

OMAHA HOUSING AUTHORITY

FY 2016 PHA 5 - YEAR & ANNUAL PLAN

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: The Omaha Housing Authority PHA Code: NE001 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): 01/2016																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 2,706 Number of HCV units: 4,545																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia N/A <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 40%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) Included in the Consortia</th> <th rowspan="2" style="width: 20%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 10%;">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: To provide and sustain quality and safe, affordable housing while offering educational, cultural, and life-enhancing opportunities that promotes economic self-sufficiency, self-respect and self-worth for persons receiving housing assistance.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. The Housing Authority of the City of Omaha (OHA) has developed the following 5 – Year Plan Goals to serve the needs of low-income, very low-income, and extremely low-income families for the next five years. Goals are enumerated for the purpose of identification and not priority. All goals will be worked simultaneously.																										

5.2	GOAL #1 <div style="border: 1px solid black; background-color: #e0ffe0; padding: 2px; margin: 5px 0;">Continue to monitor unit months available versus unit months leased to maintain occupancy rates of 98%</div> <p style="margin-left: 20px;">A. Updated Vacant Unit Turnaround Objectives by Year:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-left: 20px;"> <thead> <tr> <th style="width: 35%;">Description of Measurement</th> <th style="width: 15%;">2015 Baseline *6/30/15</th> <th colspan="5" style="text-align: center;">Target Goals</th> </tr> <tr> <th></th> <th></th> <th style="text-align: center;">2016</th> <th style="text-align: center;">2017</th> <th style="text-align: center;">2018</th> <th style="text-align: center;">2019</th> <th style="text-align: center;">2020</th> </tr> </thead> <tbody> <tr> <td>Unit Months Available</td> <td style="text-align: center;">16,236</td> <td style="text-align: center;">32,472</td> <td style="text-align: center;">32,472</td> <td style="text-align: center;">28,164</td> <td style="text-align: center;">28,164</td> <td style="text-align: center;">28,164</td> </tr> <tr> <td>Units Months Leased</td> <td style="text-align: center;">15,987</td> <td style="text-align: center;">31,823</td> <td style="text-align: center;">31,823</td> <td style="text-align: center;">27,601</td> <td style="text-align: center;">27,601</td> <td style="text-align: center;">27,601</td> </tr> <tr> <td>Occupancy</td> <td style="text-align: center;">98</td> <td style="text-align: center;">98</td> <td style="text-align: center;">98</td> <td style="text-align: center;">98</td> <td style="text-align: center;">98</td> <td style="text-align: center;">98</td> </tr> </tbody> </table> <p style="margin-left: 20px;">B. In order to achieve the goal for reduced turnaround times, a sufficient number of approved applications must continue to be provided to operations so that units ready for occupancy are immediately leased up.</p> <p style="margin-left: 20px;">C. OHA to review training opportunities for staff to continue ongoing training for OHA's Quality Control (QC) Division to facilitate the reduction of total errors in HUD's PIC system to assure accurate and timely reporting</p> <p style="margin-left: 20px;">D. Implement Rentwise training for the residents to help reduce the amount of turnover.</p> <p style="margin-left: 20px;">E. With the goal of sustainability, OHA Board is currently working with Local HUD, DEC, and Region 7 to resolve outstanding issues related to the Recovery Agreement. Once this has been finalized, OHA will work to meet the terms and objectives in that agreement within the time period given.</p>	Description of Measurement	2015 Baseline *6/30/15	Target Goals							2016	2017	2018	2019	2020	Unit Months Available	16,236	32,472	32,472	28,164	28,164	28,164	Units Months Leased	15,987	31,823	31,823	27,601	27,601	27,601	Occupancy	98	98	98	98	98	98
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GOAL #2

Maintain an Average Occupancy Rate of at Least 98%.

A. Occupancy Rate Objectives by Year:

Development Type	2013	2014	2015 6/30/15	2016	2017	2018	2019
Hi Rise	98	98	99	98	98	98	98
Scattered Sites	98	98	98	98	98	98	98
Family Development	98	96	97	98	98	98	98

GOAL #3

Improve the Quality (physical condition) of Assisted Housing in all Developments.

- A. Continue to improve Real Estate Assessment Center (REAC) Uniform Physical Condition System (UPCS) inspection scores to 90% or better for all developments, and maintain that score. See table below:

**Public Housing Assessment System (PHAS) Physical Condition Report for FY 2013
&
Five Year Performance Objectives**

Project Identification	Unit Count	Property Development Name	2014 Scores earned in 2015	2015 Target Scores for 2016	2016 Target Scores for 2017	2017 Target Scores for 2018	2018 Target Scores for 2019	2019 Target Scores for 2020
NE001000001	359	South Side Terrace	54c*	66	80	85	90	95
NE001000002	111	Spencer Homes	89	**89	90	90	90	95
NE001000005	117	Kay Jay Tower	99	**99	99	99	99	99
NE001000006	110	Evans Tower	78	NA	85	90	90	95
NE001000007	105	Park North Tower	71	NA	80	85	90	95
NE001000008	116	Park South Tower	50	N/A	80	85	90	95
NE001000009	143	Benson Tower	88	*88	90	90	90	95
NE001000010	143	Pine Tower	64	NA	80	85	90	95
NE001000011	106	Florence Tower	85	**85	90	90	90	95
NE001000012	106	Highland Tower	55	NA	70	80	90	95
NE001000013	207	Jackson Tower	93	**93	95	95	95	95
NE001000014	105	Underwood Tower	75	NA	80	85	90	95
NE001000015	149	Crown Tower	96	**96	97	97	97	97
NE001000016	248	Scattered Sites NE	77	70	75	85	90	95
NE001000017	162	Scattered Sites SE	73	62	75	85	90	95
NE001000018	114	Scattered Sites NW	77	78	85	90	90	95
NE001000019	76	Scattered Sites SW	88	**88	90	90	95	95
NE001000020	45	Timber Creek Apts.	94c*	**94	95	95	95	95
NE001000021	32	Chambers Court	95	**95	95	95	95	95
NE001000022	37	Keystone Crown I	89	**89	90	90	90	95
NE001000023	24	North Omaha Affordable Homes	85	85	85	90	90	95
NE001000024	35	Securities Building	99a	**99	99	99	99	99
NE001000025	16	Crown I	93	**93	93	93	93	95
NE001000026	12	Crown II	99	**99	99	99	99	99
NE001000027	12	Bay View Apts.	64b	81	85	90	90	95
NE001000028	30	Farnam Building	69	82	85	90	90	95
NE001000029	3	Keystone Crown Ck	99	**99	90	90	90	95
NE001000030	1	3619 Monroe Street	99	100	100	100	100	100

* Smoke detector violation.

The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors.

The letter "b" is given if one or more non-life threatening H&S deficiencies, but no life threatening H&S deficiencies were observed other than for smoke detectors.

The letter "c" is given if there were one or more life threatening H&S deficiencies observed.

N/A is listed if inspection results are not available yet.

**No REAC inspection to be scheduled due to high previous year score.

5.2

5.2

- B. Educate tenants to help eliminate or reduce the occurrence of unit inspections identifying health and safety deficiencies and smoke detector deficiencies to less than 1% by 12/31/2016.
- C. Update the OHA Lead Based Paint Risk Assessment to include the appropriate Tax Credit properties that have not yet been inspected for LBP by 12/31/2016 and implement abatement and management practices to assure continuous compliance with

- HUD regulations and local ordinances where necessary.
- D. Institute a maintenance program that includes hands-on training on topics such as HVAC repair general plumbing, and minor electrical repair.
 - E. Improve the quality of supervision for maintenance and site staff through the placement of qualified personnel in supervisory positions and providing supervisory training to all incumbents.
 - F. Initiate routine property assessments and perform preventive maintenance.
 - G. Perform a strategic property analysis using the Green Physical Needs Assessment (GPNA) to determine viability and reasonableness in reinvestment of property treatment strategies by 12/31/16.
 - H. Establish a mechanism to involve other departments in defining the capital improvement program objectives.
 - I. Prepare and submit an demolition/disposition application with the input of residents and community for Southside Terrace based on physical obsolescence and ongoing crime/violence in area. OHA may put an Request for Proposal to redevelop site in accordance with City Consolidated Plan. It would include new affordable housing units.

5.2 GOAL #4

Ensure Equal Opportunity Housing and Affirmatively Further Fair Housing.

- A. Develop and implement a Transition Plan for eleven OHA Tower Developments and two Family Developments to modify the currently designated units to comply with UFAS.

GOAL #5

Improve Community Quality of Life and Economic Vitality through Conversion of Appropriate Public Housing Units Preserve Affordable Housing Funded by Sources Other Than Public Housing Subsidy which may include the Demolition or Disposition of buildings/units that are determined not to be financially feasible to retain.

1. OHA will be involved in discussions with OHA residents, Omaha City Planning, Community Stakeholders, State of Nebraska Department of Economic Development and Department of Housing and Urban Development for the submission of Demolition-Disposition application to SAC for South Side Terrace.
2. Collaborate with other not-for-profit or for-profit corporations to build new or renovate affordable housing units.
3. OHA to apply for participation in Rental Assistance Demonstration (RAD). This will allow public housing to be converted to project based vouchers or project based rental assistance to work to preserve the public housing stock.
4. OHA to request to accumulate all 5 years of first and second increment Replacement Housing Factor Funds (RHF) and Capital Funds be combined for mixed finance multi-family or senior housing which would include an acquisition or new construction.

First Increment grants are:

- NE26R001501-12: \$224,018**
- NE26R001501-13: \$242,493**
- NE26R001501-14: \$231,173**
- NE26R001501-15: \$235,754**
- NE26R001501-16: \$240,012 ***Estimated**

Second Increment grants are:

- NE26R001502-12: \$131,087**
- NE26R001502-13: \$113,749**
- NE26R001502-14: \$132,983**

5.2

5. At a minimum OHA will consider Homeownership opportunities for scattered site units that are neither Hawkins' or Section 504
6. Any future Demolition or Disposition Transitional Funding (DDTF) will be used for revitalization or new development (including homeownership).

GOAL #6

Maintain the Availability of Decent, Safe and Affordable Housing by retaining 4545 Vouchers/Units to be used towards various Section 8 Programs.

- A. OHA will maximize the leasing potential in the HCV program by utilizing the two-year tool. OHA Staff, including Deputy Director, Interim Finance Supervisor, Accounting Staff, and Section 8 Director, met with Local HUD on Tuesday, February 9th 2016, to review and discuss effective use of the tool. OHA will meet with HUD every other month to update and review and will work with HUD to establish benchmarks for reporting to Finance to facilitate funding needs forecasting.
- B. OHA researches opportunities to be more successful in our mission. One of the opportunities being researched is a Project Based Voucher program. Further research, and staff training would be necessary to determine if this is an opportunity for OHA to take advantage of.

5.2

GOAL #7

Promote self-sufficiency and asset development of assisted households.

- A. Continue to build awareness and utilization of Self-sufficiency program, computer access and training, educational workshops, and Homeownership program.
- B. OHA will work with Public Housing and Resident Initiatives Department to establish a homeownership program in accordance with regulations. Meetings with Department heads are scheduled, and this matter will be presented to the Operations Committee to review and evaluate for approval by late Spring 2016.
- C. OHA will work with Public Housing and Resident Initiatives Department to establish a homeownership program in accordance with regulations. Meetings with Department heads are scheduled, and this matter will be presented to the Operations

Committee to review and evaluate for approval by late Spring 2016.

- D. Increase grant funding opportunities with collaboration with local, state and private partnerships.
- E. Collaborate with partners offering Homeownership programs and OHA tenants interested in homeownership.
- F. Increase number of participants in the Family Self Sufficiency Program-both from Public Housing tenants and from Section 8. This will be done through Public Housing and Section 8 briefings.
- G. Increase OHA staff awareness for referrals by attending additional community and advocacy meetings and getting staff involved in more committees by providing them with filers, and by promoting idea with Senior Staff.
- H. Increase participation in all positive reinforcement programs.
- I. Reduce truancy among elementary, middle school, and senior high school students. Promote higher education for graduating senior high students.
- J. Increase potential employment and training opportunities for eligible Section 3 participants.
- K. Increase the eligibility standards for applicants applying for Public Housing.

GOAL #8

Improve performance in both public safety and risk management.

- A. As security issues arise, OHA zone managers and Public Safety will continually evaluate the need for additional security cameras and the financial feasibility of meeting the need. OHA will work with HUD to use Capital Funds to replace outdated access control system and cameras for Towers. OHA will also get pricing on updating or converting the incident database.
- B. History shows the top concerns are always drugs, gangs, and trespassing. OHA will continue to build strong relationships with OPD in hopes of gaining more control of these issues.
- C. Using a more customer centered, proactive approach safety and security issues are identified through "knock and talk" where tenants are asked to share information. OHA will also continue to improve tenant relations by using customer service action line 402-444-6914. The purpose of this action line is to assure resident that their concerns within OHA are addressed, assigned and resolved in a timely manner.
- D. Continue to follow terms of OHA's Risk Control Policy Statement, see exhibit ne001a01.

GOAL #9

Maintain compliance and progress on any agreements to reports, plans, or agreements with HUD, including but not limited to the HUD PHARS team.

- A. OHA to work with HUD to formulate an agreement on how to sustain agency's acceptable standing
- B. OHA Staff to ensure compliance is maintained and progress is made.

Progress Report for the Previous 5 - Year and Annual Plan Goals and Objectives

5.2 GOAL #1

Reduce Vacancy Turnaround and monitor unit months available versus unit months leased

- A. Updated Vacant Unit Turnaround Objectives by Year:

Description of Measurement	2015 Baseline *6/30/15	Target Goals				
		2016	2017	2018	2019	2020
Unit Months Available	16,236	32,472	32,472	28,164	28,164	28,164
Units Months Leased	15,987	31,823	31,823	27,601	27,601	27,601
Occupancy	98	98	98	98	98	98

OHA continues to take steps to reduce unit turn around times. Vacancy reports are now provided to CEO and Deputy Director on daily basis to report vacancies and steps that are necessary to make units ready.

5.2

- B. In order to achieve the goal for reduced turnaround times, a sufficient number of approved applications must be provided to operations so that units ready for occupancy are immediately leased up.

With OHA's newly implemented pre-application process, the number of applications increased, however, not as significantly as anticipated. OHA's goal for approved applications for 2016 continues to be set high, however, has been adjusted to a realistic figure based on the past year's experience. OHA will have 95 applications approved per month in 2016.

5.2

- C. QC receives ongoing guidance and training on PIC and are currently in a monitoring phase to check for accuracy.

GOAL #2

Maintain an Average Occupancy Rate of at Least 98%.

A. Occupancy Rate Objectives by Year:

Development Type	2014	2015	2016	2017	2018	2019	2020
Hi Rise	98	98	98	98	98	98	98
Scattered Sites	98	97	98	98	98	98	98
Family Development	98	97	98	98	98	98	98

OHA revised the approach to preparation and re-occupancy of vacant units including the work order process, estimating scope and cost, staffing model, third party contractors and unit offers. With this in place, there was an increase in occupancy rates with Hi Rises meeting or exceeding the goal of 98%. We expect to maintain stabilized occupancy in both Hi Rise and Family Developments saw an increase exceeding the goal of 98%.

GOAL #3

Improve the Quality (physical condition) of Assisted Housing in all Developments.

A. Continue to improve Real Estate Assessment Center (REAC) Uniform Physical Condition System (UPCS) inspection scores to 90% or better for all developments, and maintain that score. See table below:
REAC Scores for 2014-completed in 2013-increased over 2012. Some scores dropped while others increased.

**Public Housing Assessment System (PHAS) Physical Condition Report for FY 2013
&
Five Year Performance Objectives**

Project Identification	Unit Count	Property Development Name	2013 Scores earned in 2014	2014 Target Scores for 2015	2015 Target Scores for 2016	2016 Target Scores for 2017	2017 Target Scores for 2018	2018 Target Scores for 2019
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NE001000028	30	Farnam Building	90c	90	90	90	90	90
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NE001000030	1	3619 Monroe Street	99	100	100	100	100	100

5.2

* Smoke detector violation.

The letter "a" is given if no health and safety deficiencies were observed other than for smoke detectors.

The letter "b" is given if one or more non-life threatening H&S deficiencies, but no life threatening H&S deficiencies were observed other than for smoke detectors.

The letter "c" is given if there were one or more life threatening H&S deficiencies observed.

N/A is listed if inspection results are not available yet.

B. Eliminate or reduce the occurrence of unit inspections identifying health and safety deficiencies and smoke detector

- 5.2 deficiencies to less than 1% by 12/31/2016. Through a grant with FEMA, OHA was able to install smoke detectors in all scatter site and family development properties. Smoke detector violations are still being identified due to the fact that tenants are removing the devices. Unused brackets for old detectors that were removed were considered deficiencies. OHA to educate tenants on requirement to keep detectors operable and to research and correct deficiencies of H & S to improve scores.
- C. Update the OHA Lead Based Paint Risk Assessment to include the appropriate Tax Credit properties by 12/31/2016 and implement abatement and management practices to assure continuous compliance with HUD regulations and local ordinances. Lead based paint risk assessments have been performed on an as needed basis. OHA maintenance has been trained on lead Renovation, Repair and Painting (RRP).

GOAL #4

Ensure Equal Opportunity Housing and Affirmatively Further Fair Housing.

- A. Develop and implement a Transition Plan for eleven OHA Tower Developments and two Family Developments to modify the currently designated units to comply with UFAS. A new Voluntary Compliance Agreement is under consideration with HUD.

GOAL #5

Improve Community Quality of Life and Economic Vitality through Conversion of Appropriate Public Housing Units Preserve Affordable Housing Funded by Sources Other Than Public Housing Subsidy which may include the Demolition or Disposition of buildings/units that are determined not to be financially feasible to retain.

- 5.2
- A. OHA Development NE001000001 South Side Terrace contains 359 units on one site, OHA will prepare and submit demolition-disposition application to Special Application Center (SAC). This is in the planning stage at this time. Further analysis will be done. To date, OHA has completed community and community partner meetings and has identified that it will be necessary to implement a 2 or 3 tiered demolition process that will permit construction of replacement housing necessary to accommodate 4 – 8 bedroom sized units necessary to house current refugee families. OHA will also consider purchasing existing units that may be economically refurbished to house larger families. It is anticipated that most 1 – 2 bedroom eligible families will make use of vouchers. OHA intends to award a contract to a master planner who will engage in community outreach and support to serve the best use of the property.
- B. OHA is in Discussions with Habitat for Humanity to kick off a Pilot Program to do homeownership for 10 homes in scattered site developments that are neither Hawkin’s nor Section 504 Accessible or located in multi-unit building which would be offered to current residents through the existing Habitat homeownership program.
- C. Create new affordable housing units in an acquisition of existing building or new construction mixed use building.
- D. OHA closed with Seventy-Five North on transaction to disposed 23+/- acres in January 2014. The redevelopment will instrumental to transforming that neighborhood with a mixed-use and mixed income development.

GOAL #6

Maintain the Availability of Decent, Safe and Affordable Housing by retaining 4413 Vouchers/Units to be used towards various Section 8 Programs.

- A. The City of Omaha has decreased their City Transitional Housing vouchers from 100 to 50 in future years, and it is not expected to increase in the years to come. Aside from that Section 8 program area, OHA has maintained voucher numbers from the previous year.

5.2

Section 8 Program Areas by Year	2014	2015	2016	2017	2018	2019
Housing Choice Vouchers	4413	4163	4163	4163	4163	4163
Mod Rehabs	146	146	146	146	146	146
Main Stream Vouchers	100	100	100	100	100	100
VA Supportive Housing	110	132	160	160	160	160
City Transitional Housing	50	50	80	80	80	80
Shelter Plus Care	21	21	21	21	21	21
Project Based by Conversion	0	0	250	250	250	250
Total Section 8 Program Vouchers	4840	4840	5090	5090	5090	5090

GOAL #7

Promote self-sufficiency and asset development of assisted households.

- 5.2
- A. Continue to build awareness and utilization of Self-sufficiency program, computer access and training, educational workshops, and Homeownership program. OHA has eliminated the Homeownership program, however, continues to work with residents to meet their goal of homeownership while collaborating with partners offering Homeownership programs and OHA tenants interested in homeownership.
- B. Continue to partner with Community Service Agencies and Advocacy Groups. OHA continues to build and maintain relationships with several community service agencies.
- C. Increase number of participants in the Family Self Sufficiency Program-both from Public Housing tenants and from Section 8. This will be done through Public Housing and Section 8 briefings. The number of participants in the FSS program increased from 2012-2013. OHA will continue to build awareness and increase these numbers.
- D. Increase OHA staff awareness for referrals by attending additional community and advocacy meetings and getting staff involved in more committees by providing them with filers, and by promoting idea with Senior Staff. This continues to be done.
- E. Reduce truancy among elementary, middle school, and senior high school students. Promote higher education for graduating senior high students. Promote scholarship program with Building Bright Futures. This has been successful

and will continue to be encouraged.

- F. Implementation of Section 3 program. Protocols to be set to link contract services to resident employment opportunities. OHA implemented the Resident Employment Opportunity Program to satisfy Section 3. Along with this OHA provided employment and training opportunities to Section 3 eligible participants through contract opportunities.

GOAL #8

Improve performance in both public safety and risk management.

- A. As security issues arise, OHA will continually evaluate the need for additional security cameras and the financial feasibility of meeting the need. Interior and exterior cameras have been added at some locations. With asset management fully in place, budgets are determined by the zone managers and zone managers now work with public safety to determine the best use of the budget available. Focus has changed to a customer service/proactive approach. OHA's newly implemented "Knock & Talk" method focus on opening up about problems and resolving the issues.
- B. Continue to improve tenant relations by using customer service action line 402-444-6914. This action line continues to be used.
- C. Continue to follow terms of OHA's newly adopted Risk Control Policy Statement, see exhibit ne001a01. This policy remains in place.

5.2

6.0

PHA Plan Update

(a) Identify all PHA Plan Elements that have been revised by the PHA since its last Annual Plan submission.

ADMISSIONS AND CONTINUED OCCUPANCY PLAN – (ACOP) FOR PUBLIC HOUSING

Since OHA's last Annual Plan submission, no changes were approved or necessary to the Admissions and Continued Occupancy Policy (ACOP).

ADMINISTRATIVE PLAN – (ADIMN PLAN) FOR SECTION 8

Changes were necessary to the Section 8 Administrative Plan. See attached Exhibit C

- Most of the changes were made necessary by the publication of the Violence Against Women Act (VAWA), final rule, issued October 27, 2010 and effective November 26, 2010.
- Changes to account for Notice PIH 2010-26 on nondiscrimination and accessibility.
- Clarification and additions for Notice PIH 2011-3 on portability.
- Chapter 11, page 10 & 11 – increase in family income will only be processed at the regular annual recertification.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The PHA Plan is available at the OHA Central Office Monday-Friday during 8:00 to 4:30 located at 540 South 27th Street Omaha, NE 68105. On line at www.ohauthority.org.

**PHA Plan Elements
Public Housing**

1) Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.

A. Public Housing

Eligibility

- ▲ The Omaha Housing Authority (OHA) continually verifies eligibility for admission to public housing on an ongoing basis. Eligible families are then offered units to lease.
- ▲ OHA uses the following non-income (screening) factors to establish eligibility for admission to public housing:
 - Criminal or Drug-related activity
 - Rental history
 - OHA requests criminal records from NE Justice System, Federal court records, Iowa court records & third party screening reports.
 - OHA has adopted a process that has been successful with Seattle, Washington's public housing program. This process screens residents more effectively before accepting them as a tenant. OHA signed a contract with a third party to accomplish this. OHA will review the return on investment based upon the number of applicants on our waiting list.

Admissions Preferences

- ▲ In the following circumstances, transfers will take precedence over new admissions.
 - Emergency transfers
 - Incentive transfers
 - Hardship transfers
 - Substantial Cause Transfers
- ▲ OHA has established preferences for admission to public housing (other than date and time of application).
- ▲ OHA employs the following admission preferences which are categorized as:
 - Priority One
 - Displaced due to domestic violence
 - Displaced due to disaster
 - Displaced due to a hate crime
 - Avoidance of Reprisal/Witness Protection
 - Displaced by Court-Ordered No-Fault Eviction
 - Displaced by Condemnation or other Government Action
 - Priority Two
 - Foreclosed Home
 - Family Preservation
 - Veterans Preference
 - Veteran wounded in the line of duty
 - Family of a veteran killed in the line of duty
 - Any other veteran or family of an other veteran (who was not dishonorably discharged)
 - Upward Mobility Preference
 - Employment
 - 62 years of age or older
 - Disabled

6.0

Occupancy

- ▲ Residents must notify OHA of changes in family composition when any of the following occur:
 - At an annual reexamination and lease renewal
 - Any time family composition changes

Deconcentration

- ▲ Analysis of Deconcentration of poverty was done on public housing and the results of the analysis did not indicate the need for any special efforts to assure access for lower-income families.

Waiting List Organization

- ▲ The following methods are used to organize OHA's public housing waiting list.
 - Site-based waiting list
 - Community wide waiting list
- ▲ Interested persons apply for admission to public housing at the following locations:
 - OHA Office – 1805 Harney Street, Omaha, NE or Online (www.ohauthority.org)
- ▲ Families may be on no more than two waiting lists simultaneously.

**PHA Plan Elements
Section 8 Housing**

Section 8

Eligibility

- ▲ The extent of screening conducted by OHA is as follows:
 - Criminal or drug-related activity only to the extent required by law or regulation
 - OHA does request criminal records from Applied Data Processing (ADP)

- ▲ The only information that OHA shares with prospective landlords is what is required by law

Admissions Preferences

- ▲ OHA has no admission preferences for Section 8 other than the date and time application was received.

Deconcentration

- ▲ The objective of the Deconcentration effort is to ensure that families are housed in a manner that will prevent a concentration of poverty families in impacted census tracts. The specific objective of the OHA is to promote families to move to non-impacted areas to live. (Exhibit ne001d01) Deconcentration Plan.

Waiting List Organization

- ▲ The section 8 tenant-based assistance waiting list is not merged with any other program waiting list.
- ▲ Upon opening the waiting list interested persons may apply for admission to Section 8 tenant-based assistance through an answering service that schedules appointments for up to 750 families before closing the wait list.

2) Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

Financial Resources:

Planned Sources and Uses for 2016

Sources	Funding Estimates	Planned Uses
1. Federal Funds for 2016		
a) Public Housing Operating Fund	7,330,000	Daily Operations
b) Public Housing Capital Fund	2,915,290	Capital Improvements
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	28,000,000	Rental Assistance
f) Public Housing Drug Elimination Program (including any Technical Assistance funds) (weed & seed)	0	
g) Resident Opportunity and Self-Sufficiency Grants	0	
h) Community Development Block Grant	0	
i) HOME and Shelter Plus	408,000	Rental Assistance
Other Federal Grants (list below)	0	
PH FSS SEC8 FSS	185,000	Tenant Services
Capital Fund Recovery Grant (CFRG)	0	
	0	
2. Prior Year Federal Grants (unobligated funds only) (list below)	0	
ROSS	125,000	Tenant Services
CFP 12	266,991	Capital Improvements
RHF 12	355,105	Replacement Housing Funds
CFP 13	1,040,283	Capital Improvements
RHF 13	356,242	Replacement Housing Funds
CFP 14	1,902,505	Capital Improvements
RHF 14	364,156	Replacement Housing Funds
CFP 15	2,971,181	Capital Improvements
	0	
	0	
3. Public Housing Dwelling Rental Income	5,528,000	Operations
	0	
	0	
4. Other income (list below)	0	
INTEREST	0	Operations
NON-DWELLING	0	Operations
	0	
5. Non-federal sources (list below)	0	
1. OHA Vending	70,000	Misc. Expenses
2. Donations	25,000	OHA Foundation
Total Estimates Resources	51,842,753	

6.0

3) Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

A. Public Housing

Income Based Rent Policies

- ▲ Use of discretionary policies
 - OHA employs discretionary policies for determining income based rent.
- ▲ Minimum Rent
 - OHA's minimum rent is \$50 per month
 - OHA has adopted discretionary minimum rent hardship exemption policies.
- ▲ Discretionary Minimum Rent Hardship Exemption Policies are as follows:
 - 90 Day hardship deferral upon request for the following reasons:
 - Sudden loss of income
 - Death in family
 - Disability or Illness
 - Other hardship approved by Executive Director.
- ▲ The OHA employs the following discretionary deductions and/or exclusions policies:
 - For the earned income of a previously unemployed household member
 - For increases in earned income
- ▲ Rent re-determinations:
 - Tenants must report changes in income or family composition to OHA within ten days any time the family experiences an income increase/decrease or change in family composition.
 - Families that choose Flat Rents MUST have family compositions reviewed annually, while income need only be verified every three years.

Flat Rents

- ▲ In setting the market-based flat rents, the following sources of information were used to establish comparability;
 - The section 8 rent reasonableness study of comparable housing
 - Survey of rents listed in local newspaper
 - Survey of similar unassisted units in the neighborhood
 - 75% of average fair and comparable housing
 - Area fair market rents

B. Section 8 Tenant-Based Assistance

Payment Standards

- ▲ OHA's payment standard is as follows:
 - The payment standard ranges from 90% to 110% of FMR.*
- ▲ Payment Standards are evaluated on an annual basis
- ▲ The following factors will be considered in OHA's assessment of the adequacy of its payment standard.
 - Success rates of assisted families
 - Rent burdens of assisted families
 - Reduction of HUD Funds

Minimum Rent

- ▲ OHA's minimum rent is \$50

4) Operation and Management. A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

- ▲ OHA's management structure is illustrated on the attached organization chart. (Exhibit ne001e01).
- ▲ Refer to ACOP and Administrative Plan for house rules/rules of occupancy.

5) Grievance Procedures. A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6.0

A. Public Housing

- ▲ Applicants: In addition to the federal requirements found at 24 CFR Part 960, OHA employs the informal hearing procedures for applicants included in Chapters 2 and 4 of the ACOP. Applicants are directed to contact Intake (1805 Harney Street Omaha, Nebraska) to request a hearing.
- ▲ Residents: OHA has established written grievance procedures for tenants in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing. OHA's Tenant Grievance Policy and Procedures are contained in (Exhibit ne001f01).
- ▲ Residents of public housing can contact the following office to initiate the PHA grievance process:
 - Zone/Property Management Office (1805 Harney Street Omaha, Nebraska)

B. Section 8 Tenant-Based Assistance

- ▲ Applicants and Tenants: OHA has established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR Part 982, OHA's Informal Review and Hearing procedures for the Section 8 program are contained in Chapter 16 pages 11-28 of the Section 8 Administrative Plan, (Exhibit ne001g01).
- ▲ Applicants or assisted families should contact the Section 8 Administrative offices at 1805 Harney Street, Omaha, Nebraska to initiate an informal review and informal hearing process.

6) Designated Housing for Elderly and Disabled Families. Currently OHA has four public housing developments that have been designated for occupancy by the elderly families and families with disabilities. The following table lists the 1) development name and number, 2) the designation type, 3) the application status, 4) the date the designation was approved, and 5) the number of units affected.

(Exhibit ne001h01).

7) Community Service and Self Sufficiency. Parts (1) and (2): The OHA's Family Self Sufficiency Program is offered to assisted families to promote economic and social self-sufficiency. A description of that program is as follows:

- ▲ The Family Self Sufficiency Program is a five year voluntary program offered to any Section 8 and Public Housing resident. Families that participate in the FSS program are provided education opportunities, job readiness and any other assistance that is needed to become self sufficient.
- ▲ FSS Program requirements:
 - Maintain Section 8 or Public Housing assistance
 - Sign a five year Contract of Participation
 - Design an Individual Training and Services Plan (ITSP)
 - Achieve the goals set in the ITSP
 - To seek and maintain suitable employment.
 - All family members must be free of cash welfare assistance for at least 12 consecutive months before the end of the contract

Part (3) The following is a description of: (a) how OHA complies with HUD requirements regarding Community Service and Self-Sufficiency; and (b) how OHA complies with HUD requirements regarding treatment of income changes resulting from welfare program requirements.

a) Compliance with Community Service Requirements:

Pursuant to the Quality Housing Welfare to Work Act ("QHWRA"), OHA's community service requirements mandate that each non-exempt resident eighteen years or older shall contribute eight hours per month of some combination of community service (not including political activities) and/or economic self-sufficiency program.

These requirements are built into the public housing lease. A tenant's lease cannot be renewed if he/she (or a household member) has not completed his/her community service obligations UNLESS:

- (Year 1 only) He/she signs an agreement to complete the hours within the next lease period OR
- Provides documentation that the noncompliant person no longer resides in the unit.

A detailed description of OHA's policies concerning HUD's community service/self-sufficiency requirements is provided in OHA's Admissions and Continued Occupancy Policy (ACOP), Chapter 16. (Exhibit ne001i01).

a) Income Changes Resulting from Welfare Program Requirements:

OHA recognizes and follows QHWRA requirements that seek to give public housing residents and housing choice voucher recipients a greater incentive to comply with welfare requirements concerning economic self-sufficiency programs. OHA's policies incorporate requirements of the law and regulations regarding situations in which public housing agencies are not permitted to reduce rents, even though resident families have reduced incomes (including situations in which the family is noncompliant with welfare program requirements concerning self-sufficiency).

The OHA will not reduce the public housing rent for covered families whose welfare assistance is reduced due to a "specified welfare benefit reduction," which is a reduction in welfare benefits due to:

- Fraud by a family member in connection with the welfare program; or
- Noncompliance with a welfare agency requirement to participate in an economic self-sufficiency program.

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Instead of reducing rent, the OHA will "impute" welfare income to the family in an amount equal to the reduction in benefits. OHA policies regarding imputed welfare income and related subjects are described in detail in OHA's ACOP Chapter 12, Section 6-C. (Exhibit ne001j01).

8) Safety and Crime Prevention. For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

Public Housing Security Program

i) The OHA Public Safety & Compliance Department's mission is to assist residents in developing a safe and peaceful living environment. The goal of the program is to increase the perception of safety and to assist in the reduction of violent crimes, drug sales, gang and gun violence. The OHA Public Safety & Compliance Department is service oriented and applies multi-faceted problem solving techniques in addressing resident issues and concerns regarding safety and security.

ii) OHA works to reduce the crime in developments and towers so it is less than the crime rate in the surrounding neighborhoods through

implementation and follow through on the "magnet unit" concept which is a strategy used to identify public housing units that are known to attract undesirable activity. The department also maintains a ban and bar list, an incident database and monitors surveillance equipment.

Equipment used includes digital surveillance, remote access video, and recording systems at each Tower location, proximity card access control, two-way radios, base radios, cell phones and digital police scanners. OHA continues to upgrade and improve upon the use of the security surveillance systems installed at the public housing locations. Officers patrol OHA public housing locations in marked cruisers and seasonal foot and bike patrols. Officer assignments and work schedules are varied from day-to-day to eliminate predictability.

iii) OHA coordinates with the local police precincts and monitors crime trends through cooperative efforts. OHA attends regular meetings with the local precincts and has frequent contact with them via phone, email and information exchange.

Based on funding, OHA to supplement workforce with private contractors for public safety

9) Pets. A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

OHA Pet Policy contained in the ACOP was amended in 2009. No further changes have been necessary. A copy of the amended policy is attached. (Exhibit ne001k01).

10) Civil Rights Certification. A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing, and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

11) Fiscal Year Audit. The results of the most recent fiscal year audit for the PHA.

OHA is required to have an audit conducted under section 5(h) (2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c (h)).

The most recent fiscal audit was prepared for 2013 and has been submitted to HUD. The 2014 audit is currently being prepared with a deadline of September 30, 2015, at which time it will be submitted to HUD

6.0

12) Asset Management. A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

OHA engages in strategic planning to contribute to the long-term asset management of its public housing stock, this includes how the Agency will plan for long-term operations, capital investment, rehabilitation, modernization, disposition, and other needs that have not been addressed elsewhere in this PHA Plan. OHA asset management includes:

6.0

- Development-based accounting
- The Green Physical Need Assessment (GPNA) was completed in 2014 and is being evaluated by staff to determine how to move forward with existing inventory.
- Use of Yardi financial / information management software to track and monitor all long-term maintenance, development projects and capital improvement needs and investments.
- OHA combined and consolidated amps into zones to achieve economies of scale and improve supervision.
- OHA decentralized warehouse for maintenance inventory assigning inventory to specific amps.

These activities will help plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

6.0

13) Violence Against Women Act (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

Violence Against Women's Act (VAWA) is contained in (Exhibit ne001I01).

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Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-Based Vouchers *Include statements related to these programs as applicable*

- a) OHA Development Southside Terrace, NE001000001, contains 359 dwelling units on one site Mixed Finance Modernization or Development to redevelop Southside Terrace site, applications for Hope VI/Choice Neighborhoods Initiative, Mixed Finance Modernization and development will be submitted within the five year plan period.
- b) OHA intends to use Capital Funds, Replacement Housing Factor Funds, and other proceeds to create new affordable housing, which could be an acquisition of an existing building or new construction.
- c) Project Based Vouchers will be utilized to help create new or rehabbed affordable housing across the City of Omaha. OHA is working with community stakeholders to address the most critical needs.
- d) Homeownership Programs. Discussion has taken place regarding ways that Habitat for Humanity and OHA can collaborate in an effort to provide Home Ownership opportunities. As mentioned in Section 5.2, Goal 7A, "OHA will work with Public Housing and Resident Initiatives Department to establish a homeownership program in accordance with regulations. Meetings with Department heads are scheduled, and this matter will be presented to the Operations Committee to review and evaluate for approval by late Spring 2016".
- e) OHA may apply for participation in Rental Assistance Demonstration (RAD) to include Jackson Tower, Park North, Benson, Underwood, Kay Jay and Park South at this time. This will allow public housing to be converted to project based vouchers or project based rental assistance to work to preserve the public housing stock.
- f) OHA to assess all scattered site properties to determine viability and reasonable reinvestment or property treatment strategies. Determination will be made to modernize, redevelop, demolish, dispose of, homeownership or convert to tenant or project based vouchers.
- g) Plan and redevelop vacant lot at 550 S.70th Street, Omaha, NE where a single family home was demolished in 2012.
- h) OHA has made application to SAC for the disposition of 10914 Jones Street, Omaha. This property is located in a 100-year flood zone, however, this is not the reason for demo/dispo. OHA has provided SAC with certification from a qualified contractor that the cost to repair the damage to the home is likely to exceed the "substantial improvements threshold established by HUD in 24 CFR Part 55. OHA is prohibited from using federal funds to rehabilitate a home that sits in a 100 year flood zone, demolition is being requested. The City of Omaha Code Enforcement Inspectors have inspected the property and condemned the home due to substantial problems with its foundation. These problems make the home unsafe for human occupancy.

8.0 **Capital Improvements** *Please complete Parts 8.1 through 8.3, as applicable*

Refer to forms HUD-50075.1 and HUD-50075.2, on file.

- 8.1 **Capital Fund Program Annual Statement/Performance and Evaluation Report.** As part of the PHA 5-Year and Annual Plan, annually complete and submit the *Capital Fund Program Annual Statement/Performance and Evaluation Report*, form HUD-50075.1, for each current and open CFP grant and CFFP financing.

- 8.2 **Capital Fund Program Five-Year Action Plan.** As part of the submission of the Annual Plan, PHAs must complete and submit the *Capital Fund Program Five-Year Action Plan*, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.

Five Year Action Plan – (Exhibit ne001o01).

Capital Fund Financing Program (CFFP).

- 8.3 Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. **Not Applicable**

Housing Needs

Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Housing Needs of Families on the Public Housing Waiting List

As of 7/16/2015

Waiting list type: (select one)

- Section 8 tenant-based assistance
 Public Housing
 Combined Section 8 and Public Housing
 Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1298		600
Extremely low income <=30% AMI	1274	98.2	
Very low income (>30% but <=50% AMI)			
Low income (>50% but <80% AMI)	24	1.8	
Families with children	751	58.0	
Female headed households	1001	77.1	
Elderly families	30	2.4	
Families with Disabilities	24	1.6	
Black	706	54.4	
White	449	34.6	
Other	143	11	
Not Hispanic Ethnicity	1123	86.5	
Hispanic Ethnicity	88	6.8	
Unknown Ethnicity	87	6.7	
Characteristics by Bedroom Size (Public Housing Only)			
1 BR	509	39	
2 BR	558	42	
3 BR	116	9	
4 BR	104	8	
5 BR	8	1	
6+ BR	3	1	

Is the waiting list closed (select one)? No Yes

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

9.0

Housing Needs of Families on the Section 8 Waiting List
As of 7/17/2015

Waiting list type: (select one)

- Section 8 tenant-based assistance
 - Public Housing
 - Combined Section 8 and Public Housing
 - Public Housing Site-Based or sub-jurisdictional waiting list (optional)
- If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	47		
Extremely low income <=30% AMI	30	63.8	
Very low income (>30% but <=50% AMI)	17	36.2	
Low income (>50% but <80% AMI)	0	0	
Families with children	29	62	
Female headed households	42	89	
Elderly families	0	0	
Families with Disabilities	3	.06	
Black	31	65.9	
White	16	34.1	
Other	0	0	
Not Hispanic Ethnicity	43	91	
Hispanic Ethnicity	4	9	
Unknown Ethnicity	0	0	

The Section 8 waiting list is closed

1. How long has it been closed? September 2014
- Does the PHA expect to reopen the list in the PHA Plan year? No Yes
- Does the PHA permit specific categories of families onto the waiting list, even if generally closed? No Yes

9.1

Strategy for Addressing Housing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.**

Review of waiting list data supports that our population is consistent with the City of Omaha overall where the average household size of renter-occupied housing is 2.16 persons, based on 2010 Census Bureau Statistics. Nearly 69% of the Public Housing and Section 8 applicants are in need of 1 and 2 bedroom units. The waiting lists indicate that the majority of OHA applicants, both public housing and Section 8, are in need of 1 and 2 bedroom units.

The percentage of families needing 5 bedrooms or more has remained the same for both Section 8 and Public Housing, and represent a lower percent of the families on the waiting list. The request for 2 bedroom units and a significant decrease in 1 bedroom units was noted this year. This is believed to be due to the minimum age requirement for head of household being reduced from 19 to 18. Making affordable housing available to more teenage mothers who were previously unable to qualify for public housing due to age.

The percentage of elderly on the Public Housing wait list remains low in comparison to the percentage reported by the City. 2010 Census Bureau Statistics show that approximately 11% of the population is elderly in the City of Omaha, while the percentage of elderly on OHA's Public Housing waiting list is just over 2%. While there is a good indication that the Public Housing Towers designated for the elderly do not have the amenities offered by other affordable housing providers, OHA has begun the planning steps to construct an Affordable Senior Housing Development located on approximately 2 acres of vacant land at the demolished Pleasant View site. This will help serve more elderly with affordable housing.

As redevelopment plans are being discussed for the vacated Pleasant View site at 30th and Parker, additional senior housing is part of the preliminary plans. As stated in the City of Omaha's Consolidated Action Plan for 2010, this vacant land provides opportunity for the development of commercial / retail and new construction of mixed income housing. The development could likely include construction of 35 units in a Senior Housing development with one and two bedroom units for elderly and disabled in close proximity to the Charles Drew Clinic. This would assist in providing for the needs of the aging, low income population that OHA doesn't appear to fully serve currently.

10.0

Additional Information - Describe the following, as well as any additional information HUD has requested

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"

Significant Amendment or Modification

Significant amendment or modification is defined as: 1) discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objective, or plans of the agency and which require formal approval of the Board of Commissioners, or 2) the addition of any large capital item to the Capital Fund 5-year Action Plan. Large capital items are defined as any work item that is 10% or more of the average annual Capital Fund Grant award.

Substantial Deviation

Substantial deviation is defined as: 1) discretionary changes in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives, or 2) plans of the agency which require formal approval of the Board of Commissioners or the addition of any large capital item to the Capital Fund 5-year Action Plan. Large capital items are defined as any work item that is 10% or more of the average annual Capital Fund Grant award.

11.0

Required Submission for HUD Field Office Review - In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. No Comments from the RAB were received.
- (g) Challenged Elements – See 11 (g) below

PHA Plan Challenged Elements 11(g)

1) Eligibility

A challenge OHA has recognized, and tenants have voiced concern about in tenant meetings, is the perceived low eligibility standards set for acceptance into public housing. Public Housing is affordable housing for low to extremely low income individuals and families and as such carries added challenges related to the affordability of housing expenses. However, while each resident's housing expense is calculated to be approximately 30% of their income, other debts they carry need to be considered in their ability to afford their housing expense.

Current residents feel that, residents are not being fully screened for ability to be a good neighbor. Past history with previous landlords would bring to light previous history of damaging property and security issues with neighboring residents. Utilizing prudent business practices as a Housing Authority, and in fairness to the residents living in OHA properties who must reside in the same community with other OHA residents, stricter screening must be performed on applicants for housing.

OHA seeks to improve resident screening and housekeeping skills in order to reduce tenant turnover and costs.

2) Financial Resources

The biggest challenge with Financial Resources is that they are not sufficient to adequately serve the basic needs of our residents. This begins with the fact that the operating subsidy and capital funds are less than 100%. Other funding is limited and unavailable to us due to our quasi-government status and the competitive nature of the sources. Property needs far outweigh the funds available for the necessary repairs and improvements to the properties. Coupled with the unique needs our residents have that cannot be served with insufficient funding.

8) Safety and Crime Prevention.

Safety and Crime Prevention continues to be a challenge in OHA properties. Tenants in all locations have concerns about the visitors in their developments and the crime that takes place outside of, but adjacent to, the properties. OHA continues to take steps to make all developments a safer place to live.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual PHA Plans in accordance with 24 CFR Part 903. The previous version may be used only if April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Begin (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Housing (PH) and Section 8 units (HCV)

3.0 Submission Type

ANNUAL PLAN AND 5 YEAR PLAN

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for the needs of low-income, very low-income, and extremely low-income families within the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template must have the elements listed below readily available to the public. Add if PHA must:

- (a) Identify specifically which plan elements have been revised since PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at the Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plan on their official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

2. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

1. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: **(i)** A description of the need for measures to ensure the safety of public housing residents; **(ii)** A description of any crime prevention activities conducted or to be conducted by the PHA; and **(iii)** A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.

agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the ~~current year~~

CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. (**Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. (**Note:** Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. (**Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.**)
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". (**Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.**)

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. (**Note: Standard and Troubled PHAs complete annually.**)

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.