

Action Plan

Grantee: Omaha, NE

Grant: B-11-MN-31-0001

LOCCS Authorized Amount:	\$ 1,183,085.00
Grant Award Amount:	\$ 1,183,085.00
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 357,313.20
Total Budget:	\$ 1,540,398.20

Funding Sources

Funding Source	Funding Type
General Funds	City Funds
NAHTF	State Funds
NSP1 Program Income	Program Income
HOME	Other Federal Funds

Narratives

Summary of Distribution and Uses of NSP Funds:

The 10 home new construction project notes as "Project #200, Redevelopment" is located in Block Group 3, Census Tract 12, an area of high unemployment, very low per capita income, and a much higher percentage of Black residents than the City overall. The site of Project #200 is bounded by Florence Blvd on the west, Clark Street on the north, 18th Street on the east, and Charles Street on the south. The Project with the four homes for rehab, identified as "Project #100, Acq./Rehab," is located in Block Group 3, Census Tract 53, an area of high unemployment, very low per capita income, and a much higher percentage of Black residents than the City overall. The project area is part of the Orchard Hills / Highlander-Prospect Place neighborhood area, bounded by 40th Street on the west, Blondo Street on the north, 30th Street on the east and Hamilton street on the south.

Beyond selecting areas that would qualify for NSP 3 funding, establishing the areas of greatest need, or targeted areas, for the use of NSP 3 funds included selecting activities that would positively impact the areas in which they took place. Homeownership is one such stabilizing influence. As such, the selected areas of greatest need would be ones in which the promotion of homeownership, either by the construction of new housing or the rehabilitation of existing housing, would be successful. Influencing significantly the location as well as the size of the targeted area is the amount of funds allocated to Omaha through NSP 3. In terms of impact on neighborhoods, the small allocation suggested the target areas should be small and should not be isolated from other redevelopment activity or positive community influences. Consequently, areas already part of, or near to, other recent redevelopment efforts as well as areas in close proximity to where the housing market is relatively strong were selected. Building upon existing strengths within neighborhoods to expand physical, economic and social well being to areas such as the NSP 3 areas of greatest need is an approach routinely employed in Omaha.

Omaha is not using a tiered approach to determine the distribution of funding.

How Fund Use Addresses Market Conditions:

The funds will provide affordable housing to lower income households in an older, central city neighborhood targeted by the City for enhancement, economic development and revitalization.



Ensuring Continued Affordability:

HOME Program Standards found at 24 CFR 92.252(a), (c), (e), and (f), and 92.254 to ensure continued affordability.

Definition of Blighted Structure:

Blighted structures include structures on the City of Omaha's condemned/demolition list, and structures with multiple building code and housing code violations such that the costs to bring the structure back into code compliance exceeds 60 percent of the structure's estimated post-repair market value. For the purposes of the NSP3 grant project, blighted structures also include those where it exhibits visible and objectively discernable signs of deterioration such that the structure(s) pose a threat to human health, and the public safety and welfare of the community.

Definition of Affordable Rents:

N/A

Housing Rehabilitation/New Construction Standards:

Both proposed projects are designed to meet the Omaha Building and Energy Codes and Energy Star New Homes standard. Clark Villas, as new construction, and Habitat for Humanity Rehabilitation and Resale, because the level of rehabilitation meets the definition of "gut" found in the Instructions for Completing the NSP3 Substantial Amendment or Abbreviated Action Plan and therefore has the same standard for energy efficiency as required for new construction.

Vicinity Hiring:

The City will follow Section 3 requirements and follow its MBE/WBE plan and require, through written agreement, selected contractors to do the same including requiring documented proof of compliance. In addition, the City will utilize the recently developed Small Emerging Business Program (SEBP) designed to encourage small business within economically distressed areas of the city. The City of Omaha will also require all selected contractors, through written agreement, to utilize and provide documented proof of compliance with SEBP requirements. The SEBP area includes the targeted area.

Procedures for Preferences for Affordable Rental Dev.:

Grantee Contact Information:

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

Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
100	Acq./Rehab.	100-01	HFHO Acq./Rehab LH25
		500	Urban Homestead
200	Redevelopment	200-01	Redevelopment LMMI
		400	Redevelopment LH25
		600	Locust Glen
300	Administration	300-01	NSP3 Administration
9999	Restricted Balance	<i>No activities in this project</i>	



Activities

Project # / Title: 100 / Acq./Rehab.

Grantee Activity Number: 100-01
Activity Title: HFHO Acq./Rehab LH25

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

100

Projected Start Date:

03/07/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Acq./Rehab.

Projected End Date:

03/07/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 318,170.54

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 318,170.54

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# ELI Households (0-30% AMI)	
#Sites re-used	4
#Units exceeding Energy Star	4
#Units with bus/rail access	4
#Low flow showerheads	4
#Low flow toilets	4
#Dishwashers replaced	4
#Clothes washers replaced	4
#Light fixtures (outdoors) replaced	4



#Replaced hot water heaters	4
#Efficient AC added/replaced	4
#High efficiency heating plants	4
#Additional Attic/Roof Insulation	4
# of Properties	4

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

Habitat for Humanity of Omaha, Inc.

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
Habitat for Humanity of Omaha, Inc.	Non-Profit	\$ 318,170.54

Location Description:

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

Activity Description:

Acquisition, interior demolition and exterior repair by the City of Omaha and rehabilitation, resale and no interest mortgage financing by Habitat for Humanity of Omaha of 4 vacant abandoned or foreclosed-upon single-family houses in the neighborhoods bounded by Lake, 30th, Hamilton and 40th Streets. The period of affordability is 15 years for these rehabbed owner occupied units. The NSP3 investment is secured with a Deed of Trust, a subordinated lien and a signed promissory note. Ongoing compliance is monitored during the period of affordability by the City double checking County Assessor owner address records, and by random spot check mailings to the owner at the subject project address. The City uses the recapture method to ensure compliance during the period of affordability.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 500
Activity Title: Urban Homestead

Activity Type:

Rehabilitation/reconstruction of residential structures

Project Number:

100

Projected Start Date:

06/01/2016

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Acq./Rehab.

Projected End Date:

06/01/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 40,000.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 40,000.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

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

Proposed Accomplishments

	Total
# of Singlefamily Units	4
# of Housing Units	4
# of Substantially Rehabilitated Units	4
#Sites re-used	4
#Units exceeding Energy Star	4
#Units with bus/rail access	4
#Low flow showerheads	4
#Low flow toilets	4
#Refrigerators replaced	4
#Replaced hot water heaters	4
#Replaced thermostats	4
#Efficient AC added/replaced	4
#High efficiency heating plants	4



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

City of Omaha1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Omaha1	Local Government	\$ 40,000.00

Location Description:

Scatter single family sites east of 72nd Street in Omaha.

Activity Description:

Purchase eight single family homes, each to undergo comprehensive rehabilitation, for resale to income qualified (LMMI) households using a mix of funding sources, with four of the single family homes receiving NSP3 funding support. HOME funds of \$700,663 were also used for this eight (8) home rehab project, with four of the homes receiving NSP3 Program Income funds.

The period of affordability is 15 years for these rehabbed owner occupied units. The NSP3 investment is secured with a Deed of Trust, a subordinated lien and a signed promissory note. Ongoing compliance is monitored during the period of affordability by the City double checking County Assessor owner address records, and by random spot check mailings to the owner at the subject project address. The City uses the recapture method to ensure compliance during the period of affordability. The City uses the recapture method to ensure compliance during the period of affordability.

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 200 / Redevelopment

Grantee Activity Number: 200-01 Redevelopment LMMI
Activity Title: Redevelopment LMMI

Activity Type:
Construction of new housing

Project Number:
200

Activity Status:
Completed
Project Title:
Redevelopment



Projected Start Date:

05/19/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Projected End Date:

07/31/2012

Project Draw Block Date by HUD:**Activity Draw Block Date by HUD:****Total Budget:** \$ 673,203.06**Most Impacted and Distressed Budget:** \$ 0.00**Other Funds:** \$ 804,887.19**Total Funds:** \$ 1,478,090.25**Benefit Report Type:**

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	7		7	100.00
# of Households	7		7	100.00

of Households

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units & other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

7

7

7

7

7

7

7

7

Activity is being carried out by Grantee:

No

Activity is being carried out through:**Organization carrying out Activity:**

City of Omaha1

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

City of Omaha1

Omaha Economic Development Corporation

Organization Type

Local Government

Non-Profit

Proposed Budget

\$ 673,203.06

\$ 0.00

Funding Source Name

HOME

NAHTF

Matching Funds

No

Yes

Funding Amount

\$ 482,102.09

\$ 225,632.57



NSP1 Program Income	Yes	\$ 70,055.69
General Funds	Yes	\$ 27,096.84

Location Description:

Vacant lot at on east side of North 19th Street, from Charles to Clark. Omaha, NE 68110

Activity Description:

Site preparation and the construction of 7 new single-family houses and deferred payment loans to qualified homebuyers by the City of Omaha on vacant City-owned property on North 19th Street. The project was assisted with HOME funds, used for each of the 7 single-family homes. The project also has some City of Omaha general funds, some NSP1 Program Income, some NSP3 Program income, and some Nebraska Affordable Housing Trust Fund (NAHTF funds, from the State of Neb.) involved in the project budget.

The period of affordability is 15 years for these rehabbed owner occupied units. The NSP3 investment is secured with a Deed of Trust, a subordinated lien and a signed promissory note. Ongoing compliance is monitored during the period of affordability by the City double checking County Assessor owner address records, and by random spot check mailings to the owner at the subject project address. The City uses the recapture method to ensure compliance during the period of affordability. The City uses the recapture method to ensure compliance during the period of affordability.

The terms of the deferred payment loans provide an amortization of up to 50% of the principle, no interest, and recapture of remaining balance if sold during the period of affordability. Qualified buyers are income-qualified, certified household at or below 120% MFI (although for this project, all were below 80% MFI, due to requirements of another funding source).

The City served as the project owner/developer, with City Construction Specialists overseeing the work conducted by the general contractor.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 400
Activity Title: Redevelopment LH25

Activity Type:

Construction of new housing

Project Number:

200

Projected Start Date:

05/19/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Completed

Project Title:

Redevelopment

Projected End Date:

07/31/2012

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 240,143.11

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 393,324.12

Total Funds: \$ 633,467.23

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	3	3		100.00
# of Households	3	3		100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units \geq other green

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

Total

3

3

3

3

3

3

3



Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Omaha1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Omaha1	Local Government	\$ 240,143.11
Funding Source Name	Matching Funds	Funding Amount
HOME	No	\$ 236,053.53
NAHTF	Yes	\$ 94,367.43
NSP1 Program Income	Yes	\$ 0.00
General Funds	Yes	\$ 62,903.16

Location Description:

Vacant lot at on east side of North 19th Street, from Charles to Clark. Omaha, NE 68110

Activity Description:

Site preparation and the construction of 3 new single-family houses and deferred payment loans to qualified low income homebuyers by the City of Omaha on vacant City-owned property on North 19th Street.

The period of affordability is 15 years for these rehabbed owner occupied units. The NSP3 investment is secured with a Deed of Trust, a subordinated lien and a signed promissory note. Ongoing compliance is monitored during the period of affordability by the City double checking County Assessor owner address records, and by random spot check mailings to the owner at the subject project address. The City uses the recapture method to ensure compliance during the period of affordability. The City uses the recapture method to ensure compliance during the period of affordability.

The terms of the deferred payment loans provide an amortization of up to 50% of the principle, no interest, and recapture of remaining balance if sold during the period of affordability. Qualified buyers are income-qualified, certified household at or below 50% MFI.

The City served as the project owner/developer, with City Construction Specialists overseeing the work conducted by the general contractor.

Environmental Assessment: COMPLETED

Environmental Reviews: None



Grantee Activity Number: 600
Activity Title: Locust Glen

Activity Type:

Construction of new housing

Project Number:

200

Projected Start Date:

05/01/2016

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

06/01/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 117,724.75

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 117,724.75

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Owner Households

	Total	Low	Mod	Low/Mod%
# Owner Households	9		9	100.00
# of Households	9		9	100.00

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Sites re-used

#Units exceeding Energy Star

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

Total

9

9

9

9

9

9

9



Activity is being carried out by Grantee:

Yes

Activity is being carried out through:

Grantee Employees

Organization carrying out Activity:

City of Omaha1

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Omaha1	Local Government	\$ 117,724.75

Location Description:

Nine single family lots in Northeast Omaha, north of the Central Business District.

Activity Description:

New construction of nine single family homes, for sale, for income qualified (LMMI) homebuyer households. The majority of the project funding consists of HOME funds, with \$117,725 of NSP3 Program Income assisting the project.

The nine-home new construction project is located in Census Tract 12, an area of high unemployment, very low per capita income, and a much higher percentage of Black residents than the City overall.

The period of affordability is 15 years for these rehabbed owner occupied units. The NSP3 investment is secured with a Deed of Trust, a subordinated lien and a signed promissory note. Ongoing compliance is monitored during the period of affordability by the City double checking County Assessor owner address records, and by random spot check mailings to the owner at the subject project address. The City uses the recapture method to ensure compliance during the period of affordability. The City uses the recapture method to ensure compliance during the period of affordability.

The terms of the deferred payment loans provide an amortization of up to 120% of the principle, no interest, and recapture of remaining balance if sold during the period of affordability. Qualified buyers are income-qualified, certified household at or below 120% MFI (although for this project, all will be below 80% MFI, due to requirements of another funding source).

The City served as the project owner/developer, with City Construction Specialists overseeing the work conducted by the general contractor..

Environmental Assessment: COMPLETED

Environmental Reviews: None

Project # / Title: 300 / Administration

Grantee Activity Number: 300-01 NSP3 Administration

Activity Title: NSP Administration

Activity Type:

Activity Status:



Administration

Project Number:

300

Projected Start Date:

03/07/2011

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

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

Benefit Report Type:

NA

Completed

Project Title:

Administration

Projected End Date:

03/07/2014

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 151,156.74

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 151,156.74

Activity is being carried out by Grantee:

No

Activity is being carried out through:

Organization carrying out Activity:

City of Omaha1

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Omaha1

Organization Type

Local Government

Proposed Budget

\$ 151,156.74

Location Description:

N/A

Activity Description:

Personnel, non-personnel and indirect costs. Ten percent (10%) of the NSP3 Grant B-11-MN-30-0001 is budgeted for general administration costs, which equals \$118,084. In addition to this, ten percent (10%) of the \$357,313 of NSP3 Program Income realized was also used for general administration costs.



Environmental Assessment: EXEMPT

Environmental Reviews: None

Action Plan Comments:

Action Plan History

Version	Date
B-11-MN-31-0001 AP#1	07/27/2011
B-11-MN-31-0001 AP#2	04/13/2012
B-11-MN-31-0001 AP#3	10/31/2012
B-11-MN-31-0001 AP#4	08/01/2014
B-11-MN-31-0001 AP#5	08/07/2015
B-11-MN-31-0001 AP#6	08/07/2015
B-11-MN-31-0001 AP#7	08/07/2015
B-11-MN-31-0001 AP#8	10/30/2015
B-11-MN-31-0001 AP#9	04/27/2016
B-11-MN-31-0001 AP#10	01/23/2018
B-11-MN-31-0001 AP#11	08/31/2018
B-11-MN-31-0001 AP#12	10/09/2018
B-11-MN-31-0001 AP#13	01/29/2019



