilitation work must meet or exceed the requirements of the International Residential Code as promulgated by the International Code Council in its current edition or as adopted in ordinance by the local jurisdiction.

a. Work must comply with the permitting and inspection requirements of the local jurisdiction.

b. In the absence of local permitting and inspection services, the local recipient program shall engage qualified inspectors and document code inspection and compliance.

13. LEAD-BASED PAINT - As required under 24 CFR Part 35, the Final HUD Regulation on Lead-Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance, all assisted dwelling units constructed before January 1, 1978, will be evaluated for lead-based paint hazards or presumed to have lead-based paint present throughout the unit when paint is disturbed.

a. Evaluation will be done by a qualified, certified or licensed person as required under the regulation.

b. All lead-based paint hazards will be identified and reduced or eliminated through paint stabilization, interim controls or abatement with work being done by supervised, trained, qualified, certified or licensed persons as required under the regulation.

c. Safe work practices will be followed at all times.

d. Occupants shall be protected or temporarily relocated as required by the regulation. With some exceptions, as listed at 24 CFR 35.1345, occupants shall be temporarily relocated before and during hazard reduction activities to a suitable, decent, safe and similarly accessible dwelling unit that does not have lead hazards.

e. The dwelling unit and worksite shall be secured. The worksite shall be prepared and warning signs shall be posted as required by the regulation.

f. Clearance examinations will be performed by qualified personnel and final clearance shall be achieved as required by the regulations.

14. ENERGY CONSERVATION -

a. Equipment, appliances, windows, doors and appurtenances replaced during rehabilitation shall be replaced with Energy Star qualified products.

b. If feasible, attics should be insulated to R3ad wall to a minimum of R11.

c. Replacement heating and/or cooling systems shall be properly sized as evidenced by completion of ACCA/ANSI Manual J or an equivalent sizing calculation tool.

d. All accessible air ducts shall be tightly sealed. Heating or cooling supply running through unconditioned space should be avoided or rerouted, but when present and accessible, shall be insulated.

15. INDOOR AIR QUALITY - The scope and conduct of rehabilitation of each dwelling unit shall take into consideration the improvement and maintenance of satisfactory and healthy air quality within the unit.

a. A carbon monoxide detector installed per manufacturers recommendations shall be present in each unit, and received primary power from the building wiring or battery. If the house is all electric a carbon monoxide detector is not required.

b. Devices and appurtenances identified to contain mercury shall be removed or replaced excluding CFL bulbs.

c. Materials and methods used in carrying out rehabilitation, shall to the extent feasible, minimize and prevent dust, out gassing, volatile organic compounds and other contaminants within the dwelling unit.

16. UNIVERSAL DESIGN AND ACCESSIBILITY - Rehabilitation of each unit shall be carried out with consideration for the needs of its occupants and to the maximum practical extent in accordance with the principles of universal design. For guidance in implementing universal design features, visit [www.design.ncsu.edu/cud](http://www.design.ncsu.edu/cud).

D. MINIMUM SPACE, USE AND LOCATION REQUIREMENTS

1. CEILING HEIGHT - Wherever possible, no habitable room in a dwelling or dwelling unit shall have a ceiling height of less than 7' 6". At least 1/2 of the floor area of every habitable room located above the first floor shall have a ceiling height of 7' 6", and the floor area of that part of any room where the ceiling height is less than 5' shall be considered as part of the floor area in computing the total floor area of the room for the purpose of determining maximum floor area.

2. ROOM WIDTH - All rooms, except kitchens and/or kitchenettes and baths, shall have a minimum width of 7'. Kitchens shall have a clear passage dimension of no less than 3 feet between walls, appliances and cabinets.

3. CELLAR SPACE NOT HABITABLE - No cellar space shall be converted or rehabilitated as habitable room or dwelling unit.

4. REQUIREMENTS FOR HABITABLE BASEMENT SPACE - No basement space shall be used as a habitable room or dwelling unit unless all of the following requirements are met:

a. Such required minimum window area is located entirely above the grade of ground adjoining such window area, or an adequate window well of sufficient size as to allow escape of inhabitants residing within such basement apartment, has been constructed;

b. Such basement dwelling unit or rooming unit shall be entirely sealed off from the central heating plant with a one hour fire separation. To assist grantees in evaluating existing building components, HUD has published the "Guideline on Fire Ratings of Archaic Materials and Assemblies", February 2000, available at <http://www.huduser.org/publications/destech/fire.html>;

c. Such basement dwelling unit or rooming unit provides two means of exit, with at least one means of opening directly to the outside;

5. MINIMUM STORAGE AREA - Each dwelling unit shall have at least one closet with a minimum of 6 square feet of floor area and a minimum height of 6', located within the dwelling unit. Dwelling unit with 2 or more bedrooms shall have a storage floor area of at least 4 square feet per bedroom. This storage requirement does not necessarily have to be located in the bedrooms.

E. MINIMUM STANDARDS FOR GARAGES, FENCES AND PREMISES

1. PROTECTION OF EXTERIOR WOOD SURFACES - All exterior wood surfaces shall be properly protected from the elements against decay and rot by lead-free paint, or other approved protective coating.

2. FENCES - Every residential fence shall be in a state of maintenance and repair or shall be removed. Wood materials that are not decay resistant shall be protected against decay by use of lead-free paint or by other preservative material.

If a fence is removed and replaced, said installation shall conform with all local requirements.

3. CONDITION OF PREMISES - All areas and all parts of the premises upon which any dwelling or dwelling units are located and all areas adjacent thereto and a part of the premises shall be in a clean and sanitary condition. This shall include, but not be limited to, removal of







## Procedures for Preferences for Affordable Rental Dev.:

The State of Nebraska created preferences in the scoring/ranking process for the development of affordable rental housing. The Department scored/ranked all applications on seven (7) categories, one (1) being "Rental Housing". Those projects that included rental housing units that met the Department's required Period of Affordability received higher points in the "Rental Housing Projects" category. Of the eight (8) projects included in the Action Plan, the Department has included seven (7) rental housing development projects in the NSP3 Action Plan. Only one (1) project is a home ownership project. Of the \$4,500,000 in NSP3 funds budgeted for project expenses, \$4,250,000 (94.4%) is budgeted to rental housing projects. With this investment the Department anticipates yielding 44 rental units.

## Grantee Contact Information:

NSP3 Manager: Bob Doty, P.O. Box 94666, 301 Centennial Mall South, Lincoln, NE 68509, Phone: (402) 471 -2095 or (800) 426-6505, Fax: 402-471-8405, E-mail: bob.doty@nebraska.gov  
 Economic Development Consultant: Lynn Franzen, P.O. Box 94666, 301 Centennial Mall South, Lincoln, NE 68509, Phone: (402) 471 -3781 or (800) 426-6505, Fax: 402-471-8405, E-mail: lynn.franzen@nebraska.gov

### Public Comment:

The following notice was published in a newspaper of general circulation, distributed through the Development Network listserve, and posted on the NSP webpage (<http://www.neded.org/content/view/818/156>). This conforms to the requirements outlined in Docket No. FR-5447-N-01 Notice of Formula Allocations and Program Requirements for Neighborhood Stabilization Program Formula Grants. No comments were received.

The Nebraska Department of Economic Development (DED) will hold a public comment period on a proposed application to the United States Department of Housing and Urban Development (HUD) for funding under the Community Development Block Grant (CDBG) Neighborhood Stabilization Program 3 (NSP3), which is authorized under Section 1497 of the Wall Street Reform and Consumer Protection Act of 2010. This proposed application for NSP3 funding is a substantial amendment to the State of Nebraska's 2010 Annual Action Plan for Housing and Community Development Programs. The substantial amendment includes information on the proposed distribution of \$5 million in NSP3 funding, which is to be utilized for the purpose of assisting in the redevelopment of abandoned and foreclosed homes.

The substantial amendment, referred to as the Nebraska CDBG NSP3 Action Plan, can be downloaded at <http://www.neded.org/content/view/818/156>. Copies can also be requested by calling Bob Doty at (800) 426-6505 or (402) 471-2095 or by e-mailing your request to bob.doty@nebraska.gov.

The public comment period for the proposed amendment is February 2-February 16, 2011.

Mail written comments regarding the Nebraska CDBG NSP3 Action Plan by February 16, 2011 to: Bob Doty, Nebraska Department of Economic Development, P.O. Box 94666, Lincoln, NE 68509-4666; or by email them to: bob.doty@nebraska.gov. Comments will be accepted February 2, 2011. Individuals requiring sensory accommodations, including interpreter services, Braille, large print or recorded materials should contact Bob Doty.

Los individuos no hablan Ingles y los individuos con discapacidad podran solicitar las ayudas y servicios auxiliares necesarios para la participacion de contacto con el Departamento de Desarrollo Economico PO Box 94666, Lincoln, Nebraska 68509-4666, o lynn.franzen@nebraska.gov.

## Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
11NSPB	Acquisition/Rehabilitation	<i>No activities in this project</i>	
11NSPD	Demolition Only	Deleted Activity	null
11NSPE	Redevelopment	11-NR-08	Construction of New Housing
		11-NR-10	Rehabilitation
		11-NR-12	New Construction of Housing
		11-NR-22	New Construction of Housing
		11-NRS-05	New Construction
		11-NS-04	Construction of New Housing
		11-NS-06	New Construction
		11-NS-11	Rehabilitation
11NSPGA	Administration - Grantees	11-NR-08 - General	General Administration
		11-NR-10 - General	General Administration
		11-NR-12 - General	General Administration
		11-NR-22 - General	General Administration
		11-NRS-05 - General	General Administration
		11-NS-04 - General	General Administration
		11-NS-06 - General	Administration - Grantee
11-NS-11 - General	General Administration		



11NPSA  
9999

Administration - State  
Restricted Balance

11-NA-01 - General

General Administration

*No activities in this project*

## Activities



**Grantee Activity Number:** 11-NR-10 - General Administration  
**Activity Title:** General Administration

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

11NSPGA

**Project Title:**

Administration - Grantees

**Projected Start Date:**

07/13/2011

**Projected End Date:**

07/12/2013

**National Objective:**

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

**Total Budget:**

\$ 39,080.00

**Other Funds Total:**

\$ 0.00

**Environmental Assessment:**

EXEMPT

**Total Funds Amount:**

\$ 39,080.00

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Kearney2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Kearney2

**Organization Type**

Local Government

**Proposed**

\$ 39,080.00

**Location Description:**

N/A

**Activity Description:**

General Administration.





**Grantee Activity Number: 11-NR-12**  
**Activity Title: New Construction of Housing**

**Activity Type:**  
 Construction of new housing

**Activity Status:**  
 Under Way

**Project Number:**  
 11NSPE

**Project Title:**  
 Redevelopment

**Projected Start Date:**  
 06/22/2011

**Projected End Date:**  
 06/21/2013

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

**Total Budget:** \$ 750,000.00

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 750,000.00

**Benefit Report Type:**  
 Direct (Households)

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	5		5	100.00
# of Households	5		5	100.00

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Singlefamily Units	5
# of Housing Units	5
Activity funds eligible for DREF (Ike Only)	
#Units > other green	
#Sites re-used	10
#Units exceeding Energy Star	
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	5
#Units with solar panels	

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Omaha2

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
City of Omaha2	Local Government	\$ 750,000.00

**Location Description:**

The project location is in the City of Omaha, located north of Blondo Street and south of Burdette Street, North 24th to North 26th Streets. The project will be located in Census Tract 31055001100. This Census Tract has a Need Score of 19.



**Activity Description:**

The project is titled the Fair Deal Urban District Project. This project is a partnership between the City of Omaha and the Omaha Economic Development Corporation. The project involves 10 existing platted lots which will be redeveloped and reused for the construction of 5 housing units. The Fair Deal Urban District Project will be focused on the community located north of Blondo Street and south of Burdette Street, North 24th to North 26th Streets. All 5 houses will be rented to households with incomes at or below 120% of the Area Median Income.

The property where the new houses will be constructed on is currently vacant and no tenants are involved therefore under this Activity the Tenant Protection Act of 2009 and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 will not be applicable.

---



**Grantee Activity Number: 11-NS-11**  
**Activity Title: Rehabilitation**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

11NSPE

**Projected Start Date:**

05/01/2011

**National Objective:**

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

**Environmental Assessment:**

UNDERWAY

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

04/30/2013

**Total Budget:**

\$ 907,000.00

**Other Funds Total:**

\$ 0.00

**Total Funds Amount:**

\$ 907,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
<b># Renter Households</b>	13	11	2	100.00
<b># of Households</b>	13	11	2	100.00

**Proposed Accomplishments**

	<b>Total</b>
<b># of Multifamily Units</b>	13
<b># of Housing Units</b>	13
<b>Activity funds eligible for DREF (Ike Only)</b>	
<b>#Units <math>\zeta</math> other green</b>	
<b>#Units deconstructed</b>	34
<b>#Sites re-used</b>	1
<b>#Units exceeding Energy Star</b>	
<b>#Units with bus/rail access</b>	
<b>#Low flow showerheads</b>	13
<b>#Low flow toilets</b>	17
<b>#Units with solar panels</b>	
<b>#Dishwashers replaced</b>	
<b>#Clothes washers replaced</b>	
<b>#Refrigerators replaced</b>	
<b>#Light fixtures (outdoors) replaced</b>	
<b>#Light Fixtures (indoors) replaced</b>	60
<b>#Replaced hot water heaters</b>	13
<b>#Replaced thermostats</b>	19
<b>#Efficient AC added/replaced</b>	19
<b>#High efficiency heating plants</b>	19
<b>#Additional Attic/Roof Insulation</b>	1
<b>#Energy Star Replacement Windows</b>	88
<b># of Properties</b>	1



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Housing Development Corporation2

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
Housing Development Corporation2	Non-Profit	\$ 907,000.00

**Location Description:**

The project location is in the City of Hastings, at 724 West 7th Street. The project will be located in Census Tract 31001965700. This Census Tract has a Need Score of 17.

**Activity Description:**

The project is titled The Living Center (TLC). The project is a partnership between the Housing Development Corporation (HDC), Court Appointed Special Advocate (CASA), Hastings Public Schools, YWCA, Catholic Social Services, State Historic Preservation Office (SHPO), and the Hastings Public Utilities. HDC will serve as the developer for the project.

The project will include the renovation of a building currently owned by Mary Lanning Hospital and is scheduled for closing on or before August 1, 2012. The building had been scheduled for demolition. Residents for the units will be juveniles, 18-24 years of age that are aging out of foster care program and homeless. The project will result in 13 units, 11 of which will be NSP3 units at or below 50% AMI. The remaining units will be reserved for live-in staff and will not have income limits.

The mission of TLC is to provide an empowering life experience, in a stable, safe, and secure living and learning environment, for the homeless and run-away youth and the children within Nebraska.

TLC will provide living accommodations, independent living skills training, educational opportunities, awareness and referral to substance abuse and sexual abuse counseling, advocacy, referral and linking services, and mentoring to the youth served, in a person centered approach that accesses each individual's innate talents and empowers the individual with the tools necessary to be productive members of society, effective parents, and able to thrive in an ever changing society.

The property proposed to be assisted under this Activity will be vacated prior to acquisition, therefore the Tenant Protection Act of 2009 and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 will not be applicable. The notice to vacate the property and the planned demolition was given prior to any discussion with HDC regarding acquisition of the building.





**Grantee Activity Number:** 11-NR-22 - General Administration  
**Activity Title:** General Administration

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

11NSPGA

**Project Title:**

Administration - Grantees

**Projected Start Date:**

07/01/2011

**Projected End Date:**

06/30/2013

**National Objective:**

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

**Total Budget:**

\$ 12,240.00

**Other Funds Total:**

\$ 0.00

**Environmental Assessment:**

EXEMPT

**Total Funds Amount:**

\$ 12,240.00

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Central City2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Central City2

**Organization Type**

Local Government

**Proposed**

\$ 12,240.00

**Location Description:**

N/A

**Activity Description:**

General Administration.



**Grantee Activity Number:** 11-NS-04 - General Administration  
**Activity Title:** General Administration

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

11NSPGA

**Project Title:**

Administration - Grantees

**Projected Start Date:**

06/06/2011

**Projected End Date:**

06/05/2013

**National Objective:**

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

**Total Budget:**

\$ 10,000.00

**Other Funds Total:**

\$ 0.00

**Environmental Assessment:**

COMPLETED

**Total Funds Amount:**

\$ 10,000.00

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Omaha2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Omaha2

**Organization Type**

Local Government

**Proposed**

\$ 10,000.00

**Location Description:**

N/A

**Activity Description:**

General Administration.



**Grantee Activity Number:** 11-NA-01 - General Administration  
**Activity Title:** General Administration

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

11NSPSA

**Project Title:**

Administration - State

**Projected Start Date:**

05/01/2011

**Projected End Date:**

04/01/2014

**National Objective:**

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

**Total Budget:**

\$ 320,000.00

**Other Funds Total:**

\$ 0.00

**Environmental Assessment:**

EXEMPT

**Total Funds Amount:**

\$ 320,000.00

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

Yes

**Activity is being carried out through:**

Grantee Employees

**Organization carrying out Activity:**

State of Nebraska

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

State of Nebraska

**Organization Type**

State

**Proposed**

\$ 320,000.00

**Location Description:**

N/A

**Activity Description:**

General Administration.



**Grantee Activity Number:** 11-NRS-05  
**Activity Title:** New Construction

**Activity Type:**

Construction of new housing

**Project Number:**

11NSPE

**Projected Start Date:**

06/06/2011

**National Objective:**

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

**Environmental Assessment:**

COMPLETED

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

06/05/2013

**Total Budget:**

\$ 500,000.00

**Other Funds Total:**

\$ 0.00

**Total Funds Amount:**

\$ 500,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	4	4		100.00
# of Households	4	4		100.00

# of Households

**Proposed Accomplishments**

# of Multifamily Units

Total

4

# of Housing Units

4

# ELI Households (0-30% AMI)

Activity funds eligible for DREF (Ike Only)

#Units & other green

#Sites re-used

1

#Units exceeding Energy Star

#Units with bus/rail access

4

#Low flow showerheads

4

#Low flow toilets

4

#Units with solar panels

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Omaha2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Omaha2

**Organization Type**

Local Government

**Proposed**

\$ 500,000.00

**Location Description:**

The project location is in the City of Omaha, at 4318 Fort Street. The project will be located in Census Tract





31055006101. This Census Tract has a Need Score of 19.

**Activity Description:**

The project is titled the St. Richards Senior Village Project. The Project is a partnership between Holy Name Housing Corporation and the City of Omaha. The project consists of the new construction of 12 duplex cottages (24 2-bedroom units) on vacant property, four (4) units of which will be NSP3 assisted units.

Th St. Richards Senior Village Project will be available to all income-qualified households with at least one (1) person 55 years of age and older. Th St. Richards Senior Village Project is the first phase of an eventual intergenerational campus development serving youth and elderly who reside on site as well as in the neighborhood.

All 22 units will be visitable and fully handicapped accessible. The units will be of a single level zero entry design with attached single car garage. Exterior features will include partial brick walls, landscaping, and security system. A washer and dryer, dishwasher, refrigerator, stove, and microwave will be included in each unit and all units will have ADA toilets and handicapped accessible tubs with showers. The project will meet the applicable Omaha Building Code and international Energy Conservation Code requirements and will meet the standard for Energy Star Qualified New Homes including geothermal heating and cooling. The property where the new housing units will be constructed on is currently vacant and no tenants are involved therefore under this Activity the Tenant Protection Act of 2009 and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 will not be applicable.

---



**Grantee Activity Number: 11-NS-04**  
**Activity Title: Construction of New Housing**

**Activity Type:**  
 Construction of new housing

**Activity Status:**  
 Under Way

**Project Number:**  
 11NSPE

**Project Title:**  
 Redevelopment

**Projected Start Date:**  
 06/06/2011

**Projected End Date:**  
 06/05/2013

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

**Total Budget:** \$ 250,000.00

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 250,000.00

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	5	5		100.00
# of Households	5	5		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	5
# of Housing Units	5
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	
#Sites re-used	5
#Units exceeding Energy Star	
#Units with bus/rail access	5
#Low flow showerheads	5
#Low flow toilets	5
#Units with solar panels	

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

**Organization carrying out Activity:**  
 City of Omaha2

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
City of Omaha2	Local Government	\$ 250,000.00

**Location Description:**

The project location is in the City of Omaha on scattered sites within Census Tract 31055005300. This Census Tract has a

Need Score of 18.

**Activity Description:**

The project is the Omaha Habitat New Housing Program. The project is a partnership between the City of Omaha and Habitat for Humanity of Omaha, Inc (Habitat). The project will replace vacant properties with new single-family housing units for very low-income households.

The City of Omaha will convey vacant properties it has acquired to Habitat for site preparation, utility supply lines, basements and construction of five (5) single-family houses. The scale and design of the new single-family houses will blend in with the surrounding homes in the neighborhood. All homes will meet Omaha Building Code and International Energy Conservation Code requirements and will meet the standard for Energy Star Qualified New Homes.

The property where the new housing units will be constructed on is currently vacant and no tenants are involved therefore under this Activity the Tenant Protection Act of 2009 and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 will not be applicable.

---



**Grantee Activity Number: 11-NR-08**  
**Activity Title: Construction of New Housing**

**Activity Type:**  
 Construction of new housing

**Activity Status:**  
 Under Way

**Project Number:**  
 11NSPE

**Project Title:**  
 Redevelopment

**Projected Start Date:**  
 06/09/2011

**Projected End Date:**  
 06/08/2013

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

**Total Budget:** \$ 310,000.00

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 310,000.00

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Renter Households	2		2	100.00
# of Households	2		2	100.00

Proposed Accomplishments	Total
# of Multifamily Units	2
# of Housing Units	2
Activity funds eligible for DREF (Ike Only)	
#Units $\geq$ other green	2
#Sites re-used	1
#Units exceeding Energy Star	2
#Units with bus/rail access	
#Low flow showerheads	2
#Low flow toilets	2
#Units with solar panels	

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 Dawson Area Development2

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
Dawson Area Development2	Non-Profit	\$ 310,000.00

**Location Description:**

The project location is in the City of Cozad, 815 Avenue C. the project will be located in Census Tract 31047968300. This Census Tract has a Need Score of 13.



**Activity Description:**

The proposed project is a partnership between Dawson Area Development, the City of Cozad, the Cozad Housing Authority, the Cozad Housing Development Corporation, and the Cozad Development Corporation.

The project includes the demolition of the old Cozad Middle/High School, a vacant school that has not been used for over eight (8) years. As a result of the poor condition of the structure the building has become a detriment to the surrounding neighborhood. Neighboring homes and the only grocery store in Cozad surround this eyesore.

Following the demolition of the structure one (1) city block will be available for new housing construction. Dawson Area Development will develop one duplex (2 rental housing units) with NSP3 funding on the vacant property and will build more units as circumstances allow. The duplex will be created to house residents age 55 +.

Following the demolition of the old school building and the construction of a duplex (2 rental housing units) an attractive city block will be created with future housing development in mind.

This project does not intend to demolish low- and moderate-income dwelling units. The structure is a vacant and blighted school building.

---





**Grantee Activity Number:** 11-NS-06 - General Administration  
**Activity Title:** Administration - Grantee

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

11NSPGA

**Project Title:**

Administration - Grantees

**Projected Start Date:**

05/01/2011

**Projected End Date:**

04/30/2013

**National Objective:**

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

**Total Budget:**

\$ 17,700.00

**Other Funds Total:**

\$ 0.00

**Environmental Assessment:**

EXEMPT

**Total Funds Amount:**

\$ 17,700.00

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Omaha2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Omaha2

**Organization Type**

Local Government

**Proposed**

\$ 17,700.00

**Location Description:**

N/A

**Activity Description:**

General administration.



**Grantee Activity Number: 11-NR-10**  
**Activity Title: Rehabilitation**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

11NSPE

**Project Title:**

Redevelopment

**Projected Start Date:**

07/13/2011

**Projected End Date:**

07/12/2013

**National Objective:**

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

**Total Budget:**

\$ 977,000.00

**Other Funds Total:**

\$ 0.00

**Environmental Assessment:**

COMPLETED

**Total Funds Amount:**

\$ 977,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	14		14	100.00
# of Households	14		14	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Multifamily Units	14
# of Housing Units	14
Activity funds eligible for DREF (Ike Only)	
#Units $\zeta$ other green	
#Units deconstructed	
#Sites re-used	1
#Units exceeding Energy Star	14
#Units with bus/rail access	14
#Low flow showerheads	14
#Low flow toilets	14
#Units with solar panels	
#Clothes washers replaced	
#Refrigerators replaced	
#Light fixtures (outdoors) replaced	
#Light Fixtures (indoors) replaced	
#Replaced hot water heaters	
#Replaced thermostats	
#Efficient AC added/replaced	14
#High efficiency heating plants	
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	
# of Properties	1



**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Kearney2

**Proposed budgets for organizations carrying out Activity:**

Responsible Organization	Organization Type	Proposed
City of Kearney2	Local Government	\$ 977,000.00

**Location Description:**

The project location is in the City of Kearney, 2013 Avenue A. The project will be located in Census Tract 31019969500. This Census Tract has a need Score of 11.

**Activity Description:**

The project is the renovation/rehabilitation of a three-story building in the downtown district of the City of Kearney into apartment units. The property was foreclosed on in September 2010 and is vacant.

The renovation of the three (3) story building will include fourteen (14) 2-bedroom apartments. The first floor will house four (4) apartments that will be handicapped accessible. The other two (2) floors will contain five (5) apartments each. In addition the first floor will include a commons area and an office space for management.

The property proposed to be assisted under this Activity is vacant and has no tenants, therefore the Tenant Protection Act of 2009 and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 will not be applicable.

In the past, the building proposed for renovation was home to the Kearney Area Children's Museum until the facility moved to the north part of the City. After its time as the museum, the building was left vacant and deteriorating. A local investment firm purchased the building with the intent of building loft apartment for rent. Renovation began on the building, but in 2008 the renovation project came to a halt due to a lack of capital by the owners and the financial issues at the bank. The property was foreclosed on in September 2010. Today the building is left in a vacant and deteriorating condition.



**Grantee Activity Number:** 11-NR-12 - General Administration  
**Activity Title:** General Administration

**Activity Type:**

Administration

**Project Number:**

11NSPGA

**Projected Start Date:**

06/22/2011

**National Objective:**

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

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

NA

**Activity Status:**

Under Way

**Project Title:**

Administration - Grantees

**Projected End Date:**

06/21/2013

**Total Budget:**

\$ 30,000.00

**Other Funds Total:**

\$ 0.00

**Total Funds Amount:**

\$ 30,000.00

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Omaha2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Omaha2

**Organization Type**

Local Government

**Proposed**

\$ 30,000.00

**Location Description:**

N/A

**Activity Description:**

General Administration.



**Grantee Activity Number:** 11-NS-06  
**Activity Title:** New Construction

**Activity Type:**

Construction of new housing

**Project Number:**

11NSPE

**Projected Start Date:**

05/01/2011

**National Objective:**

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

**Environmental Assessment:**

COMPLETED

**Activity Status:**

Under Way

**Project Title:**

Redevelopment

**Projected End Date:**

04/30/2013

**Total Budget:**

\$ 442,300.00

**Other Funds Total:**

\$ 0.00

**Total Funds Amount:**

\$ 442,300.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

**# Owner Households**

Total	Low	Mod	Low/Mod%
5	5		100.00

**# of Households**

5	5		100.00
---	---	--	--------

**Proposed Accomplishments**

**# of Singlefamily Units**

**Total**

5

**# of Housing Units**

5

**# ELI Households (0-30% AMI)**

**Activity funds eligible for DREF (Ike Only)**

**#Units & other green**

**#Sites re-used**

5

**#Units exceeding Energy Star**

5

**#Units with bus/rail access**

5

**#Low flow showerheads**

5

**#Low flow toilets**

5

**#Units with solar panels**

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Omaha2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Omaha2

**Organization Type**

Local Government

**Proposed**

\$ 442,300.00

**Location Description:**

The project location is in the City of Omaha, in an area generally bounded by Larimore Avenue, 31st Avenue, Ames Avenue and



33rd Street. The project will be located in Census Tract 31055006000. This Census Tract has a Need Score of 19.

**Activity Description:**

The project is titled Omaha Habitat New Infill Housing Program Monmouth Park Neighborhood . The project is a partnership between the City of Omaha and Habitat for Humanity Of Omaha, Inc. The project replaces five (5) vacant lots with new houses for very low-income households.

The City of Omaha will convey vacant properties it has acquired with census tract 31055006000to Habitat at no cost and with contract with Omaha Habitat for Humanity for site preparation, utility supply lines, basements and construction o five single-family houses. Habitat is an experienced non-profit housing developer that has worked together with the State and City on past projects serving very low-income homebuyers. All units will meet the applicable Omaha Building Code and International Energy Conservation Code requirements, as well as applicable Nebraska Investment Finance Authority (NIFA) Green Standards. The project will meet the standard for Energy Star Qualified New Homes.

The property where the new housing units will be constructed on is currently vacant and no tenants are involved therefore under this Activity the Tenant Protection Act of 2009 and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 will not be applicable.

---



**Grantee Activity Number: Deleted Activity**  
**Activity Title:**

**Activity Type:**

Clearance and Demolition

**Activity Status:**

Cancelled

**Project Number:**

11NSPD

**Project Title:**

Demolition Only

**Projected Start Date:**

05/01/2011

**Projected End Date:**

04/30/2013

**National Objective:**

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

**Total Budget:**

\$ 0.00

**Other Funds Total:**

\$ 0.00

**Total Funds Amount:**

\$ 0.00

**Environmental Assessment:**

COMPLETED

**Benefit Report Type:**

NA

**Proposed Accomplishments**

**Total**

# of Singlefamily Units

# of Multifamily Units

# of Housing Units

# of Non-business Organizations benefitting

# of Businesses

# of Public Facilities

# of buildings (non-residential)

# of Properties

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Dawson Area Development2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Dawson Area Development2

**Organization Type**

Non-Profit

**Proposed**

\$ 0.00

**Location Description:**

Project Deleted.

**Activity Description:**

Project Deleted.







**Grantee Activity Number: 11-NR-08 - General Administration**  
**Activity Title: General Administration**

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

11NSPGA

**Project Title:**

Administration - Grantees

**Projected Start Date:**

06/09/2011

**Projected End Date:**

06/08/2013

**National Objective:**

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

**Total Budget:**

\$ 12,400.00

**Other Funds Total:**

\$ 0.00

**Environmental Assessment:**

COMPLETED

**Total Funds Amount:**

\$ 12,400.00

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Dawson Area Development2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Dawson Area Development2

**Organization Type**

Non-Profit

**Proposed**

\$ 12,400.00

**Location Description:**

N/A

**Activity Description:**

General Administration.



**Grantee Activity Number:** 11-NS-11 - General Administration  
**Activity Title:** General Administration

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

11NSPGA

**Project Title:**

Administration - Grantees

**Projected Start Date:**

05/01/2011

**Projected End Date:**

04/30/2013

**National Objective:**

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

**Total Budget:**

\$ 36,280.00

**Other Funds Total:**

\$ 0.00

**Environmental Assessment:**

EXEMPT

**Total Funds Amount:**

\$ 36,280.00

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Housing Development Corporation2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

Housing Development Corporation2

**Organization Type**

Non-Profit

**Proposed**

\$ 36,280.00

**Location Description:**

N/A

**Activity Description:**

General Administration.



**Grantee Activity Number: 11-NR-22**  
**Activity Title: New Construction of Housing**

**Activity Type:**  
 Construction of new housing

**Activity Status:**  
 Under Way

**Project Number:**  
 11NSPE

**Project Title:**  
 Redevelopment

**Projected Start Date:**  
 07/01/2011

**Projected End Date:**  
 06/30/2013

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

**Total Budget:** \$ 366,000.00

**Other Funds Total:** \$ 0.00

**Environmental Assessment:**  
 COMPLETED

**Total Funds Amount:** \$ 366,000.00

**Benefit Report Type:**  
 Direct (Households)

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	6		6	100.00
# of Households	6		6	100.00

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Multifamily Units	6
# of Housing Units	6
Activity funds eligible for DREF (Ike Only)	
#Units $\geq$ other green	
#Sites re-used	3
#Units exceeding Energy Star	
#Units with bus/rail access	
#Low flow showerheads	11
#Low flow toilets	11
#Units with solar panels	

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

**Activity is being carried out through:**

**Organization carrying out Activity:**  
 City of Central City2

**Proposed budgets for organizations carrying out Activity:**

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed</b>
City of Central City2	Local Government	\$ 366,000.00

**Location Description:**

The project location will be scattered sites in the City of Central City. The project will be located in Census Tract 31121986800. This Census Tract has a Need Score of 16.



**Activity Description:**

The project will be completed in partnership with the City of Central City and the Central City Community Redevelopment Authority (CRA). The project will be the construction of new rental housing units on vacant lots. The City will build three (3) duplexes for a total of six (6) rental units.

All duplexes will include 3-bedrooms, 2 baths and a single car garage. All units will be built on a crawlspace due to the water table level in the City of Central City.

The property where the new housing units will be constructed on is currently vacant and no tenants are involved therefore under this Activity the Tenant Protection Act of 2009 and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 will not be applicable.

---



**Grantee Activity Number:** 11-NRS-05 - General Administration  
**Activity Title:** General Administration

**Activity Type:**

Administration

**Activity Status:**

Under Way

**Project Number:**

11NSPGA

**Project Title:**

Administration - Grantees

**Projected Start Date:**

06/06/2011

**Projected End Date:**

06/05/2013

**National Objective:**

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

**Total Budget:**

\$ 20,000.00

**Other Funds Total:**

\$ 0.00

**Environmental Assessment:**

EXEMPT

**Total Funds Amount:**

\$ 20,000.00

**Benefit Report Type:**

NA

**Activity is being carried out by Grantee:**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Omaha2

**Proposed budgets for organizations carrying out Activity:**

**Responsible Organization**

City of Omaha2

**Organization Type**

Local Government

**Proposed**

\$ 20,000.00

**Location Description:**

N/A

**Activity Description:**

Not applicable.



## Action Plan Comments:

- TERI K. 3/4/11 The timely submitted Plan is being rejected for corrections regarding areas of greatest need.
- TERI K. 3/10/11 NSP3 Plan approved after the state provided additional information regarding areas of greatest need, distribution and use of funds, housing rehabilitation/new construction standards, acquisition and relocation/demolition or conversion of LMI units, public comment, and certifications, as well as some DRGR activity clean-up.
- TERI K. 7/29/11 Budget revisions, etc. for new activities approved.
- TERI K. 10/14/11 Plan revision is approved, with the recommendation of one minor change on the State Administration activity.
- TERI K. 10/17/11 Plan was revised only to correct that the State is carrying out the State Administration activity and was thus approved with that correction.
- TERI K. 2/2/12 The Plan is approved with changes to activities 11-NR-22, 11-NS-06 (and Administration activity), and 11-NR-11.
- TERI K. 4/23/12 Plan rejected for corrections and updates to various activities.
- TERI K. 5/1/12 Plan approved with changes to activity 11-NR-11 (new location, number of units, etc.) and updates on other activities regarding Environmental Assessment and Activity Status.
- TERI K. 3/11/13 Plan approved with changes on activity status and updates on activity numbers and description.

## Action Plan History

Version	Date
B-11-DN-31-0001 AP#1	05/01/2012
B-11-DN-31-0001 AP#2	02/02/2012
B-11-DN-31-0001 AP#3	03/11/2013

