Choice Neighborhoods Implementation Grant	U.S. Department of Housing and Urban Development	OMB Approval No. 2577-0269 (exp. 4/30/2018-renewal pending OMB approval)

The public reporting burden for this collection of information for the Choice Neighborhoods Program is estimated to average fifteen minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information and preparing the application package for submission to HUD.

Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, Paperwork Reduction Project, to the Office of Information Technology, US. Department of Housing and Urban Development, Washington, DC 20410-3600. When providing comments, please refer to OMB Approval No. 2577-0269. HUD may not conduct and sponsor, and a person is not required to respond to, a collection of information unless the collection displays a valid control number.

The information submitted in response to the Notice of Funding Availability for the Choice Neighborhoods Program is subject to the disclosure requirements of the Department of Housing and Urban Development Reform Act of 1989 (Public Law 101-235, approved December 15, 1989, 42 U.S.C. 3545).

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Exhibit A:

Summary Information

A. Executive Summary

Applicant:

City of Omaha, Nebraska

File Name:

ExhibitA.pdf

Exhibit A. Executive Summary. For 30-plus years the residents of Spencer Homes (the Target Housing) and the larger historically African-American North Omaha neighborhoods have suffered through economic disenfranchisement, social isolation, and the indignity of a Federal Highway (75 North) spitting their community in half. In fact, Spencer Homes was split in two, with 11 of the original 34 buildings demolished to make way for the highway. The remaining 23 buildings contain 111 units, ranging in size from 1 to 7 bedrooms and the place and people still bear the scars of this dislocation. ***From this low place rises a neighborhood of choice, focused on cradle-to-career supportive services and educational opportunities, mixed-income housing, homeownership opportunities, neighborhood investments, and pathways for lifting residents out of poverty.***

Building off the momentum of new mixed-income housing and an education, jobs, and opportunities "Accelerator" at Highlander (at the center of the Target Neighborhood), the partnership of the **City of Omaha** (Lead Applicant and Neighborhood Entity), **Omaha Housing Authority** (Co-Applicant), **Brinshore Development, LLC** (Housing Implementation Entity), and the well-capitalized, place-based, non-profit **Seventy Five North Revitalization Corporation** (People Implementation Entity and Principal Education Partner), ***the North 30th Transformation Plan seeks to improve the current and future lives of the Spencer Homes residents by:***

(1) **TRANSFORMING** the Target Housing (Spencer Homes) into a vibrant, mixed-income, mixed-use community, referred to as Kennedy Square in this plan;

(2) **COMPLETING** the Highlander mixed-income, mixed-use development to provide residents relocation housing opportunities prior to the demolition of the Target Housing site;

(3) **CONNECTING** the Kennedy Square and Highlander communities along a multi-modal 30th Street corridor, providing residents with better pedestrian, bicycle, and transit access;

(4) **LEVERGING** an unprecedented level of philanthropy in implementing the Housing, People and Neighborhood Plans; and

(5) **UNITING** the CHOICE Neighborhoods goals and strategies and Highlander's Purpose Built Communities' strategies for holistic approach to Housing, People and Neighborhood.

With deep neighborhood revitalization experience, the **Lead Applicant** and grant manager **(City of Omaha)** is joined by the **Omaha Housing Authority (OHA) as the Co-Applicant** and a major partner in the People Plan.

Being singularly focused on the revitalization of the North 30th neighborhood and having brought together educational opportunities from cradle to career for the neighborhood, Seventy Five North Revitalization Corporation (75N) will serve as both the People Lead and the Principal Education Partner. They have been central to the curriculum change and progress at the Howard Kennedy Elementary School as well as the future Omaha Early Learning Center at Kennedy, which comprises the Kennedy Education Campus. Serving the Spencer Homes residents, this education campus completes the cradle to career programs partners such as the Omaha Public Schools, the Buffet Early Childhood Fund, Creighton University and the Metropolitan Community College (Metro). Metro will also serve as the North 30th Transformation Plan's Anchor Institution.

This Transformation Plan was developed through a participatory planning process through the leadership of a first-class team and utilizes evidence and outcome-based approaches t housing, improving neighborhoods and provide education and supportive services focused on

Spencer Homes residents. Most importantly, this team has the track record in the neighborhood and already is demonstrating that transformation is possible.

Proposed Working Structure. The Lead Entities, their partners, and the Anchor Institution (Metropolitan Community College) have created a working group that will evolve into a Steering Committee to oversee the implementation of the Transformation Plan.

The Principal Team Members have signed a Partnership Certification committing to their specific roles and responsibilities and to consistent participation and engagement as a member of the Steering Committee. Any issues not resolved at the Steering Committee will go to the City Planning Director and the OHA Executive Director for resolution.

The Target Neighborhood Boundaries. The boundaries for the North 30th Transformation Plan are Highway 75 North to the east and generally 33rd St.to the west, which includes Adams Park reaching to 36th St. Cuming and Pinkney Streets as the south and north boundaries, respectively. North 30th St. serves as the commercial and civic spine, uniting the two key nodes at Kennedy Square to the Highlander, the sites of all replacement housing activity.

CHOICE Investment will allow for the full transformation of the North 30th Street Neighborhood. The requested $25 million investment of Choice funds will result in $109 million program 425 mixed-income redevelopment program and a robust People and Neighborhood Plan. **The North 30th Transformation includes $157 million in committed leverage of $6.2 of leverage for every $1 of CHOICE investment.** The following is a summary of the Neighborhood, People and Housing Plans:

Housing Plan. To allow the neighborhood to reach its potential, the development team will direct its investments into two catalytic nodes—Kennedy Square and Highlander—along the North 30th Street corridor as part of the "Node and Corridor" investment strategy. It should be

noted, that as the plan progresses, the Housing and Neighborhood Implementation Entities will work with the community about future naming.

The overall plan contains five phases split between the two nodes. (1) Already underway and seen as a catalyst for neighborhood investment, the Highlander development node will be completed with three phases of mixed-income housing—serving both senior and families. (2) Just over a half-mile away the Housing Implementation Entity will also develop the second node, Kennedy Square. Kennedy Square will fully replace and redevelop the Target Housing site and adjacent properties as an expanded mixed-income, mixed-use community surrounding a new public plaza. As described in this proposal, the nodes will be connected with other strategy neighborhood investment. Further, the development program for the five phases (425 units mixed-income development) were created to respond to the strategies developed through the Resident Needs Assessment survey and the resident and public community meetings:

Strategy 1 - Maximize the opportunities for residents to either remain in or return to the neighborhood**.** The plan will provide 58 replacement housing units (250 total mixed-income housing) at the Highlander node in years 1-3 of the plan. After completion of Highlander, the two phases of Kennedy Square node will be simultaneously developed providing an additional 62 replacement housing units by 2023 (225 total mixed-income units). At completion of phases 4 and 5, Spencer Homes will be fully transformed into the second node (Kennedy Square).

Strategy 2 - Minimize the disruption to families by expediting replacement housing, By utilizing 4% LIHTC for three of the replacement housing sources and non-competitive CRANE 9% LIHTC, unique to Omaha and the Target Neighborhood and leveraging $29+ million in philanthropic investments (from 75N and Sherwood), the replacement housing will be completed in four years.

Strategy 3 - Expand workforce and market-rate housing opportunities in the neighborhood. The Housing Plan will have the following income mix: 120 units (28.2%) replacement public housing; 172 units (40.5%) affordable housing (LIHTC) and 133 units (31.2%) of unrestricted market-rate housing.

Strategy 4 - Provide residents real choices to live in a variety of apartment units and buildings types. In response the community input and the architectural context of the Target Neighborhood, the plan integrates single family houses, duplexes, stacked townhouse, walk-up apartments, elevator buildings, and senior housing. This unit mix will simultaneously respond to Spencer Homes' residents needs AND attract outside potential residents with significant choice in the market place. In addition, this intergenerational mix will also allow residents to age-in-place within the neighborhood.

Strategy 5 - Fully integrate Housing, People and Neighborhood through the Purpose Built Communities model. The Housing Implementation Entity will work closely with 75N to target service and educational opportunities to former Spencer Homes' residents. Already stewards of the neighborhood revitalization, 75N will serve as both the People Lead and the Principal Education Partner for the North 30th Transformation Plan.

In order to proceed with the Housing Strategies, OHA requests 111 Tenant Protection Vouchers (TPVs), for all the currently fully occupied units. This request is based on the following: (i) the size of the property (111 units) and (ii) the potential that all tenants may request vouchers. It is OHA's hope that residents will, of course, want to move in to replacement housing, however, it is our obligation to provide for all residents in the case that they choose TPV.

People Plan. The Transformation Plan addresses the critical resident needs of residents through its People Plan. 75N will lead the people plan and advance the good work that is already going on at the Accelerator with a deliberate focus on improving the lives of former Spencer Homes residents, with unique partnerships with healthcare, wellness, education, job training and kindergarten readiness through a combination of intensive care management, programs, services, partnerships with local organizations that are both proven and targeted to Spencer Homes residents.

The People Plan will (i) expand activities underway at the Accelerator with partners including Metro Community Colleges, Creighton, Charles Drew FQHC, AIM web school and Whispering Roots and (ii) prioritize Spencer residents with the expanded programs.

At the Omaha Early Learning Center and Howard Kennedy Elementary, the Buffett Early Childhood Fund, Sherwood Foundation and other partner will also prioritize and target Spencer residents for supportive services and educational activities.

The People and Education Strategy will use best practices and evidence based approaches. The Transformation Plan augments existing activities at Kennedy Elementary school, creates new programming at the new Early Learning Center and provides an approach to resident needs through comprehensive case management.

Neighborhood Plan. Located just northwest of Downtown Omaha with strong transportation access to major job centers and major investment underway, the Target Neighborhood is 1.5 miles along North 30th Street (its commercial and civic corridor), with schools and retail as activity nodes along its length.

The mixed-use, mixed-income Highlander development is already underway to the south with its thriving 65,000 SF Accelerator, housing Hardy Coffee and Roastery, an event space

called the Venue, satellite campuses for Metropolitan Community College and Creighton University, Whispering Roots, an aquaponics and aquaculture social enterprise, a non-profit STEM afterschool program and additional space for community businesses. The development program at Highlander includes 250 mixed-income housing units. This catalytic development is part of a **"Node and Corridor" neighborhood investment strategy,** which includes the expansion of educational opportunities at the Thomas, Kennedy Elementary School through the Omaha Early Learning Center at Kennedy, supported by the Buffet Early Childhood Fund and the redevelopment Spencer Homes and adjacent properties to the north as a proposed 175-unit mixed-income, mixed-use Kennedy Square community. This "Node and Corridor" strategy is supported by infrastructure enhancements, vacant land activation, existing housing improvement, economic development support and improvement to public health and safety, with strategy summaries as follows:

Strategy 1 – Neighborhood Enhancement. The City will improve neighborhood infrastructure by building streets, water and sewer lines, and sidewalks where none are present, and improving the safety, attractiveness, and walkability of streetscapes. A total of $7+ millions of investment in this strategy includes $2 million of CCI funds for new placemaking and funds for a Walking School Bus to better allow kids to walk to school.

Strategy 2 - Activate Vacant Land. The City and its non-profit housing development partners (75N, GESU, Habitat for Humanity of Omaha, and Holy Name Housing) will develop approximately half of the vacant lots in the area into 100 infill high-quality, affordable single-family homes and rental housing on properly sized lots. In support of this development, the City will build a new playground for neighborhood residents, Property acquisition will utilize

$250,000 of CBDG funds and $2 million in Second Mortgage financing for homeownership. $125,000 in CCI funds will be used for the new neighborhood playground.

Strategy 3 - Improve Substandard Housing. This City will partner with neighborhood organizations to greatly expand Homeowner Repair, Exterior Repair, Lead Hazard Control, Emergency Repair, Energy Conservation-Healthy Homes, Handyman, and Barrier Removal programs. The $500,000 of CCI will allow the City to expand and target its activities to North 30th Transformation Plan area.

Strategy 4 - Provide Economic Development Support. To address the need for increased economic development, the City will partner with the Nebraska Enterprise Fund (NEF) to provide direct lending, gap financing, training on key business skills, and one-on-one coaching and mentoring to small and micro-businesses ranging from $1,000 to $150,000. $250,000 of CCI funds will be allocated to this effort, which will leverage $375,000 of NEF funding.

Strategy 5 - Improve Public Health and Safety. The City will partner with Keep Omaha Beautiful (KoB) and allocate CCI funds for $100,000 for a capital costs of a "clean and green" strategy to address illegal dumping through a clean-up program, adding cameras to those areas, and installing trash and recycling containers. KoB will provide $120,000 in leverage to this activity. As parallel efforts in the People Plan, the Omaha Police Department (OPD) in concert with the Byrne Criminal Justice Grant program and New Neighborhood and Business Watch groups will be established to ensure neighborhood safety.

In summary, this proposal clearly shows that CHOICE investment in North 30th will be the essential catalyst to ensuring quick, successful and balanced neighborhood revitalization.

Exhibit B:

THRESHOLD REQUIREMENTS

B.1 Partnership Narrative
B.2 Separability

Applicant:

City of Omaha, Nebraska

File Name:

ExhibitB.pdf

B. Threshold Requirements

B.1. Partnership Narrative. The North 30th team is comprised of the following

Principal Team Members:

Lead Applicant and Grant Manager	City of Omaha
Neighborhood Implementation Entity:	City of Omaha
Co-Applicant:	Omaha Housing Authority
Housing Implementation Entity:	Brinshore Development, LLC
People Implementation Entity:	75 North Revitalization Corporation
Principal Education Partner:	75 North Revitalization Corporation

All Principal Team Members listed in this section are eligible to apply. Each entity is qualified both in terms of its track record, financial capacity and staff capacity to carry out the Transformation Plan proposed herein. Exhibit C: Capacity provides detailed information on each Principal Team Member.

The Co-Applicants do not have any charges, cause determinations from a substantially equivalent state or local fair housing agency concerning systemic violation of a substantially equivalent state or local fair housing law proscribing discrimination because of race, color, religion, national origin, disability, or familial status.

The Co-Applicants, are not defendants subject to any desegregation or other court order related to Fair Housing (e.g., Title VI of the Civil Rights Act of 1964, the Fair Housing Act, and Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, False Claims Act related to Fair Housing). The Co-Applicants are not the subject of any court order that affects any public or assisted housing program.

Co-Applicants are not in receipt of a Letter of findings identifying non-compliance with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act.

Co-applicants are not in receipt of a cause determination from a substantially equivalent state or local law prohibiting discrimination in housing based on sexual orientation, gender identity, or lawful source of income.

Further, Co-Applicants have no unresolved civil rights matters arising out of any administrative proceeding by the U.S. Department of Housing and Urban Development or any other federal department of agency or any legal proceeding filed by the U.S. Attorney

B.2. Separability. Spencer Homes is the subject property for the redevelopment, and the entire subject property is being targeted for redevelopment within this Transformation Plan. Therefore, “Seperability” per 24(j)(2)(A)(v) of the 1937 Act, is Not Applicable.

Exhibit C:

CAPACITY

C.1 Overall Leadership Capacity of Lead Applicant
C.2 Neighborhood Implementation Entity Capacity
C.3 Housing Implementation Entity Capacity
C.4 People Implementation Entity Capacity
C.5 Overall Community Involvement

Applicant:

City of Omaha, Nebraska

File Name:

ExhibitC.pdf

Exhibit C. Capacity

Exhibit C.1. Overall Project Leadership Capacity of the Lead Applicant. The City of Omaha is the lead applicant for this Choice Neighborhoods Implementation grant application. Across its three divisions (Housing and Community Development, Urban Planning, and Permits and Inspections), the City of Omaha Planning Department provides many services to the community, ranging from issuing building permits and Code Enforcement to providing funding for new developments through Tax Increment Financing, Community Development Block Grant, Property Assessed Clean Energy and other funds or programs. The Planning Department works in many planning areas, including grassroots planning, neighborhood planning, economic development, environmental planning, and urban planning.

The Planning Department manages United States Department of Housing and Urban Development ("HUD") funded Community Development Block Grant ("CDBG"), HOME, Emergency Solutions Grant ("ESG"), and Lead Hazard Reduction programs. Additionally, the Planning Department manages the City's Tax Increment Financing ("TIF") and Property Assessed Clean Energy ("PACE") programs. Many of these programs and funding sources will be leveraged in the Choice Neighborhood.

The Planning Director has oversight of the Department and is the main point of contact between the Mayor's office, the City Council and the public. The Assistant Director of Housing and Community Development will have direct oversight over the management of activities conducted under the grant. A Choice Neighborhood Project Manager will be hired to directly manage the grant, in cooperation with staff from the Omaha Housing Authority. The Project Manager will receive support from the Planning Department Operations Manager, who works directly with the Omaha Finance Department, to access HUD funds and pay invoices.

The City of Omaha has managed Community Development Block Grant funds since 1974, HOME funds since 1996, and HUD Lead Hazard Control funds since 1999. The City has demonstrated the consistent capacity to manage Federal funds.

Example – Prospect Village Holistic Neighborhood Revitalization. For the past four years, and currently into our fifth year, the Planning Department has undertaken neighborhood transformation through the Holistic Neighborhood Revitalization process.

Through this effort, the City, acting as the lead agency but in collaboration with partnering agencies, leverages public and private dollars to bring a visible and felt change to targeted neighborhoods. This effort emphasizes planning with the residents through Quality of Life surveys, a Health Impact Assessment, Asset Based Community Development principles, and regular public meetings over the more traditional top-down planning approach.

The Prospect Village neighborhood was the first targeted area in 2014 and 2015. A portion of this neighborhood intersects with the focus area of the Choice Neighborhood Implementation grant. The City used CDBG, HOME, and other funding sources to provide benefits to neighborhood residents, including the demolition of dilapidated housing, emergency repairs, handyman repairs, lead hazard control, healthy home interventions, owner-occupied housing rehabilitation, property acquisition, homeowner education, and the construction of 30 rent-to-own single-family homes in the neighborhood. These activities leveraged new public art, community gardens, a pocket park, bus benches, common sense parenting classes, and financial training for neighborhood residents. Just over $10 million of public and private funds supported these activities.

Approximately 30 organizations, including the newly formed Prospect Village Neighborhood Association and Franklin Elementary school, collaborated with the City on this

initiative. This effort was recognized by HUD in an article titled "Omaha, Nebraska: Holistic Neighborhood Revitalization in Prospect Village" on the HUD User website (https://www.huduser.gov/portal/casestudies/study-011818.html), and won an Award of Excellence from the National Association of Housing and Redevelopment Officials (http://www.nahro.org/sites/default/files/searchable/2016AGENCYAWARDSOFEXCELLENCEWINNERS.pdf) in 2016.

The efforts in this neighborhood supported the development of Highlander, which, in turn, is driving the transformation of the Spencer Homes and the transformation of the surrounding neighborhood.

C.2. Capacity of Neighborhood Implementation Entity. The City of Omaha is the Neighborhood Implementation Entity as well as the Lead Applicant. Specifically, the Housing and Community Development Division of the Planning Department is responsible for neighborhood transformation or revitalization. The City of Omaha's qualifications for serving as the Neighborhood Implementation Entity are explained in the previous Section C.1 as well.

Example – Deer Park Holistic Neighborhood Revitalization. Deer Park is located in southeast Omaha. The neighborhood has a large Hispanic or Latino population, which is predominantly Spanish speaking. Communication between English and Spanish speaking neighborhood residents is a challenge acknowledged by both groups.

In 2013, the City of Omaha created a redevelopment plan for a portion of the Deer Park Neighborhood Association, focusing on Vinton Street, which is a commercial corridor in the neighborhood. Parallel to the creation of the redevelopment plan, the Vinton Street Neighborhood Conservation and Enhancement District was created to preserve and protect the historic character of the corridor and neighborhood.

In 2016 and 2017, the City brought the Holistic Neighborhood Revitalization effort to a portion of the Deer Park neighborhood, which is located in southeast Omaha. The Planning Department engaged neighborhood residents through Qualify of Life surveys, Asset Based Community Development practices such as Block Talks, consultation with the Latino Advisory Committee, and regular neighborhood meetings to understand the wants and needs of residents and the neighborhood.

CDBG, HOME, HUD Lead Hazard Control were leveraged with Nebraska Affordable Housing Trust Fund ("NAHTF") and philanthropic funds to revitalize a neighborhood with a struggling but stable commercial corridor. The City deployed emergency repair, energy conservation, owner-occupied single family housing repair, handyman, lead hazard control, rental housing rehabilitation, and homebuyer education programs to the neighborhood.

Overall, the City provided $780,851.88 of CDBG funds and $876,569.00 of Nebraska Affordable Housing Trust funds on housing rehabilitation projects and the homebuyer program in the Deer Park neighborhood in 2016 and 2017. Another $163,543.00 of Lead Program funds was used to make homes lead-safe. On housing related projects alone, the City's expenditures reached approximately $1,820,963.88.

To help improve outreach to the Spanish speaking population, a resources guide listing contact information for City department and other agencies within the City was created in both Spanish and English, and the Deer Park Neighborhood Association crated a resource center, which provided information in both languages, as well.

Over 30 organizations partnered with the City in this effort, including the Deer Park Neighborhood Association, the Latino Advisory Committee, Metropolitan Community College, and the Vinton Street Merchants Association. Inspired by the revitalization effort, the Vinton

Street Merchants Association applied to a local philanthropic group to secure a $100,000 business improvement grant. This grant allowed businesses to acquire new equipment and improve the facades of their buildings. Eighteen businesses took advantage of the $100,000 grant from the Sherwood Foundation made available through the City's partnership with the Deer Park Neighborhood Association. Grants were available up to $10,000, with business and property owners required to commit a dollar-for-dollar match for each grant

The Vinton Street commercial corridor was further improved by a $15,000 public art installation paid for Omaha by Design, and in 2018 the City will use approximately $500,000 of Community Development Block Grant funds to install approximately 60 acorn lights that will further enhance the area.

C.3. Capacity of Housing Implementation Entity. Since 1994, Brinshore Development has established itself as a leading developer of large-scale transformed communities anchored by mixed-income, mixed-tenure and mixed-use development. Brinshore has closed 68 mixed-income rental project phases with development costs in excess of $435 million, including 4,992 apartments. Brinshore has become a leading mixed-finance developer, participating in both HOPE VI and CNI funded projects. Since 2004, Brinshore has closed on 23 mixed-finance, mixed income developments in 12 cities, developing 1,961 units with total development costs of more than $261 million.

The following example (Red Maple Grove) illustrates Brinshore's ability to successfully *lead and complete* mixed-income housing implementation activities, including the securing of financing, providing completion and long-term operating guaranties, and ongoing asset management. In Attachment 24, additional information is presented on Brinshore's Westhaven Park HOPE VI program (former Henry Horner Homes in Chicago), with a master plan of 742

units, of which 608 are completed or under construction currently. Westhaven Park demonstrates Brinshore's involvement with redevelopment efforts on a scale with North 30th.

Red Maple Grove: The 250-unit, 30-acre Brokenburr Trails public housing development on the Southeast Side of Indianapolis was functionally obsolete, crime-infested, and vacated because of toxic mold in 2002. The Indianapolis Housing Agency (IHA) procured Brinshore Development to be the Master Developer to plan the redevelopment of the site and prepare a HOPE VI application. Brinshore worked with the local community, the City of Indianapolis and the IHA to design a New Urbanist Master Plan that includes 165 mixed-income rental apartments, 52 affordable for-sale single-family homes, a 2-acre central park, a community building/management offices, tennis courts, and swimming pools.

Brinshore received an award of tax credits from the Indiana Housing and Community Development Authority (IHCDA) for Phase I, a 15 building, 40-unit, $5.2MM, 100% LIHTC rental phase, prior to submitting the HOPE VI application. HUD subsequently awarded the IHA a $17.8MM HOPE VI grant in the 2003 round to Brokenburr to create Red Maple Grove. Brinshore built out the infrastructure financed with a $2.5MM Housing Tax Increment Finance (TIF), and completed Phase I in 2005. The 25-building, $9.9MM HOPE VI and LIHTC funded 60-unit Phase IIA, which included 28 public housing, 25 tax credit, and 7 market rate rental units, a community building with early education center, exercise room, computer lab, community room, management offices and maintenance facilities, two tennis courts and two swimming pools received a tax credit award in 2006, and was completed in 2007. The 26-building, $10.5MM HOPE VI and LIHTC funded 65-unit final rental phase received credits in 2008 and was completed in 2009. Phase IIB contains 30 public housing, 25 tax credit, and 10 market rate rental units.

Brinshore contracted with a locally owned African-American general contractor, Powers and Sons, on all three phases of rental development. Brinshore was successful in achieving 63% MBE contracting on the three phases. Brinshore also worked with the Indiana Plan, a union-sponsored apprenticeship program to recruit, train, and place two dozen Section 3 construction workers on site during the course of the job. Farr Associates, a planning and design firm known for its commitment to New Urbanist principles, including sustainability, built environmental concerns into the site and buildings, selecting native plantings, high efficiency HVAC, and well-insulated buildings, earning the developments certification under Energy Star and LEED Silver. The walkable site plan and human scale buildings promote community with front porches close to the street, and provide security with buildings facing out onto the park, individual entrances for all apartments, and parking in the rear within site of the kitchens.

Brinshore, partnered with the IHA, implemented the affordable home sale program at Red Maple Grove, beginning in 2005, averaging sales of 6 homes per year. All homes came with detached garages on an alley. There were almost a dozen designs to choose from, so the community looks natural, and not cookie cutter. All single-family homes were targeted to families at 80% of AMI or below and received HOPE VI second mortgage subsidy of up to $80,000 based on need. Today, all of the lots have been built out and sold, with the exception of a small number transferred to Habitat for Humanity for its use. The Red Maple Grove homeowner association has been turned over to the homeowners. The homeowners exhibit pride in ownership, tending their yards and planting gardens, adding attractive fencing, and making home improvements.

The Red Maple Grove Park was built out with tot lot, natural amphitheater, gazebos, grills and picnic areas and dedicated to the Indianapolis Park District, and the YMCA runs a 12-

month per year early childhood education center providing year-round care to 25 children from the development. Social services are provided on site by the IHA on contract out of an office in the community building. Red Maple Grove is considered a choice place to live on the Southeast Side of Indianapolis. HUD closed out the HOPE VI grant in 2015. Since then, the 58 public housing units in Phases IIA and IIB have been converted to RAD, and Brinshore continues to own and asset-manage the property.

C.4 Capacity of People Implementation Entity – Seventy Five North Revitalization Corporation. Established in 2011, Seventy Five North Revitalization Corporation (75N) was founded for the express purpose of revitalizing the Highlander/Prospect Hill neighborhood which has been rebranded North 30th as part of this Transformation Plan effort. Highlander/Prospect Hill, located roughly 1.2 miles from downtown Omaha on the city's near north side had been since the early 1950's the epicenter of public housing in the city. The neighborhood originally housed three large public housing complexes, Hilltop Homes, Pleasant View Apartments and Spencer Homes. Hilltop was demolished in the late 1990's and Pleasant View was razed in 2009. The demolition of Pleasant View left 23 vacant acres in the center of the neighborhood and created an opportunity for a large-scale, catalytic redevelopment effort in a community beset by decades of disinvestment and neglect.

One of Omaha's largest and most dedicated family foundations, The Sherwood Foundation, partnered with various community organizations to explore the opportunities, needs and aspirations of Highlander/Prospect Hill residents. From those conversations, 75N was launched. Realizing that neighborhood revitalization is a complex, multi-faceted, and labor intensive endeavor, Seventy Five North partnered with Purpose Built Communities of Atlanta, Georgia, one of the leading community development organizations in the country to assist in the

development and implementation of a comprehensive strategy for Highlander/Prospect Hill. Seventy Five North is one of 16 partner organizations nationwide implementing localized versions of Purpose Built's robust model. This model combines three essential strategies overseen by a "community quarterback", an organization that exists for the sole purpose of ensuring that the model is implemented with fidelity and in a manner that continually engages and empowers residents in the process. Communities employing this strategy commit to 1) the creation of a cradle-to-college educational pipeline 2) the development of high-quality mixed-income housing and 3) building a network of community amenities and services that support health and wellness, economic development, entrepreneurship and lifelong learning. Seventy Five North is concurrently implementing these initiatives.

Howard Kennedy Elementary School, our partner school, is set to begin its third year under a negotiated school reconstitution plan which is beginning to yield very positive outcomes. With regard to housing, 75N has recently completed (Certificate of Substantial Completion, issued August 17, 2018) 101 units of high-quality, mixed-income housing, all of which are currently occupied with a significant waiting list. In 2017, 75N also opened the Highlander Accelerator, a 65,000 square foot community education and enrichment hub that serves as the epicenter of many of our health, wellness, education and empowerment activities for Highlander residents and the broader community.

75N has successfully raised both private and public funds for the implementation of its neighborhood redevelopment initiative. To date, 75N has raised $33.7 million in philanthropic funds to support the Highlander project. 75N has invested more than $55.0 million dollars into the Highlander/Prospect Hill neighborhood since the beginning of 2014. 75N has also utilized

the Low Income Housing Tax Credit and New Markets Tax Credit programs along with traditional debt and equity to further leverage the private investment in the project.

Example 1: Metropolitan Community College North Express Campus

Metropolitan Community College's (MCC) North Express Campus is an example of a collaboration between a large community college system, a neighborhood-based lead organization (75N), private and public service providers and community leaders to increase access and utilization of adult basic education offerings (ESL, GED, ELL, etc.) among neighborhood residents. As the leading provider of adult basic education offerings in the region, MCC plays a major role in creating pathways to greater self-sufficiency and financial independence in the most vulnerable populations in Omaha. Through this process, MCC recognized and sought to address the barriers that exist on traditional college campuses for 1st generation students and individuals seeking basic education services. They realized that for many people with no exposure to higher education navigating a college campus is a daunting and often discouraging task. In response to this reality, MCC partnered with 75N to house a 10,000 square foot satellite campus in the aforementioned Highlander Accelerator, which also houses other neighborhood focused partners and programs. At this location, potential students can register for and take core curriculum classes in addition to a complete suite of adult basic education offerings. 75N partners with MCC to actively recruit residents and further demystify the process of getting started in higher education.

C. 5 Overall Community Involvement. *Please note additional project specific community involvement in the preceding Red Maple Grove and Dear Park narratives.*

Seventy Five North (75N) has engaged in continuous community engagement since its inception in 2011. This engagement has taken many forms including large interactive community

meetings, surveys, intimate small group discussions and door to door conversations. 75N has consistently engaged Spencer residents, local neighborhood associations, churches and other community groups in an effort to solicit authentic and open feedback that will allow us to serve our community better.

To do this, 75N took on the role of implementation facilitator to move people beyond believing that "plans sit on shelfs" to supporting community growth and evolution. *Prospect Hill Neighborhood Association* (PHNA), a strong and active association that has been in continuous existence for decades. 75N and PHNA worked together to keep residents abreast of the activities in the neighborhood and learn more about their concerns. 75N is also working to revive the *Highlander Neighborhood Association* (HNA): 75N has worked to revive this association, which has been defunct for the past several years. 75N is currently working with neighborhood leaders to create an association structure, recruit members and raise funds for community activities. *Churches and Other Community Groups*: Highlander and Prospect Hill also contain multiple churches which we engage on a regular basis. Salem Baptist, the largest African-American congregation in Nebraska, is also located in Highlander and a member of their Board of Trustees sits on our Board of Directors as well. The Empowerment Network, a community engagement and advocacy group active in in the Highlander/Prospect Hill Neighborhood, is also a strong partner in this effort. *North Omaha Neighborhood Association (NONA)*: Another key stakeholder in the area is the North Omaha Neighborhood Association (NONA). NONA is an umbrella organization that seeks to raise awareness about issues that affect north Omaha neighborhoods particularly.

Exhibit D:

NEED

D. Need- Design Deficiencies

Applicant:

City of Omaha, Nebraska

File Name:

ExhibitD.pdf

Exhibit D – Need.

1. Severe Physical Distress of Target Public and/or Assisted Housing.

D.1.a Immediate Project Capital Needs. The Physical Needs Assessment (PNA) (in Attachment 28) was completed on August 27, 2018 by Alley Poyner Macchietto, a licensed architect in Nebraska. Estimated Immediate Rehabilitation Needs in the PN are $12,781,000 and exceed 60% of TDC.

D.1.b. Structural Deficiencies. See a letter in Attachment 29, dated September 12, 2018 by Alley Poyner Macchietto, a licensed architect in Nebraska that details the significant Structural Deficiencies at Spencer Homes. Further information is also located in Attachment 28, the PNA, along with photographs of existing conditions.

D.1.c Design Deficiencies. Spencer Homes' many design deficiencies are illustrated in the attached PNA in Attachment 28. Below are the following fundamental design deficiencies, of a type and character that require substantial rehabilitation or reconstruction to fully address along with explanation:

(a) substantially inappropriate building design and site layout when compared to the surrounding neighborhood creates inappropriate density: The site layout is a super-block, isolating the site and stigmatizing the residents. The two-story barracks style building type has grown increasingly inappropriate for the area and marks it as public housing. The existing development was configured to maximize the number of buildings on the site, without regard to the composition or character of the adjacent neighborhood. The existing site plan has no relation to the adjacent street grid and produces a number of nearly identical buildings and dwelling unit entrances that have limited visibility from the street or in some instances zero visibility from adjacent streets. No other residential property in this neighborhood looks like Spencer or suffers

from this void of defensible space. The density of the buildings, lack of street connectivity to the neighborhood and the limited street frontage of many buildings are signatures of the existing complex.

(b) inadequate room size and/or unit configurations to meet the needs of existing residents: The units at Spencer are small and poorly configured with considerably less space than current standards. In addition, the required number of accessible units are not provided. The dwellings have minimal entry stoops and a small awning for weather protection, this lack of private or semi-private protected exterior space and overall deficiencies in common amenity space are consistent with the density goals of the development and reflect the unfortunate planning associated with public housing in Omaha in the last century.

Bathrooms are insufficient with only one full bathroom per unit, even in those with five bedrooms. These bathrooms are small in comparison with modern-day construction and the layouts do not provide adequate maneuvering space. In many units the bathrooms are on the second floor, adding to the overall accessibility issues. The units have inadequate storage space, specifically in the kitchen and bathrooms which have limited cabinets that are in poor condition. Kitchens are limited on counter space, we observed a 5-bedroom unit and a 4-bedroom unit having nine feet of counter space. Across the entire development, bedroom and closet sizes are also small in comparison with modern-day construction. In a 5-bedroom unit at Spencer, most bedrooms are less than 125 SF with a small closet. Some bedrooms are as small as 110 SF. Increasing the size of the bedrooms or bathrooms is not feasible due to the type of construction and overall size of the dwelling units.

(c) lack of defensible space related to building layout and orientation: The orientation of the buildings – with units facing a courtyard, and the vast majority of buildings

having their ends facing the street – creates a security concern with few opportunities for "eyes on the street." Unclear division between public and private spaces, non-delineated boundaries for front- and back-yards, and significant distances from the street to the units create safety issues. Dark overgrown landscape along the perimeter, underutilized open space between buildings, and lack of frontage on public streets also create security issues and a lack of defensible space for residents and the community.

(d) disproportionately high and adverse environmental health effects associated with ongoing residency: Poor ventilation in the kitchens and bathrooms have created excessive humidity and resulted in mold build up that contributes to an unhealthy living environment. All windows and exterior doors require replacement to address both security, health and energy conservation needs. There is no central air conditioning anywhere in the development, and condensate from the well-worn window-mounted units runs down the outside of the buildings staining and deteriorating the brick exterior. The window air conditioner units also hinder egress and reduce natural lighting into already dark units.

(e) inaccessibility for persons with disabilities: insufficient ADA accessible units (i.e. currently less than 5 percent of units), lack of accessible entrances and common areas: The majority of the Spencer Homes site and units are not designed to be accessible to residents with disabilities and major improvements would need to be made to bring the buildings up to current standards. Curb cuts are inadequate in number and walkways are in need of repair and replacement as traversing the site is currently difficult for pedestrians, particularly residents with disabilities. The non-handicap units in Spencer are not visitable for residents in wheelchairs as doorways and interior dimensions are too tight. Renovations would require relocation of walls and doors which can be a costly. Fewer than 5% of the units are handicap accessible, and units

are not fully adaptable to the needs of persons with disabilities. While select units have been modified for people with disabilities, the units are not up to current standards and many areas of the site are entirely inaccessible.

A recent PNA (see Attachment 28) notes these additional deficiencies in design:

1. Rehabilitation of the property would require 100% vacancy/relocation. Due to requirements for major mechanical, electrical, and plumbing system and piping replacements, occupied rehabilitation would be unmanageable.

2. Rehabilitation of the structures would include environmental remediation requirements relative to hazardous building materials including the potential of asbestos and mold.

3. Masonry and concrete that is cracked, crumbling, spalling, heaving or settling, or may be a safety issue is to be repaired or replaced.

4. The exterior envelope was constructed in a period of low energy costs and little regard to energy conservation. The improvements to the exterior envelope for energy.conservation and to improve indoor air quality are limited in a rehabilitation as cost exceeds full replacement value.

D.2 Severe Distress of the Target Neighborhood.

2.a. Poverty/ELI Rate. See Attachment 6.

2.b.i Long-term Vacancy. See Attachment 6.

2.c. Part I Violent Crime Rate. See Attachment 31.

D.3. Need for Affordable Housing in the Community. See Attachment 6.

Exhibit E:

NEIGHBORHOOD NARRATIVE

E. Neighborhood Narrative

Applicant:

City of Omaha, Nebraska

File Name:

ExhibitE.pdf

E. Neighborhood Narrative

Neighborhood Data. According to Census data, the population of the six Census Tracts overlaying the North 30th neighborhood ("North 30th Census Tracts") drastically declined between 1970 and 2010, except for Census Tract 11. (Data for Census Tract 11 includes data from Census Tracts 10 and 15, which were merged with Census Tract 11 in 1990 and 2000, respectively.)

Population Data

Tract	1970	1980	1990	2000	2010
7	3,142	1,697	1,396	1,409	1,237
11	6,018	3,316	1,484	2,636	2,708
51	4,079	3,066	2,849	2,853	2,538
52	3,410	2,826	2,240	1,822	1,424
53	3,197	2,314	2,226	2,158	2,121
59.02	3,854	3,043	2,589	2,228	2,136

Population stabilization in Census Tracts 11 and 53 are likely attributable to affordable housing development strategies employed by the City in partnership with nonprofit housing developers.

A majority of the people living in this neighborhood are African American. White is the second largest population group. The median age is 29.7 years. This is dramatically different than the characteristics of the majority of people within the Omaha-Council Bluffs MSA, where nearly 85% of the population is white, and the second largest population group identifies as Hispanic or Latino.

	North 30th Census Tracts	Omaha-Council Bluffs MSA

Population	11,894	904,834
Median Age (years)	29.7	35.2
Black or African American	56.6%	7.7%
White	29.7%	84.6%
All Others	13.7%	7.7%
Hispanic or Latino	10.8%	9.8%

Residents of the North 30th neighborhood are not benefiting from their proximity to important job centers located in downtown and midtown Omaha or are easily accessible to the region's interstate and freeway systems. Residents of this neighborhood have a median household income ($22,622), which is far below the average for Omaha ($59,803). Over one-third (36.9%) of all families are in poverty, which is 4+ times higher than the City average (8.3%). 11%+ of residents are unemployed.

The lack of quality housing and the quantity of housing, both affordable and market rate units, are significant problems in the North 30th neighborhood. The average value of a house in Omaha is approximately $152,100, but in this neighborhood the average value is far lower. Housing sale prices in this neighborhood are typically much lower than the average in Omaha. Based on empirical information evidenced by websites such as Zillow, older housing stock in this neighborhood ranges in price from $25 to $60 per square foot. In western Omaha, homebuyers have paid between $100 to $150 per square foot. The housing in western Omaha is larger and modern.

	North 30th Census Tracts	Omaha-Council Bluffs MSA
Occupied Housing Units	83.2%	92.9%

Median Year Built	1940	1974
Owner Occupied	33.3%	65.5%
Renter Occupied	66.7%	34.5%
Housing value < $49,999	32.9%	2.8%
Housing value < $99,000	77.2%	17.7%

There are approximately 214 vacant lots suitable for housing development and other productive uses in the North 30th Street neighborhood. According to HUD's Office of Policy Development and Research, foreclosure rates in these Census Tracts are high (59%), compared to Douglas County (11%) overall.

Crime rates over the past three years peaked in 2016 before dropping off in 2017. Crime statistics for the North 30th Street neighborhood provided by the Omaha Police Department show recent improvement and are summarized in the following table.

Crime Type	2015	2016	2017
Homicide	3	4	1
Sex Assault	5	8	2
Robbery	11	13	11
Aggravated Assault	31	31	22
Total	50	56	36

Neighborhood Description. The North 30th Street neighborhood is located in northeast Omaha, Douglas County, Nebraska. The neighborhood is located west of Highway 75 (the "North

Freeway"), south of Ames Street and north of Cuming Street. The western boundary generally follows North 33rd Street except where it flares westward to include Adams Park. A small portion of the neighborhood extends eastward across the North Freeway to include both portions of Spencer Homes.

Once a healthy residential neighborhood, the North 30th neighborhood has experienced a population decline and a decline in investments into the community. The deterioration of the neighborhood was accelerated by the construction of the North Freeway in the 1970's and 1980's which divided the neighborhood east and west. This caused an already struggling neighborhood to become disconnected from itself and the downtown, leading to further disinvestment. This process has continued as evidenced by the growing number of vacant lots and the deteriorating physical condition of housing stock which has led to demolition of condemned homes. Today, the North 30th neighborhood is fragmented. Large tracts of vacant land suitable for commercial and residential development remain undeveloped. The people are marginalized, economically depressed, and underserved.

The North 30th neighborhood encompasses unique urban assets such as historic homes, a large new modern mixed-use development (Highlander), prominent and desirable high bluffs and ridge lines, a large City park (Adams Park), and historic Prospect Hill Cemetery. The neighborhood is located in close proximity to downtown and midtown Omaha, and has multiple access points to the regional interstate system.

Although North Freeway and North 30th Street provide valuable north-south access, they are detrimental to the community and development of the area. Interstate 480 fractured essential east-west connections to the traditional, social, and cultural heart of north Omaha on 24th Street, and to other nearby neighborhood commercial districts. Lengthy stretches of North 30th Street are uninterrupted by traffic signals creating a high-speed environment unsafe for pedestrian crossings and challenging for cyclists. The ongoing North 30th Street road diet is designed to decrease traffic speed, narrow pedestrian crossing points, increase pedestrian safety and neighborhood walkability, and improve bike-

ability. The transit network, like the streets and marginal pedestrian routes, suffers from a lack of east-west connections and offers no local circulator routes to fill that need.

Critical challenges facing the neighborhood include new infill housing ringed by deteriorated structures, continuing disinvestment, and crime. A new transformational investment by 75 North (Highlander) is contrasted by adjacent large-scale vacant tracts of dormant land which is located in an otherwise desirable proximity to downtown and midtown Omaha.

Schools Data: Currently, there are few options for children from birth through age five years in the North 30thth neighborhood. The number of licensed community-based early care and education programs has decreased in recent years as programs have closed due to inability to keep up with increased licensure requirements. The licensed early care and education programs that remain are within the lowest levels of quality within the QRIS systems (i.e., levels 1 and 2).

The area identified for this grant contained 585 students at the last official count of the district (i.e., October 1st, 2017). The demographic diversity of this area is slightly less diverse than the district; though seven different racial groups reside to varying degrees in this area with the largest group identifying as African American (58%) with 21% Hispanic, 10% white and 6% Asian plus others.

The grant area is one that struggles mightily with poverty with 90.1% of the students receiving free or reduced-price lunches – versus 76.5% for the district as a whole. This reality makes the need for both affordable housing, and additional programmatic support for these students and families essential. Finally, students from this area vary across the ages served by the district with 54% attending at the elementary level, 20% at the middle school level, and 26% at the high school level.

Elementary School Membership. The CNI Target area determined is served by numerous schools at each level, as this defined area overlaps several home attendance areas or catchment zones. At the elementary level, five schools (i.e., Druid Hill, Kennedy, Kellom, Lothrop, and Franklin) home attendance areas are included in this area; however, 2/3 of this area is served by Kennedy Elementary.

Kennedy Elementary. As part of the district's partnership with the 75 North effort, Kennedy—as the

subject school of the Purpose-Built Community intervention described in Exhibit H: People Plan—has undergone both significant enhancement of the districts foundational instructional model, and also expansion of the supports, tools, and resources available to the school based on the needs of the students it serves. Kennedy is now the hub, along with the Omaha Early Learning Center, for the North 30th Transformation Plan and the core vehicles for improved student improvement in the Exhibit H: People Plan These components include: 1) Need-targeted and embedded professional development of staff; 2) Increased focus on literacy; 3) Inclusion of the robust early learning program discussed earlier in this document; 4) Early and intentional interventions targeting student needs; 5) Expansion of the districts philosophy around and towards STEAM and Project Based Learning; and 5) An expanded school day and year to ensure sufficient time for these components to be utilized.

Housing Description and Relation to Neighborhood. Prominent housing developments in the neighborhood includes Spencer Homes and Highlander. Spencer Homes consists of 111 public housing units owned and managed by OHA. Most of the units are located west of the North Freeway, with the remaining number on the east side. Spencer Homes is marginalized by the surrounding neighborhoods due to local concerns over trash, illegal dumping, and crime, which are community issues but blamed on Spencer Homes. Both sides are somewhat isolated within the neighborhoods due to inadequate street access. This impacts police coverage and assistance.

Highlander, designed based on the Purpose-Built Communities Model of neighborhood transformation, is the most transformative investment to the area in decades. It emphasizes community and opportunity for children through investments in the local Howard Kennedy Elementary school. Highlander includes 101 mixed-income homes, having a variety of physical housing types, unified by architectural designs. The large, architecturally sensational, central community building, known as the Accelerator, is a prominent structure on North 30th Street. The Accelerator offers educational opportunities through Metropolitan Community College, community programming, arts and cultural enrichment programs for children, and, importantly, it enhances the public realm with a much needed

coffee shop that creates a desirable community gathering space and serves as a community "front porch". Additional space has been leased for an educational hydroponic garden part of a national program and leases for new restaurants all in the Accelerator complex.

The City's Holistic Neighborhood Revitalization Initiative targeted in the Prospect Village neighborhood (which partially overlaps the North 30th neighborhood) in 2014 and 2015. This is included as a project example in Exhibit C.1. This initiative saw an investment of over $10 million by all partners over two years. Within the last five years, Habitat for Humanity began building affordable housing north of Adams Park.

People Narrative. Through the resident needs assessment detailed in Exhibit H.1, multiple public meetings with residents of Spencer Homes and people living in the North 30thth Street neighborhood, we know amenities, security, and infrastructure are important concerns. Frequently discussed topics included more active security, security cameras, and additional lighting in dark areas. Members of the community also expressed concerns about gang activity and drug dealing in the neighborhood, and felt that more community policing would be a potential solution to these problems. Comments were also received regarding additional recreational activities. Ideas included a splash pad for children, athletic fields, playgrounds, walking trails, a community kitchen, murals and many other options. Residents were excited about the possibility of having amenities, improved education, employment opportunities, active recreation and high-quality housing options closer to where they live.

In outreach efforts to the residents of the Prospect Village neighborhood (southeast of Highlander) in 2014, we know they are most dissatisfied with the upkeep of neighborhood infrastructure, the upkeep of properties, the removal of unfit/unsafe structures, and the energy efficiency of their homes. This is likely true for many residents located throughout the North 30th neighborhood, as well. Despite concerns over these issues, 83% of residents responded they are

satisfied with their overall quality of life in their neighborhood. However, 80% of respondents were home owners, not renters, and on average they have lived in their home for 20 years.

Perhaps most importantly, we have learned through facilitated discussion and through casual conversation with neighborhood residents that they want to see the City active and invested in their community. They want to see the same type of attention focused on their neighborhood that, in their opinions, is received by other parts of Omaha.

Neighborhood Vision. About half as many people live in the North 30th neighborhood today than 40 years ago. There are relatively few businesses to support the remaining population who, in general, have little discretionary income to spend. The increasing and excessive concentration of poverty and low-income households exacerbates disinvestment and loss of services which reinforces the persistent psychological barrier to private investment in this neighborhood.

The North 30th team's vision is in alignment with former Spencer Homes residents and neighborhood vision including (i) self-reinforcing investments designed to strengthen the neighborhood's physical environment and economic sustainability, such as: increased, high-quality, mixed-income housing that attracts households whose discretionary income is able to support local businesses; (ii) housing affordability that assures community improvements are shared by existing and new residents, alike, and sustains local culture and social cohesion; local businesses that, in turn, provide jobs to neighborhood residents and offer viable opportunities for residents to remain within the community; (iii) access to a quality school that prepares students to obtain those locally produced jobs; walkable and safe routes to school; (iv) a cohesive network of multi-modal connectivity and transportation; and (v) neighborhood amenities that provide a high quality of life and are attractions that appeal to new and future residents.

Further, from a regulatory perspective, conflicting and marginal land-use on North 30th Street will be addressed with zoning changes consistent with market potential and the community's vision for this area.

Exhibit F:

NEIGHBORHOOD STRATEGY

F.1 Overall Neighborhood Strategy
F.2 Critical Community Improvements Plan
F.3 Public Safety Strategy

Applicant:

City of Omaha, Nebraska

File Name:

ExhibitF.pdf

F. Neighborhood Strategy. The Neighborhood Strategy is the connective tissue that (i) links the People and Housing Strategies and (ii) unites the two development nodes (Highlander and the proposed Kennedy Square), the current location of Spencer Homes.

Through many community engagement processes undertaken during the development of this plan, and through the Holistic Neighborhood Revitalization of Prospect Village in 2014 and 2015, the City understands the concerns of neighborhood residents fall into five broad areas: (1) Neighborhood Enhancement; (2) Activate vacant land; (3) Improve substandard housing; (4) Provide economic development support; and (5) Improve public health, safety, and sense of community.

F.1 Overall Neighborhood Transformation Strategy. There are many challenges that must be addressed to transform this neighborhood. No one strategy will by itself catalyze change, but an underlying theme to the strategies involves (i) improving the lives of existing residents with a focus on Spencer Homes residents and (ii) attracting more people (e.g., residents, guests, customers) to the neighborhood. The five strategies listed will be deployed to address the five areas of concern.

Strategy 1 – Neighborhood Enhancement. Residents of the North 30th neighborhood are conscious of the image of their neighborhood, especially along North 30th Street. Improving neighborhood infrastructure, such as building streets, water and sewer lines, and sidewalks where none are present, providing playgrounds and other recreational opportunities for neighborhood residents, and improving the safety, attractiveness, and walkability of streetscapes will provide the enhancements sought by neighborhood residents.

North 29th Street between Hamilton Street and Franklin Street is unimproved. The six city blocks adjacent to Hamilton Street are ripe for housing construction and will be the target of

the infill housing strategy to address vacant land. Construction of the street, sidewalks, and infrastructure will allow for the construction of approximately 20 homes in this area. CDBG and the City' street funds will be used to construct the new North 29th Street and associated infrastructure.

North 31st Street between Corby Street and Maple Street, and Maple Street between North 31st Street and North 32nd Street will also be improved to allow for the construction of infill housing. Another 15 to 20 homes can be built in the surrounding area once these streets, sidewalks, and infrastructure are built. Illegal dumping is prevalent in this area because Maple Street and North 31st Street are dead end streets and visibility to these areas is limited.

CDBG funds will be used to improve these streets and provide infrastructure needed for infill housing. The City estimates $1,250,000 of CDBG funds (of the $1,500,000 committed) are programmed for this project. City CIP funds can be leveraged if additional funding is required.

There is a planned walking school bus to connect Highlander to Howard Kennedy Elementary school along the western side of North 30th Street. The walking school bus provides outdoor classroom space, safe street sections, play and recreation areas, and modified street crossings along the west side of North 30th Street. These features provide a safe, engaging route to school for neighborhood children, but especially for those living in Highlander. This project is expected to cost approximately $2 million. CCI funds will pay for $1.1 million of this project, which will leverage an estimated $500,000 of philanthropic funds.

The streetscape along the east side of North 30th Street, between Highlander and the proposed Kennedy Square, the current site of Spencer Homes, will be improved to provide a safer, more attractive and walkable community. The estimated budget for this project is $500,000 of CCI Funds.

A significant enhancement for this neighborhood is the North 30th Street resurfacing and "road diet" project. Beginning in 2020, Omaha Public Works will resurface North 30th Street throughout the length of the neighborhood. They will also re-stripe North 30th Street throughout the neighborhood, converting the outside lanes to bike lanes and adding a parking lane on the west side, adjacent to the walking school bus. Signals will be also be modified or rebuilt to accommodate the change in lane configuration. This road diet will reduce traffic speeds, creating an environment safer and friendlier, more neighborly, for cyclists and pedestrians. Reducing traffic speeds and separating street traffic from sidewalks and the walking school bus is critical for the safety of children traveling along this route to Howard Kennedy Elementary and other locations along North 30th Street, including Highlander and Kennedy Square. Approximately $3.3 million of City funds are committed to pay for these critical enhancements.

The streetscape around Kennedy Plaza (the outdoor gathering place across from the Omaha Early Learning Community will also be upgraded beyond what is required by the City. The estimated budget for this effort is $400,000 of CCI funds. Kennedy Plaza, as shown in a rendering in Attachment 35, will be a gathering place for residents and families around the education focused mixed-use, mixed-income Kennedy Square node.

The walking school bus, streetscape improvements, and recreational area/playground will enhance the neighborhood. The City will work with neighborhood residents using placemaking processes to earn and build neighborhood resident investment into these improvements.

Strategy 2 - Activate Vacant Land. There are significant amounts of vacant land in the North 30th neighborhood. To activate vacant land, the City and its non-profit housing development partners (GESU, Habitat for Humanity of Omaha, and Holy Name Housing) will construct affordable single-family housing on properly sized lots. There are approximately 214

vacant, buildable lots in this neighborhood. The City estimates that approximately 204 homes may be built on these lots. However, it is unlikely that 204 homes can be built and sold within the five-year grant period. The City estimates that 100 houses, single-family and townhomes, can be built and sold in the allotted time. The remaining lots will be utilized for housing development after the grant period ends. The City, 75 North, and the Omaha Municipal Landbank own many of these vacant lots. The City will contribute $2 million of HOME funds to support housing construction in this neighborhood. Habitat for Humanity of Omaha will contribute $1.76 million to develop vacant lots and build homes in the northern part of the target area.

The City will target additional properties not already owned by one of the partners for acquisition and subsequent development. Lots that are not buildable can be converted into community gardens, refugee gardens, or reserved for stormwater management. $250,000 of CDBG funds will be used for strategy property acquisition. CCI funds will not be used for property acquisition.

Additionally, the City will develop a small recreational area/playground in the southeast quadrant of the North 30 neighborhood, which will be maintained by 75 North. Neighborhood residents are concerned about lack of access to recreation, especially recreational opportunities for children. Adams Park and the new development at the Spencer Homes replacement site address, in part, recreational opportunities at the northern end of the North 30 neighborhood. Yale Park and a neighborhood park located at the intersection of North 33rd Street and Franklin Street provide recreational opportunities in the southwest quadrant of the neighborhood. Currently, no recreational facilities are located in the southeast portion of the neighborhood. Approximately $125,000 of CCI funds will support a small playground or park in this area.

Strategy 3 - Improve Substandard Housing. This City has several programs that address substandard housing, including the Exterior Repair, Lead Hazard Control, Emergency Repair, Energy Conservation-Healthy Homes, Handyman, and Barrier Removal programs. The CHOICE grant will help the City expand these programs in a much more targeted and impactful way in the North 30th neighborhood to significantly improve the public realm adjacent to the target replacement housing nodes.

The Exterior Repair program is designed to make necessary repairs to the exterior of homes and ultimately aid in the revitalization of neighborhoods. Repairs and improvements can include the removal and/or stabilization of lead based paint, structural repairs (roof, floors, porches, steps, and foundations, etc.), and health and safety improvements.

The Lead Paint Hazard Control Program eliminates lead-based paint hazards and other lead-related hazards from single-family and multi-family residences. This includes the remediation of both exterior and interior lead-paint hazards. This program is driven by HUD Lead-based Paint Hazard Reduction funds.

The Emergency Repair Program makes critical repairs that threaten the health, safety and welfare of very-low income households. Critical repairs include heating systems in winter, electrical problems associated with electrical service on exterior, replacement of faulty water heaters, and repair of exterior water service lines.

The Handyman Program provides minor repairs for single-family homeowners aged 60 and over.

The Barrier Removal Program modifies home entrances and bathrooms to make them more accessible for people with disabilities. Typical modifications include wheelchair ramps and lifts, stair lifts, roll-in showers, grab bars, and door widenings.

These programs have benefitted neighborhood residents for many years and will continue to provide benefits in the future. Except for the Lead Hazard Control program, these programs are supported through CDBG funds. Since these programs are based on applications from qualifying households and the programs do not target specific neighborhoods, it is difficult to predict how much CDBG funding will support these programs in this neighborhood.

Habitat for Humanity of Omaha operates a Homeowner Repair program. This program partners with qualified families and provides no-interest loans up to $15,000 to help pay for necessary repairs to their homes. The purpose of this program is to help working families maintain their homes and to keep the community thriving. This program is available to residents of the North 30 neighborhood.

CCI funds will allow the City to target, in a much direct and comprehensive way, houses in this area. Specifically, the Exterior Repair program will receive $500,000 of CCI funds to invest in approximately 20-30 households in this neighborhood. This resource will allow for more significant improvements than what is already provided by existing programs.

Strategy 4 - Provide Economic Development Support. To address the need for increased economic development, the City will partner with the Nebraska Enterprise Fund (NEF). NEF will provide direct lending and gap financing to small and micro-businesses ranging from $1,000 to $150,000. They will also provide training on key business skills and one-on-one coaching and mentoring for interested clients. $250,000 of CCI funds will be allocated to this effort, which will leverage $375,000 of funding provided by NEF.

Strategy 5 - Improve Public Health, Safety, and Sense of Community. Trash and illegal dumping are recurring problems in this neighborhood, especially in areas where housing is absent. The City will partner with Keep Omaha Beautiful to address trash and illegal dumping

through the clean-up of illegal dumping areas, adding cameras to those areas, installing trash and recycling containers in target areas, advertising spring and fall neighborhood clean ups, and other task that will enhance the appearance of the neighborhood.

The walking school bus mentioned in Strategy 1 also address the public health and safety strategy. There are multiple recreational activities built into the walking school bus, and the project entices more pedestrian traffic, which will improve public health. The design of the walking school bus provides for safe pedestrian traffic along North 30th Street.

The Omaha Police Department ("OPD") will focus several of their programs and efforts in this neighborhood during the grant period, including increasing the frequency of Intensive Patrol, Selective Enforcement, Violent Offender Locates, Warrant Sweeps, Special Targeting for Known Offenders, and Traffic Enforcement.

Additionally, as part of this effort the OPD Crime Prevention Specialist and the Neighborhood Services Unit will reach out to new businesses to work toward ensuring new Business Watch Groups are established in the focus area where applicable. Similarly, new Neighborhood Watch groups will be established in the area, which at this time is lacking for these groups. The establishment of new Neighborhood Watch and Business Watch Groups will help ensure community residents' and business leaders' engagement and commitment to the safety of the area. OPD will also continue to work within the focus area to ensure as many community residents as possible are aware of and attend OPD crime prevention and safety events. OPD will continue to engage residents through other non-enforcement actions, as well.

The abundance of vacant lots and incomplete neighborhoods has degraded the sense of community within the target area. With the influx of new residents, training new neighborhood leaders through community engagement, education, and outreach is an important task. ONE

(Office of Neighborhood Engagement) Omaha is an ideal partner for this effort. ONE Omaha is a public-private initiative dedicated to actively facilitating the development of neighborhoods in the City of Omaha through communication, education and advocacy. For the next five years, ONE Omaha will provide support to the neighborhood through their programs and help with community engagement during the project.

In addition to providing community engagement support, ONE Omaha will also provide their LEAD Programming and Neighborhood Leadership Academy programs to neighborhood residents. The LEAD program is a two-workshop program that takes participants through the fundamentals of neighborhood based work, being a great neighbor and leader, identifying and utilizing assets in the neighborhood, and planning an impactful neighborhood project. The Neighborhood Leadership Academy offers comprehensive and in-depth education to community leaders. With this information, ONE Omaha has created a comprehensive curriculum tailored for community leaders. The Neighborhood Leadership Academy will provide impactful and actionable education on a different topic each month.

Specifically, ONE Omaha will provide the following:

- Dedicate one full time staff member to program outreach and provide additional staff time to assist with program outreach
- Contract local residents to assist with engagement
- Conduct extensive door to door outreach for program
- Host regular educational meetings with residents
- Collaborate with partners on messaging, outreach, and programming
- Provide yearly neighborhood and civic leadership workshops to residents
- Attend all relevant program related meetings

- Assist with public input processes for all partner projects
- Maintain website with program information and updates

Please note that based on the activity type for this CHOICE investment, funding to support ONE Omaha will be paid from the BLI Code 1430 Fees and Service portion of this Transformation Plan budget in Attachment 17.

The Neighborhood Strategy budget, including the budget for CCI funds, is included in the following table:

Task	CCI Strategy	CCI Budget	CDBG Budget	Leveraged Funds
Street Construction	1		$1,250,000	
Walking School Bus	1	$1,100,000		$500,000
North 30th Streetscape – East Side	1	$500,000		
North 30th Street Resurfacing and Road Diet	1			$3,340,000
Kennedy Plaza Streetscape	1	$400,000		
Playground	2	$125,000		
Property Acquisition	2		$250,000	
Housing Second Mortgage	2			$2,000,000
Habitat for Humanity	2			$1,760,000
Exterior Repair Program	3	$500,000		
Nebraska Enterprise Fund	4	$250,000		$375,000
Keep Omaha Beautiful	5	$100,000		$20,000
Totals		$2,975,000	$1,500,000	$7,995,000

**In addition to what is shown here, ONE will be funded with $400,000 in 1430 Fees and Costs in Attachment 17.*

F.2 CCI Plan. CCI funds will be used to fund projects that specifically address neighborhood concerns that cannot easily be completed or may be unallowable with other funding sources. These strategies are discussed in more detail in the previous section.

The walking school bus and streetscape improvements to the east side of North 30th Street are projects the City would not support but for the availability of CCI funds. Both will significantly enhance the neighborhood on multiple levels, as previously discussed. The City, in partnership with community partners will use placemaking processes to design and implement these features. The walking school bus will be constructed between Highlander and Howard Kennedy Elementary on the west side of North 30th Street. Across the street to the east, the streetscape improvements will connect Highlander with the proposed Kennedy Square, the current location of Spencer Homes. **The budget for this project is $1,100,000 of CCI funds** for the Walking School Bus and **$500,000 of funds** for the enhancement of pedestrian areas, landscaping and additional work to leverage the city's Street Diet program and major street refurbishment.

The proposed Kennedy Plaza will be a critical improvement to this Kennedy Square neighborhood. Accordingly, the streetscape surrounding the housing should further enhance the housing. Lighting, benches, and plantings will help create a sense of place unique to Kennedy Square. This investment (which is above and beyond what the City funds in their road diet program) will be superimposed on top of the Road Diet investment described previously in this section. **The CCI budget for this effort is $400,000.**

A small playground will be constructed in the southeast quadrant of the target area. Once constructed, the playground will be maintained by 75 North. Once again, placemaking processes

will be used to engage neighborhood residents for the creation of this playground. **The budget for the playground is $125,000 of CCI funds.**

The Exterior Repair program will provide façade improvement to houses in the neighborhood. This program run by the City does not target specific neighborhoods because it is only based on homeowner qualifications, but CCI funds will allow the Exterior Repair program to target the North 30 neighborhood specifically. **The Exterior Program CCI budget is $25,000 per house. Approximately 20 homes will be enhanced with a $500,000 budget.**

The Nebraska Enterprise Fund ("NEF") will provide micro loans, gap financing, mentoring, and educational opportunities to business located on, and those willing to locate to, the neighborhood. **The CCI budget for NEF is $250,000, and this will leverage an additional $375,000 provided by NEF.**

Keep Omaha Beautiful (KoB) will help curb illegal dumping and promote neighborhood clean-up efforts that will provide a healthier and safer environment for neighborhood residents. **CCI funds totaling $100,000 will be used to support these efforts, which will leverage an additional $120,000 from KoB.**

F.3 Public Safety. As part of its community policing and public safety efforts, the Omaha Police Department ("OPD") engages in evidence-based, data-driven operations that maximize resources by targeting emerging and chronic neighborhood crime problems. These operations suppress already existing crime and help prevent future Part I Violent Crimes. OPD partners with the Nebraska State Patrol and Douglas County Sheriff's Office to focus operations, and uses relevant data to concentrate the operations in crime "hot spots" where gun violence and other illegal gang activities are most prevalent. These operations result in positive outcomes ranging from the issuance of traffic tickets and warnings to the clearance of outstanding criminal

arrest warrants and arrests for firearms-related crimes. OPD uses *Byrne Justice Assistance Grant funding* for some of these targeted operations. The goal of these operations is to maintain public safety while reducing violent crime, drug abuse, and illegal gang activities. The targeted patrol operations complement and promote OPD's community safety outreach programs, and include: Intensive Patrol, Selective Enforcement, Violent Offender Locates, Warrant Sweeps, Special Targeting for Known Offenders, and Traffic Enforcement. *As part of the proposed North 30th Transformation Plan, OPD will plan to conduct more of these types of targeted operations in the grant focus area on a regular basis. The added officer-presence and visibility in the focus area during these types of operations can inherently deter potential crime.*

OPD also participates in the Omaha Metro Drug Task Force ("OMDTF") to combat the illegal drug trade and violence associated with illicit drug activity and related distribution activity. The City of Omaha is situated alongside Interstate 80 which cuts across the United States and is a known drug pipeline. As a result, a large amount of drugs end up in the Omaha area that supplies the local drug trade. The OMDTF combines the efforts and resources of multiple area law enforcement agencies to combat these crimes and locate and clean up meth labs, which are a danger to our community and the officers. *During the life of the North 30th Street Transformation Plan and in the future, OPD will continue its efforts to combat illicit drug and/or distribution activity in the transformation area.*

OPD actively participates as primary member of Omaha 360, an organization that meets weekly to develop strategies to reduce gun and gang violence. During weekly meetings, OPD leaders discuss current crime incidents, enforcement actions, and community policing events. OPD participates in prevention and intervention efforts and supports other community partners in

re-entry and support services. The target area of the Transformation Plan is part of Omaha 360's focus already.

OPD Neighborhood Services Unit ("NSU") acts as a liaison between the OPD and Neighborhood Watch Groups, Neighborhood Associations, community groups, and individuals within the community who want to help with crime prevention efforts. The NSU helps neighborhoods develop and promote a better, safer quality of life by utilizing numerous crime prevention resources and programs. The NSU offers presentations to community groups regarding crime prevention and neighborhood safety issues, and provides groups and individuals with a variety of printed materials to supplement their efforts. As part of the Transformation Plan, the OPD Crime Prevention Specialist and the Neighborhood Services Unit will reach out to new businesses to work toward ensuring new Business Watch Groups are established in the focus area where applicable. Similarly, new Neighborhood Watch groups will be established in the area, which at this time is lacking for these groups. ONE Omaha's efforts to build new neighborhood groups and neighborhood leadership will leverage OPD's efforts.

OPD collaborates with the local Boys and Girls Club of the Midlands to employ two civilian Gang Specialists. An over-arching goal of the Gang Specialists is to reduce gang and gun violence in Omaha. The Gang Specialists work with youth, mentor them on a one-on-one basis, and follow up to encourage program attendance and ensure progression toward a positive life track. The Gang Specialists discuss self-worth, positive choices, and the consequences of negative decisions with the youth to help them cultivate a greater understanding of the risks and costs associated with involvement in gangs and violent crime. *Youth who reside in and near the Transformation Plan target area will benefit from the efforts of the Gang Specialists when needed.*

OPD also partners with the State of Nebraska Juvenile Probation Office and Police Athletics for Community Engagement ("PACE") in "Operation Probation Check" ("OPC"). The program teams Omaha Police Officers with Nebraska Juvenile Probation Officers on juvenile probation checks that are designed to be a positive experience for juveniles that are currently on probation. Assistance is available for mentoring, jobs, crisis intervention, parental assistance, and much more. Officers are also able to sign-up the juveniles and any siblings in the home in an assortment of free PACE sports activities. *During the life of the grant project, youth who reside in and near the focus area will benefit from both PACE programs and Operation Probation Check as a normal matter of course.*

OPD is strongly committed to community policing at all levels and ranks of the Department. OPD regularly hosts events at local businesses and venues such as Coffee with a Cop, Soda with a Pop, and other similar events. Both uniform patrol and command-ranking officers attend, and community residents enjoy the events.

F.4. Alignment with Byrne Criminal Justice Innovation/Innovations in Community Based Crime Reduction Grant. As mentioned throughout the Public Safety Strategy presented above, OPD is a recipient of a Byrne Criminal Justice Innovation Grant. Funds from this grant support a number of activities including: (1) Focused operations in crime "hot spots" where gun violence and other illegal gang activities are most prevalent. (2) Pay for a portion of the Gang Specialists salaries and benefits.

Additionally, OPD is funded by a *Byrne Justice Assistance Grant* through the Nebraska Crime Commission.

Exhibit G:

HOUSING STRATEGY

G.1 Overall Housing Strategy
G.2 Phasing and Mixed-Income Development
G.3 Mixed-Income Development by Total Units
G.4 Property Management
G.5 Design

Applicant:

City of Omaha, Nebraska

File Name:

ExhibitG.pdf

G. Housing Strategy. The North 30th Housing Strategy will **(i) transform** Spencer Homes Apartments into a mixed-income community (known as Kennedy Square) with access to unprecedented education amenities; **(ii) complete** the Highlander mixed-use development; **(iii) connect** the Kennedy Square and Highlander communities along a revitalized 30th Street commercial corridor; **(iv) leverage** significant philanthropy in the implementation of the transformation plan; (v) **ensure** the balanced transformation of North Omaha into a neighborhood of choice for all Omaha residents; and **(vi) unite** the CHOICE Neighborhoods and Purpose Built Communities strategies for holistic neighborhood development.

To allow the neighborhood to reach its potential, the development team will direct its investments into two catalytic nodes—Kennedy Square and Highlander—along the North 30th Street corridor. As the plan progresses the Housing and Neighborhood Implementation Entities will work with the community about future naming, but for the purposes of the transformation plan we refer to the area around the Target Housing site as Kennedy Square, named for the Kennedy Educational Campus of Howard Kennedy Elementary School and the Omaha Early Learning Center at Kennedy.

To provide residents with relocation opportunities in the Target Neighborhood the investments will begin with the completion of Highlander. Already underway and seen as a catalyst for neighborhood investment, Highlander development will be completed with three phases of mixed-income housing—serving both senior and families.

Just over a half-mile away Kennedy Square will redevelop the Target Housing site and adjacent properties—with site control by the City, OHA, and Seventy Five North—as an expanded mixed-income, mixed-use community surrounding a new public plaza.

All phases will be built following Universal Design principles and Enterprise Green Communities, or equivalent building rating system, approved by HUD. The development is

achievable quickly and without having to apply for competitive 9% LIHTC. The Housing Implementation Lead will finance the plan with three non-competitive 4% transactions and two non-competitive 9% LIHTC. Nebraska Investment Financing Authority (NIFA) has a non-competitive 9% LIHTC program (Collaborative Resource Allocation for Nebraska or CRANE), which is a strategic allocation process between NIFA and other collaborating resource providers to accomplish difficult projects. It should be noted that Phase 1: Highlander I already received its certificate of substantial completion on August 17, 2018 and is fully occupied. **Since no phases rely on competitive applications for 9% LIHTC, the overall strategy can proceed immediately without competitive 9% application risk.**

The housing plan will exceed 1:1 unit replacement and match 1:1 bedroom replacement with all phases inside the Transformation Plan area.

The housing strategy complements the Neighborhoods, People and Education strategies by injecting high quality energy efficient, mixed-income housing into replacement housing sites at the two catalytic nodes. The replacement housing plan will provide housing choice to public housing residents in these nodes, elevate the market attraction for market rate renters and buyers, and symbiotically reinforce the CCI plan for a comprehensive transformation.

G.1 Overall Housing Strategy. Consistent with Choice Neighborhoods program objectives and the housing surveys received by the OHA, new housing development in the North 30th Transformation Plan will provide a range of housing options for residents at a variety of income levels. Units are indistinguishable from one another inside and out. Further, the housing plan will provide opportunities for former Spencer Homes' residents to remain in the Target Neighborhood and live in mixed-income housing that offers opportunities for families to interact with other families across the income spectrum.

As stated previously, mixed-income, mixed-use development will be concentrated at the Kennedy Square and Highlander nodes with CCI investment focused in between to connect the nodes and north and south to support elevating market potential. This approach continues the Highlander approach and is supported by the market study completed as part of the process.

Demolition and New Construction Rationale. The existing site is functionally obsolete. The attached physical needs assessment indicates the property has reached the end of its economic life. Redevelopment through renovation was deemed to be more expensive and less desirable than new construction. Further, renovation would not meet the objectives of de-concentration of poverty, de-densification, and promotion of mixed income housing.

Appropriateness of Plan. The chosen replacement housing sites are appropriate in the local housing market because of the following reasons: (1) the chosen sites are intentionally chosen to reinforce the revitalization of the 30th Street corridor and (ii) build off the success of the Highlander Phase 1 and the programs and services provided at the Accelerator. All Highlander residents will have access to a variety of amenities already at the Accelerator and other phases, including the pool, park, food hall, coffee shop, Metro Community Colleges, Creighton University, Charles Drew FQHC, Walgreens, Whispering Roots aquaponics/aquaculture and the Venue.

There were two alternatives that were considered as the planning process was undertaken. The first was looking at sites outside of the Target Neighborhood in non-impacted neighborhood, but resident preference to stay or return to the neighborhood was strong. The second alternative was to look at renovation and assembly of vacant properties within the neighborhood. This alternative approach would be more costly for the renovation to upgrade units to a comparable market-rate standard and was viewed by the market analysts as not supportive of the mixed-income goals of broad income mixing and leveraging the successes of Highlander.

The success of the recent lease-up of the Highlander Phase 1 should be further emphasized and explained. Highlander Phase 1 is among the nicest apartment communities in Omaha (see www.livingathighlander.com and www.highlanderomaha.com). The success of its lease-up unequivocally demonstrates broad demand for high quality development at a mixture of rental price points and income levels (300 person wait list for 101 units split equally between market rate and affordable). More information on market demand and resident preferences are located later in this section and in Attachment 32.

Unit, Income and Bedroom Mix

Income Mix	**Total**	**%**			
Replacement Units	120	28.2%			
Affordable Units (No Rep Units)	172	40.5%			
Market Rate Units	133	31.3%			
Phasing by Bedroom Mix	**1**	**2**	**3**	**4**	**5**
Phase 1: Highlander I	17	51	33	0	0
Phase 2: Highlander II - Nobility Point Senior	48	12	0	0	0
Phase 3: Highlander III	0	38	50	1	0
Phase 4: Kennedy Square I	40	49	6	0	0
Phase 5: Kennedy Square II	0	42	33	3	2

Total Units by Bedroom	**105**	**192**	**122**	**4**	**2**

*Node-based Strategy***.** The overall replacement strategy in the Target Neighborhood locates infill development directly adjacent to education, social enrichment resources, and amenities to maximize revitalization impact and opportunities to improve residents' lives. The two mixed-use, walkable nodes will leverage the investment of CHOICE in housing, critical community improvements and people strategies (education and supportive services) and catalyze future private sector investments around the nodes. The nodes will be further enhanced and tied together through the City's 30th Street corridor revitalization.

*Unit Mix and Market and Replacement Housing Rationale***.** The overall unit mix is based on the existing Spencer Homes unit mix and assessing the optimum mix in the replacement housing plan based on demand and supply in the marketplace. For the detailed market rationale see Attachment 32.

Spencer Homes Resident Preferences. The resident questionnaire results indicated that most residents wanted to stay in the neighborhood in new, energy efficient, modern housing. During the planning process, residents' concerns and aspirations for the strategy echoed the questionnaire. Residents wanted to both live near high quality education and amenities.

Phasing. Projects will proceed quickly with all phases complete by 2022-3, well ahead of the grant's expenditure deadline. **The speed of execution is possible because we are using the non-competitive 9% LIHTC with nearly $30 million in philanthropic gap financing from 75N and Sherwood Foundation.** Over the grant period, and with the support of the City, the Housing Implementation Entity will apply and obtain the NIFA CRANE 9% LIHTC on two developments (Phases 2 and 5) and 4% on two other developments (Phases 3 and 4). Phases 1 and 2 have their sources in place and will be able to proceed without CHOICE funds. In fact,

Phase 2 is already in the CRANE process and should close in 2019. Phases 3-5 will include two 4% LIHTC transactions and one CRANE 9% LIHTC transaction.

Central to the phasing and relocation plan is the residents' preference for staying in the Target Neighborhood and their interest in renting in Highlander I. Many residents indicated that Highlander I, although mixed-income with LIHTC units, was still not affordable to them because there are currently no PBV or hard public housing units in the development. In direct response to this concern, this plan has allocated 12 PBV units in Highlander I, which received its certificate of substantial completion on August 17, 2018 and is completely full with a 300 person waitlist. Those 12 units, if selected for this CHOICE grant, will be replacement housing subject to a project based voucher contract with the owner (Highlander Phase 1, LLC, controlled by the Housing Implementation Lead). As units become available, they will be provided to Spencer Homes' residents as an option for permanent relocation.

Financing. Projects will be funded with CHOICE funds, 4% and CRANE 9% Low Income Housing Tax Credits, permanent debt, National Housing Trust Funds, AHP funds, philanthropic investment and deferred fee. Phases 1 and 2 have all of their sources in place. CHOICE funds will be used to provide gap financing to build the mixed-income homes in Phases 3-5 along with nearly $30 million philanthropic investment.

Section 8 PBV. The replacement units will be structured as PBV units within a limited liability company structure in each phase. The Housing Implementation Entity will control the single purpose entity that owns each phase of development. **This strategy will not require PBV units outside of the Transformation Plan area or developed by another entity besides the Housing Implementation Entity.** Attachment 33 is a letter by the Executive Director of the OHA demonstrating its commitment to dedicate PBV as replacement housing for all of the replacement units in the phasing described in herein in this plan.

Joint Venture. N/A/. Brinshore will be the Housing Implementation Entity. Brinshore will provide construction completion and operating shortfall guarantees. In addition, Brinshore will fund predevelopment costs from its working capital or seek a predevelopment line of credit. While Brinshore will serve as the Housing Implementation Entity, OHA will share in developer fees in the Kennedy Square node and Seventy Five North in the Highlander node, respectively, as they are the respective landowners. Brinshore will negotiate all business terms related to each replacement housing transaction with the consultation and approval of OHA, City of Omaha and HUD.

Strategic Acquisitions. The Housing Implementation Lead through single purpose entities, at closing of each phase, will acquire either a fee simple ownership interest or a ground lease of each phase of the replacement housing strategy. All sites included in this replacement housing plan are under site control in the form of ownership of the Lead Applicant, Co-Applicant or Housing Implementation Lead.

Mix of rental and homeownership units. There are no homeownership units in the Housing Strategy. All of the replacement housing will be located in mixed-income rental developments. However, the overall Neighborhood Strategy. As described in the Neighborhood Strategy, Habitat, Gesu Housing and Holy Name Housing will complete approximately 100 for-sale or rental units in the Target Neighborhood over five years as a Neighborhood Strategy.

Relocation Strategy. The first three phases will be focused in the Highlander development with the final phases being developed on-site at Spencer Homes and the surrounding properties controlled by Brinshore, the City and OHA—Kennedy Square. After completion of Phases 1-3 (250 units/58 replacement units), Brinshore will move to Kennedy Square (175 units/62 replacement units.) Building replacement housing first at Highlander

maximizes permanent relocations, allowing many residents to move only once and to a new unit. It also does not preclude residents moving through PBV's in the earlier phases.

Other efforts that benefit the Housing Strategy. (i) Service delivery during revitalization. Like Brinshore provided in Kansas City CNI with the 555 Olive Center, at the North 30th Transformation project during the CHOICE Neighborhoods grant period, supportive services and enrichment services will be provided both at the Accelerator and at the newly built Early Learning Center across from Spencer Homes. This will allow residents to receive services even while development is underway on replacement housing. (ii) In order to track resident metrics and support the People Plan, OHA will measure and track the following metrics: turnover rate, tenant satisfaction, crime in surrounding area and educational performance of residents' children pursuant to an annual questionnaire which will be included in our annual reporting.

B. Phasing and Mixed-Income Development by Building. The replacement housing plan is summarized below and in the following narrative – Also see Attachment 3 and 18.

Phase	**Name**	**Total Units**	**Rep. Units (PBV)**	**Start Date**	**Completion**
1	Highlander I	101	12	2016	Aug 2018
2	Highlander II - Nobility Point	60	18	2019	2020
3	Highlander III	89	28	2020	2021
4	Kennedy Square I	95	33	2021/2	2022/3
5	Kennedy Square II	80	29	2021/2	2022/3
	Total Units	**425**			

Overall Market Rationale. According to the market analysts in Attachment 32: "The success of the Accelerator as a community institution and gathering place and of the adjacent Highlander I in leasing units to households of all incomes have established visible precedents in the neighborhood and have demonstrated that there is a market-based rationale for additional development in the neighborhood and the time to begin is *now*. This market-based momentum can be tapped by the City, OHA, Brinshore, Seventy Five North and others, thereby jump-starting positive redevelopment, not only for low-income households; but for households at all income levels. Highlander has demonstrated that there is a strong market for attractive, well-managed mixed-income residential development; the Accelerator makes it evident that the market is not confined to housing, alone. Rather, this combination has provided a solid base for additional residential, institutional, and commercial development, consistent with the three CHOICE goals of Housing, People, and Neighborhood."

Highlander I: The first phase, Highlander I, consists of 101 townhomes, walk-up and apartment units. The development commenced in July 2016 and received its certificate of substantial completion in August 2018 and has a 300 person waitlist. The first phase was conceived to create a true mixed-income environment at Highlander, with a critical mass of activity and a broad mix of affordable and market rate housing. The development consisted of a variety of building types and architecture with parks, a garden and a pool as part of the phase. If selected for a CHOICE neighborhoods grant, the Housing Implementation Entity and controlling member of the Highlander Phase 1, LLC, has agreed to execute a HAP contract to provide twelve (12) 1, 2 and 3 bedroom Spencer replacement housing units scattered indistinguishably through the phase and buildings on the site. The project is 39% market rate and 61% affordable. The replacement housing units will help to deepen affordability and opportunity at the site. In addition, the former Spencer Homes residents will have access to the neighborhood garden,

parks, fitness, business center, community room, pool and the resources at the Seventy Five North Community Accelerator. The project was financed with 4% Tax Exempt Bonds/Low Income Housing Tax Credits from NIFA, philanthropic investment and deferred fee. No CHOICE funds will be required to develop Highlander Phase 1.

Highlander II: Nobility Point. The second phase, Nobility Point will complete the southeast corner of 30th and Parker and provide a mid-rise mixed-income elderly building. The development will include a theater, fitness and common gathering area for seniors. Seventy Five North will coordinate supportive services for Nobility Point, including speakers, a monthly community dinner, movie nights, financial literacy and outings. There is strong demand for senior housing in the area as well as in Spencer Homes as indicated by a market study completed by the Omaha office of Lea and Company and reviewed by Real Estate Strategies, Inc. (RES). 2018 estimates by Esri for the housing market area show a total of 5,640 households age 55 and older; existing complexes serving these senior households are fully occupied and have wait lists. Of the Spencer residents responding to the Resident Survey, 18 (24%) indicated they are elderly/disabled. Within the development 30% of the units will be provided as replacement housing for Spencer Homes, pursuant to a HAP contract, while another 20% will be unrestricted units. The development is currently registered in the CRANE non-competitive LIHTC program, with an expected 2019. Sources of financing include 9% LIHTC equity, permanent debt, a HAP Contract and philanthropy. No CHOICE Funds will be required to build this phase. Phase 2: Nobility Point Senior will break ground in 2019 and be completed by 2020.

Highlander III. Highlander III consist of the buildout of the remaining multifamily parcels adjacent to Highlander Phase 1 and the Accelerator building. These parcels will provide a variety of architectural styles and unit configurations from 1 – 4 bedroom units adjacent to existing development in the Highlander neighborhood. The development will include 28

replacement units and 89 total units. Additionally, 30 units will be unrestricted. Highlander III will complete the rental component of the Highlander neighborhood and will build off the existing energy and critical mass of Highlander Phase 1, the Accelerator and Highlander II: Nobility Point. While RES has identified very good market support for the proposed residential units at all income levels, the lease-up experience at Highlander I offers additional evidence that lease-up will be strong at all income levels. As noted above, Highlander I units were leased even before completion and are fully occupied with wait lists. 75N will coordinate supportive services for this phase with activities focused in the other phases. The project will be a 2020 closing. Financing will include non-competitive 4% LIHTC/TE Bonds, AHP, Philanthropy, a HAP Contract, permanent debt, National Housing Trust Fund and deferred fee are the project sources.

Phase 4 and 5: Kennedy Square I and II. Kennedy Square phases will completely transform the Spencer Home site simultaneously with two transactions: (i) 95 unit 4% LIHTC CRANE transaction; and (ii) 80 unit non-competitive CRANE 9% LIHTC transaction. These two phases will be built at the same time but separately financed. This approach will (i) allow residents to remain in Spencer Homes without the potential for as much temporary relocation until replacement units available; and (ii) comprehensively and simultaneously animate the node.

In total, there will be 62 replacement units in a variety of product and bedroom formats. Thirty percent of the units (52 units) will be unrestricted market rate units. RES expects that the unrestricted market rate units will be well received in the market because of the ongoing success of anticipated for additional phases of Highlander and the Community Accelerator. Realtors who were interviewed indicated that the Omaha Early Learning Center (OELC) is a very desirable amenity and will attract market rent households.

Two 3-4 story buildings with ground floor community and potentially retail space will be included in buildings fronting 30th Street on either side of 30th Street, framing the node, across

from the OELC and Howard Kennedy Elementary. A mixture of townhomes and duplexes will be designed to match the existing neighborhood fabric on streets on the eastern interior of the block. The City of Omaha will dedicate infrastructure funds and CCI plan activities to fund streetscape, targeted acquisition and placemaking activities to ensure that the impact of the Spencer node will provide a strong connection to the Howard Kennedy Elementary School and Early Learning Center Campus and Highlander. The Spencer node will be funded by a mixture of NIFA CRANE 9% LIHTC equity, National Housing Trust, TIF, NIFA T/E Bonds/4% LIHTC equity, CHOICE funds, Philanthropy, AHP funds and permanent debt.

In addition to and in support of the replacement housing strategy and as part of the Neighborhood Strategy, Brinshore will also be working with the City, Gesu Housing, Habitat for Humanity, Seventy Five North and Holy Name Housing to initiate a two pronged homeownership program to build on vacant parcels and fund major repairs for homeowners through the CCI Plan. *Please note that these items are included for reference only in this Housing section and described in more detail in the Neighborhood section.*

3. Mixed-Income Development by Phase. Overall and across phases, 31.30% of the units are unrestricted and available to households with incomes over 60% AMI. Each phase of the replacement housing has at least 20% of the units as unrestricted housing—shown below.

Replacement Housing Units	**120**	**28.2%**
Affordable Units (No Rep Units)	**172**	**40.5%**
Market-Rate Units	**133**	**31.3%**
TOTAL	**425**	**100%**

4. Property Management. Seldin Company, an Omaha-based property management firm will be the proposed manager for each phase of the project, subject to HUD approval. Seldin is the property manager for Highlander I. Seldin Company provides quality management for apartment communities throughout the United States. They manage a variety of properties, from luxury apartments to HUD-assisted and Housing Tax Credit communities. Seldin is committed to providing quality and affordable senior living. Seldin Company currently manages the following types of properties: 59 Conventional Properties with 6935 units; 75 Tax Credit properties with 5141 units; and 47 HUD-assisted properties with 2393 units.

The staff carries COS(A), HCM-H(F), SHCM, HCCP and other designations and are well-versed in HUD, Section 42 (Tax Credit) and Home requirements. The majority of Seldin's affordable communities have layered funding, including, but not limited to the following sources: HOME, CDBG, HTF, and AHP, and many with HUD Section 8 combined with LIHTC.

Seldin also fully understands and supports a "blended" management approach to managing this mixed-income development strategy. Seldin understands that each phase within the North 30th Transformation Plan will include supportive services provided on-site alongside traditional property management to promote housing stability for residents and provide services. In addition, many residents will receive case management from the OHA Resident Services. At application and move-in, tenants will fill out a questionnaire outlining their interest in supportive services provided through the People Plan. A meeting will be set up between the manager and supportive service provider after move-in to go through opportunities again. Resident meetings will be set up and attended by both property managers and supportive service providers to ensure that people understand supportive service opportunities available. Crisis management will be coordinated with individual case managers.

5. Design. The City, OHA, and their development partner Brinshore worked with the nationally renowned planning and design firm Looney Rick Kiss (LRK), who specializes in mixed-income communities, Landon Bone Bake Architects (LBBA) of Chicago, and a local architect Alley Poyner Macchietto Architects (APMA) to develop the proposed design for both on-site and off-site properties. Architecturally, the proposed site plans, unit plans, and elevations enrich the surrounding neighborhood by blending new and traditional styles in the form of traditional neighborhood design, where residents will have front doors and access to secure rear yard private space and adjacent parking. For the on-site and off-site properties in the neighborhood, the design reinforces the historic platting of the city, which has its roots in Nineteenth Century Midwest city planning. The typical block dimension from centerline of streets are 330' block and the block's perimeter sidewalk that does not exceed 1,800 linear feet. This block design is consistent with the best practices for walkable communities and is used as the average new block size through the neighborhood. The following elements support this high-quality residential design and integrates market-responsive amenities, uses and infrastructure.

Amenities and Mixed-Use. In responding to the surrounding neighborhood and the mix of uses along 30th Street, the design locates mixed-use apartment buildings along 30th Street mirroring the mixed-use on both sides and reinforcing the street's civic character. Kennedy Plaza, discussed further in the Neighborhood Plan, provides a sorely needed open space that much like the Accelerator at Highlander will serve as community gathering space. In addition, to resident amenities—which includes: a fitness room; community rooms; management offices; and an outdoor playground, the mixed-use buildings include 5,000 square feet of non-residential space to be programmed with community input.

Architectural Character and Scale. The product types and design planned in the neighborhood are based upon feedback from resident meetings. The product types include

townhomes, duplexes, 3-story stacked townhomes, and 3- and 4-story walkup and elevator multi-family apartment buildings. These building types are currently being developed at Highlander have been well received in the marketplace. During the resident and public meetings, the design team reviewed the Craftsman, Bungalow, and American Classic styles found throughout North 30th and broader North Omaha, as well as those contemporary styles built and proposed at Highlander. The plan proposes a mix of the styles to harmonize with and enrich the aesthetic appeal of the neighborhood. Specifically, at Highlander the contemporary styles are planned and at Kennedy Square a mix of contemporary and traditional styles pulls from the both the surrounding historic context and the contemporary design of the OELC.

Design Equity. All buildings and units will be designed to the same finish and amenity level, regardless of the mix of incomes that are served. All market, affordable and replacement housing will be indistinguishable inside and out. The buildings, both residential-only and mixed-use, serve both family and elderly households, with the integration of one-bedroom units closer to services and transit along 30th Street. The location of spaces accessible to persons with disabilities and the elderly will be distributed across the site and with a focus on elevator buildings that allow residents to age in place, supported by services.

Unit and Room Sizes. As presented at one of the resident meetings and analyzed in Exhibit D, the sizes of existing units at Spencer Homes are on average 40% smaller than market-rate units and do not support contemporary family life. Rehabilitation of Spencer Homes was undesirable and cost prohibitive (See Attachments 28-30). The proposed units, however, meet market-rate and LIHTC standards and the design of which maximizes visitability, accessibility and adaptability. Every unit has been designed to have: (1) living and dining areas that support family life, with a separate kitchen area; (2) washer and dryer in the unit; (3) general storage for coats, linens and pantry goods; and (4) furnishable bedrooms with adequate closet space. Across

the 1-5 bedroom sizes the new units will be approximately 35-55% larger than existing units and will include broadband access, wiring for both telephone and cable, Energy Star appliances, and high-efficiency HVAC.

Complete Streets. With 30th Street undergoing a "road diet"—including dedicated, protected bike lanes and on-street parking, the new streets for housing will be designed with sharrows that connect to a larger bike-friendly trail network, providing alternative modes of travel for accessing retail services, recreation, education and employment. This Complete Streets network will provide safer crosswalks and opportunities for exercise and improved health outcomes in alignment with the People Plan. In addition, the streets will incorporate a Walking School Bus program with signage and lighting that improves safety throughout the neighborhood.

Sidewalks. All new streets will have sidewalks, buffered from parked and moving vehicles with a tree lawn, and will incorporate ADA compliant crosswalks.

Gathering Spaces. While North 30th is fortunate to have Adams Park and three City maintained playground parks, the proposed housing plan features playgrounds and the provision of land for community gardens for residents to gather. Kennedy Plaza is proposed as a green plaza that connects the OELC with the new mixed-income, mixed-use development at Kennedy Square. In addition, a linear park is proposed just off of 29th Street for gathering, dog walking and passive recreation within the Kennedy Square II.

Defensible Space. The plan returns the neighborhood to traditional blocks with "eyes on the street." Parking is in secure rear yard areas and fencing between buildings eliminates the pedestrian cut through routes that help criminals from evading police. All streets and rear parking areas will have LED lighting that ensures visibility at night, helping the community

watch over itself and provide a sense of safety. These designs follow the Crime Prevention through Environmental Design (CPTED) Strategies.

Landscape Elements. The new housing will incorporate xeriscape landscape design that employs native, drought tolerant species. To mitigate the heat-island effect of urban redevelopment, the proposed site design will incorporate a variety of native shade trees for both the tree lawns along the new streets, and well as in the parking areas in the rear yards.

Green Infrastructure. Having implemented curbside rain gardens in the first phase of Highlander, the proposed housing will integrate these BMPs (Best Management Practices) for the management of stormwater, which addresses the localized flash flooding--typical in Omaha.

6. Land Use Approvals. The certification from the City of Omaha is Attachment 38.

7. Financial Feasibility. The financial plan is feasible and designed to proceed very quickly. The development team is not seeking any competitive 9% LIHTC allocations as part of its plan, which greatly reduces risk. Phase 1 was completed by an entity controlled by the Housing Implementation Lead in August 17, 2018. Twelve (12) PBV units will be made available as replacement housing as vacancies occur. Phase 2 expects to close through NIFA's non-competitive 9% set-aside program known as CRANE in 2019, with all of its sources in place. Phase 3 and 4 will each be a 4% LIHTC/TE Bond executions, which are also not competitive funding cycles, as NIFA has significant bond cap volume available. Phase 5 will proceed through the CRANE program as well and will be developed in sync with Phase 4. In addition, the replacement housing strategy contains $54.4 million in committed leverage.

For the reasons listed above, we expect the development to be complete by 2022 or 2023, years ahead of the grant expenditure deadline with a significant amount of outside leverage described in more detail in Attachments 41 and 42.

Exhibit H:

PEOPLE STRATEGY

H.1 Resident Needs Assessment
H.2 Supportive Services and Programs
H.3 Case Management
H.4 Supportive Services Sustainability
H.5 Education Strategy
H.6 Section 3 Plan

Applicant:

City of Omaha, Nebraska

File Name:

ExhibitH.pdf

H. People Strategy. The People Strategy is driven by the Transformation Plan and the needs assessment of current Spencer Homes ("SH") residents. The Seventy Five North Revitalization Corporation ("75 North" or "75N") is the People Lead and has demonstrated success in this capacity through their Highlander development, which is one of the focus areas of the Transformation Plan. The People Plan will improve the lives of SH residents and furthers the Purpose Built Communities model created at Highlander. 75 North's strategies are outcome-driven and will have a deliberate focus on improving the quality of life for neighborhood residents through this Transformation Plan. While bricks and mortar are sufficient to build a building, improving lives is necessary for the successful transformation of the North 30th Street corridor.

In section H.1 below, we provide data that respond directly to the baseline of SH today. The data provides a robust picture of the current conditions of SH. The Metrics column (success strategies and metrics) on the "Health, Education and Economic Self-Sufficiency Outcomes and Metrics" Table will be further explored in H.2 Supportive Services Plan.

<u>OUTCOME 1: Children, youth and adults that are physically and mentally healthy</u>

METRICS TO EVALUATE SUCCESS (I) Number and percentage of target residents who have a place for healthcare where they regularly go, other than an emergency room, when they are sick or need advice about their health; (II) Number and percentage of target residents who have health insurance.

<u>OUTCOME 2: Children enter Kindergarten ready to learn;</u>

<u>OUTCOME 3: Children are proficient in core academic subjects;</u>

OUTCOME 4: Youth, including youth with disabilities, graduate from college--and are career-ready

METRICS TO EVALUATE SUCCESS FOR OUTCOMES 2, 3 and 4: (I) Number and percentage of target resident children, from birth to kindergarten entry, participating in center-based or formal homebased early learning settings or programs (II) Number and percentage of target resident children in kindergarten who demonstrate at the beginning of the program or school year age-appropriate functioning across multiple domains of early learning as determined using developmentally appropriate early learning measures; (III) Number and percentage of target resident students at or above grade level according to state mathematics and English language arts assessments in at least the grades required by the ESEA (3rd through 8th and once in high school); (IV) Number and percentage of target resident students who graduate from high school.

OUTCOME 5: Households are economically stable and self-sufficient

METRICS TO EVALUATE SUCCESS: (I) Number and percentage of target residents between the ages of 18-64 years with living-wage income; (II) Average annual income of target households (excluding those households who cannot work due to being elderly or disabled).

H.1. Resident Needs Assessment. From July to August of 2018, a needs assessment was administered to the residents of SH. In total, 76 out of 111 existing SH households completed the survey for a response rate of 70.9%. The results of the needs assessment survey provided critical guidance for the Transformation Plan.

Demographics of Spencer Home residents: ***Household Composition*:** SH has a total of 324 residents aged (0-91). ***Head of Household by Age*:** 8 aged (18-24), 25 aged (25-34), 13 aged (35-44), 8 aged (45-54), 7 aged (55-64) and 5 aged (65+). ***Working Age Adult*:** 78% of SH

residents are working-age adults, but only 16% of households reported income from wages. Elderly/Disabled: Household Members that identified as elderly/disabled are (24%) of population. ***People: Race and Ethnicity:*** Respondents are primarily African-American, and they account for approximately 86% of all residents. White/Non-Hispanic (12%) and other White/Hispanic (1%) make up the remainder of the population. Approximately 1% of residents did not respond to this question. ***Primary Language and English Proficiency:*** A vast majority of the population (91%) speaks English as their primary language. Somalian was the second most spoken language (7%). Eighty-six percent (86%) of the population believes their English proficiency is Good or Excellent. ***Age Characteristics:*** Nearly 33% of respondents are between 25 and 34 years of age. The second largest age group (17%) was from 35 to 44 years of age. Approximately 61% of the population in SH is aged 44 years or less, but 12% of the residents did not respond to this question. ***Elderly/Disabled:*** Twenty-four percent (24%) of the population identify as Elderly/Disabled and 43% do not. ***Gender:*** A large percentage of residents (78%) are female, but 5% did not provide a response. ***Marital Status:*** Only 7% of the residents are married, and a majority of the residents identify as being single (71%)

Education, Employment, Transportation, and Income: Education Completed: Most heads of household have a high school diploma (39%), and 23% have attained a GED, but 24% did not respond to the question. A majority of the residents did not respond to questions regarding education. ***Employment:*** Most residents (59%) of SH are unemployed, but 20% have full-time jobs with benefits. Many residents expressed an interest in receiving training in the medical (22), warehouse (18), culinary arts (12), and office administration (11) fields. Accordingly, many residents are interested in the fields of food service (17), healthcare (14), customer service (11), and warehouse work (8). Twenty-six (26) residents cited the lack of transportation as the

main reason it is difficult to get or stay with a job. The lack of job skills (12) and health problems (11) were also frequently mentioned. ***Transportation:*** Unsurprisingly, 45% of residents do not have access to a reliable vehicle, and 54% rely on someone else to drive them. Sixty-two percent (62%) of residents use public transportation, and 23% must walk to appointments, such as work. ***Monthly Income:*** Twenty respondents (26%) report they have a monthly income of $100 or less. Sixty-nine percent (69%) report less than $900 per month. Many residents (17%) did not respond to the question. Food stamps was identified as the most common source of income for Spencer Home residents (72%), followed by wage income (16%), SSI (14%), and child support (12%).

Children: ***Childcare:*** Most residents do not have children (62%), but those who do rely on daycare and do not have friend or relatives (45%) who can help watch their children. ***Schools:*** According to the needs assessment, only twelve parents responded that their children attend Howard Kenned Elementary school—even though it is across the street. The rest attend a wide variety of schools ranging from Head Start to college. Our goal is to increase this number through a deliberate focus on creating an educational conveyer belt. Fifty-seven percent (57%) of respondents indicated that tutoring would help their children be more successful in school, followed by internet access, better transportation, and smaller class sizes, in decreasing order.

Health: Seventy-one percent (71%) of residents have health insurance, with Medicaid and Medicare being the primary types. The same percentage (71%) of children have health insurance. Residents are generally split on being worried about their health. Fifty percent (50%) are not worried, while 41% are worried. Sixty-two percent (62%) of residents rate their health and Good or better, and 68% have been to the doctor for a routine check-up within the last year. Those who do not have good health report that high blood pressure, diabetes, and other medical

conditions prevent them from doing their usual activities. Twenty-nine percent (29%) of children have asthma. Fifty-three percent (53%) of respondents smoke.

Household: Internet and Computer Access: A majority of respondents (85%) have access to a cellphone, but computer (21%) and internet (12%) access is less common.

Emergency Assistance**:** Nearly a third (31%) of respondent reported they have sought emergency assistance. Catholic Charities and the Salvation Army are most often used for food, utility and rent assistance. Recreation: Many residents (66%) did not participate in recreational or cultural events in neighborhood. Seventy-six percent (76%) do not belong to or are active in organizations, groups, or sports. However, 71% are interested in joining a YMCA or participating in sports (58%).

Public Safety: 49% of the residents said they felt safe in their neighborhood while 47% said they felt safe inside SH. The type of crime that worry them the most are drug activities (35%), theft/vandalism/assault (52%).

Community: In order of preference, residents like their neighborhood because it is a good neighborhood, it is quiet, and their "kids can play." However, a portion of the residents said there was "nothing" good about their neighborhood. What is most disliked about their neighborhood is the behavior of kids, it is loud, and crime. Eighty-two percent (82%) of respondents believe renovating their apartments or demolishing SH for new construction will make this a better place to live, followed by improved safety and security (46%). Regarding crime, 38% believe crime is a major problem. Less than 10% believe crime is not a problem. Vandalism and drugs are frequently cited as the types of crime they are most worried about.

Key Data in the areas of health education and employment of all SH residents and Resident Satisfaction with Quality and Accessibility of Existing Services**:** Schools and School Programs: 80% of surveyed parents are satisfied with their children's schools; they identified tutoring (43), home internet access (36) and better transportation (36) as their top three priorities that would add to their children's success in school. School Bus Services: 24 of surveyed parents use the school bus service. **Transportation**: Surveyed SH residents enjoy the convenience and proximity to Downtown and availability of stores in their community (12%). A bus stop is conveniently located near of SH, and 62% of surveyed parents report using public transportation. **Healthcare:** Charles Drew Clinic was the place residents went when they were ill (53), a Federally Qualified Health Center conveniently located in the North 30th Street neighborhood. Health Problems is the top issue identified by 41% or (31) of surveyed households are worried about health. **Relocation:** The top three reasons why residents wanted to leave SH were: neighborhood problems (21), building age (17), and size of apartment (11). The residents identified these as priorities making SH and their community a better place to live are: a) Renovated apartments (38); b) Improved safety and security (35); c) Demolish CC and build new apartments (24).

H.2 Supportive Services and Programs. Seventy 5 North will coordinate the Supportive Service Plan with assistance from OHA's resident services department. Below are the components of our plan to achieve the goals outcomes described in the previous section. See following pages for detailed charts with each strategy, in direct response to the NOFA.

Impact Statement and Expected Outcome(s)	The percentage of neighborhood residents that earn a GED or High School Diploma will increase by 25%. The percentage of neighborhood residents working full-time will increase from 20% to 30 %. The percentage of wage earners will increase from 16% to 25%.
Needs Assessment Baseline	see above on baseline and metrics for success
Strategy	Seventy Five North and OHA already partner with **Metropolitan Community College (MCC)** to address these goals. MCC has a long tradition of offering developmental education services that assist students who are at a pre-college level attain the skills necessary to be successful in college-level coursework. This focus is emphasized through a commitment to student success, student-centered learning and teaching excellence. Coursework includes: GED, English as a Second Language, National Career Readiness Certification, Earn to Learn, Tutoring, and Read Right. Seventy Five North will assist MCC in identifying and recruiting Spencer residents to take advantage of these opportunities. Spencer residents will have priority but these and the following programs will also be open to residents of the surrounding neighborhood. : (1) **Certification & Assessment.** Through MCC's Workplace Training Academy, local employees and employers can receive high-quality, focused education and training that results in portable credentials and job placement. (2) **Workforce Training Academy -** Participants in MCC's Workforce Training Academy program can receive

	high-quality, focused education and training that result in portable credentials for students seeking employment or job upgrades in a variety of skill areas through GAP assistance. GAP assistance provides need-based tuition assistance for approved short-term training programs for in-demand occupations. Since noncredit programs are not eligible for federal financial aid, this program is designed to bridge the funding gap for individuals who meet program and income guidelines to complete short-term training programs. GAP approved programs include: Automotive Express Lane Technician Certificate, Business Office Specialist Professional Certificate, Certified Fiber Optics Technician Certification (CFOT), Certified Fiber Optics Testing & Maintenance Specialist (CFOS/T), Certified Fiber Optics Splicing Specialist (CFOS/S), Certified Manufacturing Production Technician, Certified Warehouse and Logistics Professional, Commercial Roofing Technician Certificate, Facilities Maintenance, Technician Certificate, Professional Floor Installation Technician Certificate, Residential Garage Door Installer Technician Certificate.
Residents Served	This partnership will target all interested Spencer residents as well as residents of the broader neighborhood. The addition of CHOICE funds will allow MCC to recruit former Spencer residents and remove financial barriers from prospective students. By the end of the grant period we anticipate having enrolled at least 50 former residents in credit courses or certificate programs through MCC.
Service Provider	**Metropolitan Community College**

Resources Committed	If awarded, CHOICE funds would be used to eliminate any financial barriers to accessing these resources. Metropolitan Community College is already providing these services in the broader neighborhood and will look to Seventy Five North and OHA to recruit Spencer residents to these programs. Seventy Five North would leverage 450,000.00 in CHOICE funds with matching funds from the Sherwood Foundation to fund a Financial Literacy Navigator and expand the existing program to specifically work with Spencer Residents.

Impact Statement and Expected Outcome(s)	The partnership with **Creighton University** will increase the financial stability of individuals and families living in Spencer Apartments and the surrounding neighborhood as measured by doubling the number of living wage earners from 12 individuals to 24.
Baseline Strategy	**Baseline:** see above. **Financial Hope Collaborative:** The Financial Hope Collaborative and its Financial Success Program have been instrumental in helping many low to moderate income (LMI) families in the Omaha metropolitan area find financial stability. The program's curriculum helps LMI families address immediate financial issues and develop decision making skills in areas, such as: tracking expenses, saving for emergencies, and repairing credit reports. This year-long program provides ongoing financial coaching and assists participants in developing personal and easy-to-use money management systems.

Residents Served	This partnership will target all interested Spencer residents as well as residents of the broader neighborhood. The CHOICE funds, if awarded, would enable Creighton to recruit former Spencer residents while removing a significant financial barrier. At the end of the grant period we anticipate serving at least 100 individuals through one or more of the programs listed above.
Service Provider	**Creighton University**
Resources Committed	Creighton University has located a new satellite campus just blocks from Spencer Apartments within the Highlander node of the North 30th revitalization effort that hosts the Financial Hope Collaborative and other programming as a part of this revitalization effort. This program is currently in operation. Additional funding from CHOICE, if awarded, would allow us to leverage local philanthropic funding to expand the frequency and breadth of this programming. Seventy Five North would leverage 450,000.00 in CHOICE funds with matching funds from the Sherwood Foundation to fund a Financial Literacy Navigator and expand the existing program to specifically work with Spencer Residents.

Impact Statement and Expected Outcome(s)	Seventy Five North will assist in the creation of accessible pathways to living-wage employment for Spencer and Highlander/Prospect Hill residents by introducing youth and adults to tech careers in coding and web-development. This will result in an increase of the % of wage earners from 16% to 25%.

Needs Assessment **Baseline**	see above on baseline and metrics for success
Strategy	**Highlander Code Camp with AIM Institute** Seventy Five North and AIM Institute. (http://www.seventyfivenorth.org/highlandercodecamp/) are partnering to work on the growing tech gap among women, people of color and lower-income individuals through the Highlander Tech Talent Initiative. Highlander Code Camp is a 7-week web development program for fifteen high school students living in or attending school in North Omaha. The camp focuses on website creation, project management, job readiness and fun summer activities. Outside of in-class learning, Highlander Code Camp participants will meet with business leaders at startups and larger organizations, attend a weekly yoga class, receive an attendance stipend, and take field trips to summer activities. We hope to inspire and motivate students to pursue opportunities in tech while learning about the possibilities of Omaha. **Highlander Interface School with AIM Institute:** A program between Seventy Five North, AIM Institute, and Heartland Workforce Solutions. The ten-week course takes place over two-nights every week where participants learn skills to build interactive websites

	using: HTML, CSS, and JavaScript. After program completion, each participant will be connected with employers for open positions related to the training provided during the course.
Residents Served	This partnership will target all interested Spencer residents as well as residents of the broader neighborhood. 40 scholarships will be funded through the CHOICE grant with a goal for as many as possible to go to SH residents.
Service Provider	**AIM Institute**
Resources Committed	The Workforce Innovation and Opportunity Act provides funding for youth and young adults living in the highest levels of poverty. Additional funding from the CHOICE program would allow us to leverage local philanthropic dollars allowing us to serve a greater number of residents interested in careers in technology and development. We would use 180,000.00 of CHOICE dollars to fund 40 scholarships for Interface School Highlander with priority given to Spencer residents.

Impact Statement and Expected Outcome(s)	The Seventy Five North/Whispering Roots partnership will enhance classroom learning by creating a hands-on experience built on S.T.E.M. principles. The facility will also alleviate some of residents' difficulty in securing fresh fruits and vegetables by producing the same in large quantities and distributing to interested families free of charge. We will increase the percentage of families that have access to fresh fruits and vegetables from 70% to 90%.

Baseline and Strategy	**Baseline:** See above and in H.1. **Utilization of Greenhouse space:** Whispering Roots, Inc will locate to a new 18,000 SF education and food production headquarter in North Omaha. This location will grow healthy nutritious foods such as salad greens, tomatoes, peppers and strawberries for distribution to the local community. Classes will be offered free of charge in the areas of Controlled Environment Agriculture, Aquaculture/Aquaponics, Nutrition and Healthy Food Cooking/Preparation. Programming will also engage local students in the Science, Technology, Engineering, and Math (S.T.E.M.) disciplines.
Residents Served	This partnership will target all interested Spencer residents as well as residents of the broader neighborhood. The CHOICE investment will allow us to serve 80-100 former SH residents per year
Service Provider	**Whispering Roots**
Resources Committed	Seventy Five North and Whispering Roots have already constructed a 19,000 sqft greenhouse and food production facility that houses a greenhouse, classrooms and a demonstration kitchen. This location, just blocks from Spencer Apartments and located in the heart of the subject neighborhood, will serve as the headquarters for all education, production and distribution activities related to food security. Funding from CHOICE would allow us to leverage dollars from local philanthropy to expand the number of neighborhood residents served. $400,000 of these funds would support establishing a nutritional

	education and Community Supported Agriculture (CSA) program with Spencer residents being prioritized. These activities are slated to begin in the first quarter of 2019.

Impact Statement and Expected Outcome(s)	**Charles Drew** will continue to provide access to affordable healthcare for Spencer residents and the broader North Omaha community increasing the number of insured individuals from 71% to 90%. Charles Drew will also increase the number of insured children from 71% to 90%.
Baseline and Strategy	**Baseline:** See above. **Strategy:** See attached baseline and goal above. **Affordable Healthcare:** Charles Drew Health Center's Certified Application Counselors, credentialed through the Center for Medicare & Medicaid Services, help individuals understand, apply and enroll for health coverage through the Marketplace. These same staff are also available to help with Medicaid, SNAP benefits, ADC, AABD, energy and rental assistance. **Farmers Market:** The Charles Drew Health Center, Inc. Women, Infant, and Children (WIC) program serves more than 3,000 families in the Omaha area. Each eligible family member can receive $15 in farmers market coupons. The Charles Drew Health Center, Inc. Farmers Market was the first to accept coupons from the WIC food program. This allows eligible people access to supplemental food, health care referrals, and nutrition education at no cost.

Strategy	**Fathers for a Lifetime:** Fathers for a Lifetime is committed to supporting men in getting connected and staying connected to their children by providing the following services through its FFL Resource Office: mentoring, one-on-one and family case management, educational classes, referrals for community-based health care and social services, assistance with legal issues related to child support, computer access, an FFL Resource Directory that lists community-based programs that work with men, updated job listings. **Healthy Families:** Healthy Families is a free, 8-week family-based program for children and teens that have received a diagnosis of being overweight or obese from their health care provider and are ready to make a healthy behavior change. The program is centered around three key areas: exercise, eating healthier, and setting goals for a healthier life. **Omaha Healthy Start:** Omaha Healthy Start's goal is to lower the number of infant deaths that occur each year in Metropolitan Omaha – with special attention on lowering the number of infant deaths that occur among African-American families. The following programs and services are offered: (i) Community outreach ad enrollment; (ii) One-on-one social work case management; (iii) Nursing assessments and support; (iv) Referrals for health and social service needs; (v) Education and training classes; (vi) Transportation; (vii) Responsible male involvement program; (viii) Incentive program; **Social Work Case Management:** The Omaha Healthy Start (OHS) HealthNET program social work case managers help women/mothers find the support services that they need to improve the health and well-being of their families. **Nurse Case Management:** Omaha Healthy

	Start nurse case managers work one-on-one with women/mothers to assess their health care needs before, during and after pregnancy. **Women, Infant and Children:** The CDHC **WIC** Program provides vouchers for nutritious foods to supplement the diet of income eligible pregnant, breastfeeding and post-partum women and infants and children up to five years of age found to be at nutrition risk.
Residents Served	This partnership will target all interested Spencer residents and residents of the broader neighborhood. The CHOICE funds will fund a Community Health Worker to improve enrollment and utilization of medical services. We expect to impact 100 residents per year.
Service Provider	**Charles Drew Health Center**
Resources Committed	Charles Drew Health Center, a Federally Qualified Health Center (FQHC) receives substantial federal funding to carry out the above listed initiatives in addition to meaningful support from local foundations. Funding from CHOICE would allow us to take a more targeted approach to Spencer Apartments and the area immediately surrounding them. We would use 400,000.00 of CHOICE funds to create a community health worker pilot program designed to increase utilization of health resources by Spencer residents.

Impact Stmt and Outcomes	The **Urban League of Nebraska** will increase the percentage of children proficient in core academic subjects.

Baseline	**See Section H.1**
Strategy	**Afterschool Programs:** Urban League of Nebraska offers high-quality afterschool programs to elementary and middle school youth attending Omaha public schools. We have a true partnership with Omaha Public Schools. Highly-trained, culturally-competent staff works closely with each school's teachers to identify students who are missing assignments and to determine areas where students may need additional help. Students participate in a wide variety of classes, workshops and other activities that help develop academic and personal skills, such as positive work habits and accountability. Students also develop social and behavior skills through peer and adult interaction, so they will feel connected to the program, resulting in reduced risky behaviors. These programs are currently in Kennedy Elementary School. **Whitney M. Young, Jr. Academy (WYA) Girls STEAM Academy:** The academy is a 6-week program that exposes up to 20 girls ages 12-15 to careers in Science, Technology, Engineering, Agriculture, the Arts, and Mathematics through hands-on experiences, meeting women in STEAM careers and touring local companies and institutions.
Residents Served	This partnership will target all interested Spencer residents as well as residents of the broader neighborhood. The CHOICE investment will prioritize Spencer residents. We expect to impact 10-20 students from Spencer per year, depending on interest.
Service Provider	**Urban League of Nebraska**

Resources Committed	The Urban League of Nebraska, also located in the heart of the subject neighborhood, is currently running all of the programs listed above. Funding from CHOICE would be used to leverage local philanthropy to expand programming. We would propose to use $495,000.00 to expand Urban League of Nebraska's in-school counseling and mentoring program with priority being given to children and families that reside in Spencer.

H.3. Case Management. An essential part of Omaha Housing Authority's work over the five-year period of the grant is to provide on-going case management and continuum of supportive services for the tenants to ensure the successful relocation of Spencer residents; ensure the residents understand their choice of housing options; ensure that the residents' self-sufficiency and quality of life goals are being met; and provide tenants with counseling and facilitate the transfer of services, such as utilities, due to relocation. Case management services will be provided at a client-to-staff ratio of 30:1.

Relocation Counseling: OHA understands that not all current residents will choose to move to a new replacement unit. Some surveyed households said they would choose to utilize Section 8 vouchers to permanently reside at another location of their choice. OHA's relocation team will assist those families with exploring their options. Elderly residents and those with handicaps will be connected to appropriate services and transportation in the form of bus passes, taxi services, or other form of transportation to assist them. With Choice Neighborhood funds, all SH working-age residents, transition-aged youth, and parents of dependent children, will be provided relocation services, including a choice of housing options, and ensure that they are working towards their self-sufficiency and quality of life goals.

Case management will continue to be provided before and after relocation. OHA staff, will ensure that residents are given a choice of housing options and are successfully relocated permanently. SH will maintain current operating activities and provide housing for existing residents during the entire development process. OHA will contract a professional relocation services to handle all physical relocation activities associated with SH. Tenants will receive detailed available relocation rights and benefits, including assistance with the transfer of utilities, change of address forms; and identifying providers of social, medical and other services.

Throughout the entire relocation process OHA will ensure that non-English speakers have available translation services to meet their needs.

OHA Case Managers will continue to provide and facilitate supportive services to SH residents, adults and youth, in collaboration with community partners to ensure that residents are working toward self-sufficiency and quality of life goals before, during and after relocation. Resident Self-Sufficiency and quality of life goals include Education, Employment and Job Training, Financial Management, Homeownership, and Youth Educational Success. Case Managers in collaboration with Heartland Workforce Solution, Goodwill Industries and Metropolitan Community College provide job training and employability training. Residents receive Financial Literacy training through Credit Consumer Counselors Services, Omaha 100, Gateway Financial and Family Housing Advisory Computer classes are provided to residents through the Simple Foundation and Friends R Us. SH youth receive services through the YMCA, Girls Inc, and the Salvation Army Kroc Center. Spencer Home families receive services from Charles Drew Community Health Center, One World Community Health Clinic, Omaha Food Bank, and Eastern Nebraska Community Action Partnership for Behavioral Health, Nutrition and Health Disparities workshops. Case Managers will continue to facilitate and monitor these services for residents before and during relocation. Spencer residents' progress to attaining self-sufficiency and quality of life goals will be monitored and facilitated throughout the grant period.

H.4. Supportive Services Sustainability. 75N is a place-based non-profit organization that is completely focused on the continued revitalization of the North 30th Neighborhood. Seventy 5 North is already funding and coordinating activities and will continue to do so long after the grant is completed. In addition, 75N commits to raise an endowment equal to $300,000 to be matched with CHOICE funding to ensure services will continue after the grant period ends.

H.5. Education Strategy

H.5.A. Early Learning. Seventy Five North Revitalization Corp. (75N) has committed to the establishment of a neighborhood-focused education pipeline designed to ensure that children, beginning at birth, living in the North 30th Transformation plan area will enter kindergarten ready to learn. A comprehensive set of activities have been set in motion to guarantee both the success and permanency of such a pipeline supported by committed collaborators like Omaha Public Schools (OPS), Howard Kennedy Elementary school (Kennedy Elementary), the Omaha Early Learning Center (OELC), the Buffett Early Childhood Fund, the Buffett Early Childhood Institute and the Nebraska Early Childhood Collaborative. These activities center on strengthening pre-k (3 and 4 year olds) access to a dynamic and enriching educational environment and curriculum through an established partnership with Omaha Public Schools, in addition to the development of a North 30th Transformation plan area early learning center serving infants, toddlers and pre-k students.

In the spring of 2015, Seventy Five North entered into a one-of-a-kind Community Partnership Agreement with OPS to reconstitute and strengthen Kennedy Elementary, which serves North 30th Transformation area students from pre-K through grade 5 and is the primary elementary school option for SH residents. Today, Kennedy Elementary has a more robust, project-based learning curriculum, a longer school day and year, intervention labs for students falling behind in math, science and reading staffed by focused intervention specialists, protected teacher planning time, more intentional after-school programming, and a focused approach to parent and family engagement. Kennedy ES students are experiencing fuller academic experiences and scoring growth on standardized tests in math and science across every grade.

In 2016, with the strong support of the previously mentioned partners as well as community stakeholders and Kennedy Elementary parents, Seventy Five North began planning for the development of an early learning center adjacent to Kennedy Elementary (Kennedy Early Learning Center (Kennedy ELC), to serve as the foundational early learning component of the neighborhood's education pipeline. Birth to three years is the most in-demand areas of child care, with long waiting lists at the small number of programs that serve infants and toddlers in the neighborhood.

To address this urgent community need and ensure the strongest possible start for the children living in the North 30th Transformation area and specifically the children living in SH, Seventy Five North partnered with the OELC and Omaha Public Schools to begin planning for the development of a North 30th Transformation plan area early learning center to serve students 6 weeks old through pre-k. OELCs are inspired by the nationally recognized Educare model but focus on children ages 6 weeks to four years. OELC currently operates two high quality early learning centers in underserved Omaha neighborhoods and is eager to open a third in the North 30th Transformation Plan area.

Kennedy ELC Enrollment. The Kennedy Early Learning Center has established an enrollment policy that prioritizes families living within the boundaries of the North 30th Transformation area as well as families earning incomes at or below 50% of the area median income (additionally based on family size). Families living in SH (just across 30th Street from both Kennedy Elementary and the Kennedy ELC) fall into this exact demographic and will be ensured priority enrollment by receiving additional points in the eligibility screening process. If slots remain available after initial priority enrollment, remaining slots will go to students living in the North 30th Transformation area earning incomes above 50% of the area median income.

Infant and toddler services will be provided at no cost or low cost to eligible children and families with the support of scholarships, child care subsidies and other funding sources. Pre-k services are offered by Omaha Public Schools at no cost to families.

Kennedy ELC Student Tracking. Evaluation services at the Kennedy ELC will include a continuation-of-care and assessment as students move from infant and toddler classrooms into the pre-k classrooms, as well as a final assessment and evaluation in the spring prior the student's kindergarten year. This process is in place to assess student readiness for kindergarten. This final evaluation also includes a parent home visit and interview to gather information on student and family growth and development while garnering family feedback.

The OELC recognizes the need for ongoing and updated data concerning the quality of its early learning centers. Using two observation instruments, the Infant/Toddler Environment Rating Scale-Revised (ITERS-R) and the Classroom Assessment Scoring System, Toddler Version (CLASS-Toddler), implemented twice annually, OELC is well positioned to assess overall facility and curriculum quality, practices and associations between observed quality and teachers' ratings of facilities, child behavior, experience and competence. Through this process teachers and staff participate in a scoring evaluation and receive immediate feedback. Quality of Caregiver-Child Interactions for Infants and Toddlers (Q-CCIIT) is an additional observation tool used to assess the quality of caregiver-child interactions within varied non-parental care settings for early learners.

Additional assessments planned for the Kennedy ELC are outlined below:

(1) Peabody Picture Vocabulary Test (PPVT) is implemented at age 3, 4 and 5 to track vocabulary comprehension and retention. Preschool Language Scale (PLS) is completed at age 2,3, 4 and 5 to track student progress in receptive and expressive language. (2) *Devereux Early*

Childhood Assessment (DECA) is given to students annually in the fall and spring across all age levels to measure social emotional development. Currently, this is given to students ages 0 to 3, but as students transition into pre-k classrooms, the assessment will continue twice annually. (3) *Minnesota Executive Function Scale (MEFS)* measures child executive function and will be implemented at ages 2, 3, 4 and 5. This data is used to analyze current teaching practices.

Kennedy ELC Student, Family and Community Support:

The early learning program offers low teacher-child ratios and practices a continuity-of-care strategy where the same teachers stay with children from the time they enter the program until they leave. The research-based curriculum focuses on multiple areas of development including cognitive, language, social emotional and physical. In addition to educational services, children have access to health and mental health services and families receive individualized referrals and supports including information and activities designed to assist them in responding to the changing needs of their children, developing advocacy and leadership skills, connecting them with peers and community groups, and assisting them in developing financial security to ensure family well-being.

The Kennedy ELC will also play a unique role in raising the quality of early childhood education at home-based and community-based centers throughout the North 30th Transformation area. The second floor of the center will house the Nebraska Early Childhood Collaborative, a nonprofit that offers training, business support and other professional development services to early childhood providers. As a result, the center itself will become an epicenter for training and development for providers throughout the neighborhood, thus raising the quality of care for children throughout the community, not just those enrolled in the program.

Construction on the $14 million, 50,000 square foot facility is currently underway. It will serve 168 students, 6 weeks to 4 years in age, in 18 classrooms. The three pre-k classrooms serving 51 students currently housed within Kennedy Elementary, will be moved into the new facilitate and will grow to 72 pre-k students in four classrooms. The pre-k curriculum will be managed by Omaha Public Schools. OELC will manage 96 infant and toddlers in 14 classrooms. The Kennedy ELC will open fall 2019.

ii. Baseline Data and Projected Results: According to the resident needs assessment, a majority of the households do not have children (62%), but those who do rely on daycare and do not have friend or relatives (45%) who can help watch their children. Today, participation in certified early learning programs in the North 30th Transformation plan area is low due to a lack of available certified early learning facilities in the area, not counting the three pre-k classrooms currently operating inside Kennedy Elementary. Though numerous, often unlicensed, home-based and community-based childcare facilities exist throughout the plan area serving primarily toddlers and 3 and 4 year olds. Additionally, following the demolition of two former public housing facilities in the plan area, Pleasant View Homes and Hilltop Homes, both demolished in the late 1990s and late 2000s resulting in subsequent plan area population decline, student enrollment at Kennedy Elementary declined steadily until 2016.

With the combination of an added pre-k classroom planned for the new early learning center, as well as the addition of 96 infant and toddlers in 14 Kennedy ELC classrooms, North 30th Transformation plan area early learning enrollment is expected to reach well over 65% across the early learning enrollment spectrum, preparing a larger percentage of early learners for kindergarten. The need for high-quality early learning won't be fulfilled entirely by the Kennedy ELC. The coordination and placement of the Nebraska Early Childhood Collaborative

functioning as a resource center on the second floor of the center for home-based and community-based childcare providers, ensures that the attainment of the early learning goals established for the plan area.

As Kennedy Elementary moved into its' third year of reconstitution at the start of the 2018/2019 school year, more than 150 pre-k students have experienced a strengthened early learning curriculum through the guidelines established in the Community Partnership Agreement between OPS and Seventy Five North. As we move to expand pre-k opportunities in connection with the Kennedy ELC, a data-sharing agreement will be established between Omaha Public Schools, OELC and Seventy Five North. Permitted in the agreement will be the sharing of student demographic information, state and federal mandated assessment results, student and staff retention rates and other areas as the agreement is developed.

With the help of Choice Neighborhood funding, by the 5th and final year of the grant cycle, the existing early learning strategy in the North 30th Transformation area will have facilitated access to a robust early learning education for at least 840 of the area's youngest learners, including pre-k students.

H.5.B. School-Aged Children. As part of a coordinated holistic revitalization of the North 30th Street corridor, Omaha Public Schools, Seventy Five North and Purpose Built Communities of Atlanta, Georgia, set out to create a cradle to college educational pipeline to serve the children of SH and the Highlander neighborhood.

In School Strategies at Howard Kennedy – Howard Kennedy Elementary has for many years been an underperforming school plagued by extreme poverty. In order to address the challenges at Kennedy, we consulted with Purpose Built Communities of Atlanta, Georgia.

Purpose Built faced a very similar challenge in their turn-around efforts at Charles Drew Charter in the Eastlake neighborhood of Atlanta. Their methodology sparked an amazing increase in academic performance and readiness in children living in deep poverty. In 2015 Seventy Five North partnered with Omaha Public Schools to implement the strategies employed at Drew at Kennedy Elementary. Those interventions began in the 2016-2017 school year. The elements of this strategy are explained below:

Recruitment of Highly Effective School Leader and Staff – The recruitment of a strong instructional leader with a demonstrated history of leading teachers and students to high levels of achievement was the first step in the turn-around efforts at the school. This leader must be able to attract and develop teachers of the highest quality while establishing and maintaining a climate of trust and collaboration with all stakeholders. We've recruited master teachers with a proven history of driving student achievement that embraced a climate of high expectations. *Embedded Professional Development* – Staff at Kennedy are able to take advantage of daily professional development opportunities. Teachers at Kennedy also have protected time built into the school day for collaboration and lesson planning. *Renewed Focus on Literacy* – Recognizing that a strong foundation in literacy is critical for all subsequent learning, students at Kennedy receive additional literacy instruction through the onsite literacy lab. Literacy is also embedded across all subject areas. Students performing below grade level are identified early and enrolled in an intervention program until they catch up to their peers. *High Quality Early Learning Opportunities* – The aforementioned "cradle to college pipeline" begins at 6 weeks of age and prepares children to be ready to excel in kindergarten by focusing on language development and literacy. The construction of a new early learning center immediately adjacent to Kennedy (opening in fall of 2019), and the collaboration between early learning staff and early elementary

teachers will allow a seamless transition from early learning to the K-5 environment. *Early and Targeted Interventions* – Students at Kennedy that are struggling to excel are identified early in these struggles an referred to either the math lab or the literacy lab or both. In these labs, early intervention specialists work intensively with students to address whatever issues the child is experiencing. The design of the school day ensures that these interventions don't occur during other core instruction. Teachers at Kennedy also receive specialized professional development to help them better meet the needs of all students. *STEAM/Project-Based Learning* – This distinct pedagogical model has a deep arts integration and provides a thematic focus to better engage students. This approach is intentionally designed to help students develop 21st century skills. Teachers at Kennedy receive specialized training in utilizing these methods to build executive function and ability. *Longer School Year and Longer School Day* – The longer school day allows for daily professional development for staff and additional enrichment opportunities for students without sacrificing time on core instruction. Students receive an additional 5 days of instruction and the school day runs from 7:30-4:30.

Part of a Coordinated, Holistic Neighborhood Revitalization Effort – This model recognizes that historically, many out of school realities have impeded student achievement. Conditions such as unsafe housing, food instability, lack of mental health services among other factors have long gone unaddressed when tackling school improvement initiatives. This model recognizes those challenges and attempts to equip a network of partners to remove those impediments to academic success.

As students matriculate from Kennedy they have the option of enrolling at one of three magnet middle schools, each with a different focus area. This trend continues through high school, with students having multiple choices of areas of interest to continue studying.

Measurement and Evaluation – Seventy Five North has contracted with The Improve Group, a team of Ph.Ds that focuses on measuring and evaluating change initiatives within challenged communities. The Improve Group will support the efforts of Seventy 5 North (Principal Education Partner) and OPS to gather and analyze the data flowing from these efforts. All in-school and out-of-school groups that partner with Omaha Public Schools sign data sharing agreements that give access to this information to the appropriate parties. These agreements allow all partners to better understand the impacts being made and adjust or maintain accordingly. Seventy 5 North, as Principal Education Partner, will spearhead data collection and dissemination (supported by The Improve Group) among education partners.

ii. Baseline and Projected Results – Below are our baseline measures for Kennedy's academic performance as measured by Nebraska's NeSA test. These scores represent where Kennedy students were prior to any specialized intervention. Please note that Kennedy is now a K-5 school. 6th grade was moved to middle school for all district elementary schools last year and this data includes 6th grade.

(1) Math - Present Results 28%**.** Projected Results – At the end of the grant period, 60% of students (as averaged across grades) will meet or exceed expectations in Math. **(2) Reading** - Present result 35%. Projected Results – At the end of the grant period, 75% of students (as averaged across grades) will meet or exceed expectations in Reading. **(3) Science** Present results 35%. Projected Results – At the end of the grant period, 60% of students (as averaged across grades) will meet or exceed expectations in Science.

The baseline date above includes both children living in the targeted housing and the broader neighborhood. We will work with both Omaha Public Schools and The Improve Group to further parse this data through data sharing agreements and tracking strategies that will allow

us to gain better understanding of where families in the targeted housing and the broader neighborhood are sending their children to school and why they are making those choices.

H.6. Section 3 Plan. The North 30th CHOICE team is committed to achieving and exceeding the federal goals for Section 3 contracting and hiring. We will contract with a minimum of 10% Section 3 firms. Thirty percent (30%) of new hires will be Section 3 certified employees, as is required by the Section 3 act; and we will use best efforts to exceed those minimal requirements by setting realistic goals, and enlisting the assistance of the OHA, public housing residents and its leadership at SH, and REACH, a branch of the Chamber of Commerce that is focused on building minority and low-income contractor capacity and secure bonding and financing to recruit, train, place and support Section 3 firms and employees. The Brinshore team's track record demonstrates that its strategies are successful in achieving high levels of Section 3 training, hiring and contracting.

Section 3 employment and contracting opportunities will be created in the planning, construction and management phases of development. During the planning phases, we anticipate at least three Section 3 residents will be employed to assist with planning working as community liaisons, and with professional firms working on the planning and design, and at least one Section 3 firm to provide catering to all community planning events.

Prior to the construction, we will recruit and train public housing residents and other Section 3 certified local residents to work in construction. The OHA will be responsible for recruiting and certifying Section 3 residents, who are either public housing residents or have low or very low income, and Section 3 businesses, meeting federal requirements.

Job fairs will be held on site at SH to publicize both training and job opportunities that will be made available. In addition, training opportunities will be publicized to the list of certified Section 3 residents through direct mailing, informational meetings, and websites. We will work through existing programs at REACH to prepare Section 3 residents for careers in construction. We plan on creating a cohort of a minimum of 20-25 trained residents ready to work in construction when the opportunities arise.

Brinshore will require general contractors to make a specific numeric commitment to hire Section 3 employees through its subcontractors in each phase of construction. As there are 5 planned phases of residential construction, we estimate that approximately 30-35 section 3 employees will be hired for construction jobs. These jobs will include a variety of opportunities, including laborer, painter, tiler, roofer, carpenter, masonry, and many other trades. Construction job opportunities for new employees will be posted on a Section 3 job opportunity website, and Section 3 residents on the OHA list with specific relevant skills will be directly contacted about job opportunities, both in the mail, email and phone. Section 3 residents will be given priority to all other job applicants for each new job opportunity.

Subcontracting opportunities will be promoted to Section 3 firms on the OHA list by holding information sessions, mail, and email. Section 3 firms will be given priority to bid on subcontracting work. It is likely that each phase will have from three to six Section 3 firms working on the construction. To insure high participation rate of Section 3 firms, we employ strategies, such as sizing contracts to fit local firms, providing assistance in bidding and paperwork, and obtaining bonds, if necessary.

We will closely track Section 3 hiring and contracting on a monthly basis as part of the monthly construction draw process, and share these data in real time with the OHA. For Section

3 hiring, general contractors will be required to submit monthly statements detailing name of employee, address, Section 3 status, position, employer, hours worked, hourly pay, and total pay with each pay application. For Section 3 firms, the general contractor will also be required to submit a monthly table showing all subcontractors, Section 3 status, contracted amount, current month work completed, and any changes from original contract.

Initially, Todd Lieberman of Brinshore Development will be primarily responsible for reviewing Section 3 information, and providing to the OHA. His contact information is (224) 927-5061 or toddl@brinshore.com. We will hire a local firm that specializes in recruiting and tracking Section 3 hiring and contracting to manage the Section 3 process once planning is complete and construction projects are underway. After construction completion, property management will also have opportunities to hire Section 3 employees, and contract with Section 3 firms. We will make best efforts to hire a minimum of one Section 3 employee to manage each phase, and at least one Section 3 firm to provide contracting services to management. The jobs can range from leasing and management to maintenance. The contracting opportunities may include janitorial contracts, landscaping contracts, and other opportunities.

Exhibit I:

SOUNDNESS OF APPROACH

I.1 Planning Process
I.2 Community Engagement
I.3 Anchor Institution Engagement
I.4 Organizational Framework for Implementation

Applicant:

City of Omaha, Nebraska

File Name:

ExhibitI.pdf

Exhibit I – Soundness of Approach.

I.1 Planning Process. The planning process for the North 30th Transformation Plan is rooted in the 10-plus year planning process for the general area of the Target Neighborhood, which includes the Prospect Hill neighborhood, the former Pleasantview Homes public housing site (demolished in 2009), and the Howard Kennedy Elementary School and surrounding area. The Pleasantview Homes site—now Highlander—was cleared and through a partnership of the City and Omaha Housing Authority (OHA), the site was transferred in 2011 to a newly formed 501(c)(3) Seventy Five North Revitalization Corp., which is the People lead for this plan and was central to the overall Transformation Plan process.

Grassroots Planning. For that nearly 30 years the residents of Spencer Homes and the larger historically African-American North Omaha neighborhoods have suffered through economic disenfranchisement, social isolation, and the indignity of a U.S. Route 75 (Highway 75 North) spitting their community in half. From this low place Seventy Five North Revitalization Corp. has spearheaded a planning process rooted in community needs and focused on cradle to career educational programs, mixed-income housing, homeownership opportunities, and pathways for lifting residents out of poverty—as demonstrated in the North 30th Transformation Plan's the Housing, People, and Neighborhood Strategies.

Long standing community stakeholders in the Target Neighborhood were already doing the type of work that could only buttress the efforts of Seventy Five North. Strong partners and nearby neighbors, such as such as the Omaha Public Schools (OPS), Omaha Police Department (OPD), the Urban League of Nebraska, Charles Drew Health Center, Creighton University, OHA, and Salem Baptist Church's childcare meant the planning process would have a much greater chance of achieving long-term success.

Borrowing heavily from the model pioneered by Atlanta's Purpose Built Communities, Seventy Five North set out to understand the needs of the community with a eye towards comprehensive transformation, which included education, health, safety, and better living conditions for all.

Before beginning its work in the Highlander/Prospect Hill neighborhood, Seventy Five North began the planning process by engaging experienced architecture and planning firms and Brinshore Development—the Housing Implementation Lead—with extensive experience redeveloping former public housing project sites. This partnership, has continued in this CHOICE process, including the City—all of their agencies and State partners, OHA, and OPS.

Seventy Five North embarked on a 15-month process of bringing community members and stakeholders together to jointly create a holistic vision for what the Highlander/Prospect Hill neighborhood could be. As the initial work at Highlander came to life, it was apparent to the team that we weren't addressing the needs of the most vulnerable members of the neighborhood, namely, the residents of the Target Housing—Spencer Homes.

Planning for the Spencer Residents. Located across the street from one of the most critical partners, Howard Kennedy Elementary School, children living in Spencer make up a significant percentage of the student body, yet these families were unable to take advantage of the physical redevelopment going on just down the street. In order to fulfill the mission of this partnership, Seventy Five North began a planning process designed to integrate residents of Spencer into the larger objectives of. the North 30th. Corridor,

Expanding the community engagement activities in the neighborhood, which included door to door canvassing to administer the Residents Needs Assessment, community open house meetings, and small and large group input sessions, the partners honed in on the needs and

concerns Spencer residents. As the People and Neighborhood Leads-respectively, Seventy Five North facilitated meetings with all of the service and educational providers at the Accelerator to match programming with the residents' needs and integrate case management-based People Plan. These included all of the partners at Highlander and Charles Drew Health Center. The City facilitated meetings at City Hall with City departments and the neighborhood development stakeholders—Habitat for Humanity, Gesu Housing, and Holy Name Housing. Each meeting built on the one before it, incorporating the feedback received, and revising versions of the plans.

Following the NOFA's publication-leading up to this application, Seventy Five North, OHA, the City, OPD, and OPS worked with the planning and design consultants to develop an input process that included two resident meetings and two communities that were held at the OHA's MLK Jr. Community Center and Kennedy Elementary School—both on North 30th.

Community and Resident Input. The resident and public community meetings were structured to provide the broadest level of input. When residents and members of the community first entered the workshops, they were greeted and were asked to sign in and then place a dot on a map indicating where in the neighborhood or within Spencer Homes that they lived. At all events dinner and light refreshments were provided. Each workshop was started with an overall presentation which gave an overview of the Choice Neighborhood Initiatives goals for each of Housing, People and Neighborhood plans and the expected outcomes of each. The Housing, People and Neighborhood Leads present their part of the plan and then to help with guided input though a series of interactive sessions. The range of plan's partners, including OPD, OPS, OLEC @ Kennedy, and the local design team-Alley Poyner Macchietto Architects also facilitated discussion and input. The following are specific engagements during those meetings:

1. Everyone meeting attendee signed in, was asked to locate where they lived in the neighborhood and went through an interactive exercise that asked “What I Want” in my neighborhood or life, which produced a wide ranging input education, safety, jobs, better housing, homeownership opportunities, parks, stores, better childcare, etc.
2. Residents and members of the neighborhood located through a dot exercise and discussed with a Neighborhood Police Officer about where they felt unsafe in the neighborhood and discussed the various policing strategies that are currently in place and how they could be improved the development of the plan.
3. The design team discuss the different architectural styles and unit configurations, including those under construction at Highlander, and heard that variety is desirable.
4. Neighborhood amenities were discussed, including pools, splash pads, athletic fields, playgrounds, walking trails, a community kitchen, murals and many other options.
5. The Principal of Howard Kennedy School along with a representative from the OLEC @ Kennedy discussed initiatives underway by both OPS and planned for the OLEC.
6. Over a large table map the City’s planners discussed ongoing investments in the neighborhood and received input on what people wanted to see in the neighborhood.
7. “What does home mean to you?” was the subject of a children’s corner, where they were provided with a paper to draw, which resulted in lots of drawings of houses and families together, one including pizza and others including pets.

Several themes emerged from our community engagement sessions and were reinforced by the Resident Needs Assessment, that were ultimately synthesized into the Housing, People, and Neighborhood Strategies. The most often heard concerns, needs, and recommendations include following and were incorporated in the Housing, People and Neighborhood strategies:

1. Safe, clean, high-quality housing within a diverse and community-focused setting
2. How Howard Kennedy Elementary and the OLEC @ Kennedy and other educational opportunities will prepare their children well for the next steps in their education
3. Desire for improved public space, parks, outdoor recreation, and streetscape
4. Addressing safety around vacant property and general improvement of the neighborhood streets, houses, and cleanliness.
5. Access to better and more comprehensive retail services, jobs and education.

I.2 Community Engagement. Seventy Five North (75N) has engaged in continuous community engagement since its inception in 2011. This engagement has taken many forms including large interactive community meetings, surveys, intimate small group discussions and door to door conversations. 75N has consistently engaged Spencer residents, local neighborhood associations, churches and other community groups in an effort to solicit authentic and open feedback that will allow us to serve our community better.

Key Stakeholders: Spencer Homes Residents, The Philanthropic Community, Neighborhood Associations, Churches and Other Community-based Organizations

Spencer Residents: 75 North will continue to engage Spencer residents through community meetings both onsite and through activities conducted at Kennedy Elementary which sits directly across the street from Spencer. A significant number of families in Spencer send their children to Kennedy which makes it an ideal place to discuss issues related to the larger neighborhood with parents. During construction meetings will be held at MLK Center, an OHA owned property across the street from Omaha Early Learning Center.

Neighborhood Associations: Prospect Hill Neighborhood Association (PHNA), a strong and active association that has been in continuous existence for decades. 75N and PHNA will

continue to work together to keep residents abreast of the activities in the neighborhood and learn more about their concerns. 75N is also working to revive the Highlander Neighborhood Association (HNA). 75N will continue to work to revive this association, which has been defunct for the past several years. 75N is currently working with neighborhood leaders to create an association structure, recruit members and raise funds for community activities. Another key stakeholder in the area is the North Omaha Neighborhood Association (NONA). NONA is an umbrella organization that seeks to raise awareness about issues that affect north Omaha neighborhoods particularly. PHNA and HNA are both members of NONA.

Churches and Other Community Groups: Highlander and Prospect Hill also contain multiple churches which we engage on a regular basis. Salem Baptist, the largest African-American congregation in Nebraska, is also located in Highlander and a member of their Board of Trustees sits on our Board of Directors as well. The Empowerment Network, a community engagement and advocacy group active in in the Highlander/Prospect Hill Neighborhood, is also a strong partner in this effort.

Future Engagement Mechanisms:

Continued Engagement of Neighborhood Associations: 75N will continue to present at neighborhood association meetings quarterly to keep them abreast of the activities in the neighborhood and learn more about their concerns. Additionally, neighborhood associations will assist in distributing information about the process and progress of implementation if awarded.

Targeted Mailings: 75 North will also continue to employ targeted mailings to the residents in the 68111 zip code. We feel that combining this strategy with in person and digital

communications gives us a better chance to reach those community members that may not have the opportunity to get to a meeting or don't have access to the internet.

Community Surveys: 75N will utilize community surveys in both electronic and paper form. We will also gather information from residents and community members through in-person data collection through our third party data evaluation firm. *Frequency: Annually.*

Town Hall Meetings: 75N will organize and host Town Hall style meeting to afford residents the opportunity to interface directly with the individuals managing the implementation of the plan. These will be held quarterly at the Venue at Highlander, a newly constructed event hall in the center of the target area that is walkable for most residents in the neighborhood. *Frequency: Quarterly.*

Text Messaging and Email Distribution Lists: 75N will continue to conduct the aforementioned community engagement activities in addition to utilizing text messaging software as a means of keeping residents informed and soliciting feedback. Residents will be asked for email addresses and cell phone numbers at community meetings and events. This information will be entered into a database and synced with a software platform that allows us to disseminate information quickly to a broad audience. *Frequency: Multiple times per month.*

Intensive Small Group Meetings: We will continue to employ the strategies outlined above. That being said, the source of our richest, most insightful communication from residents continues to occur in small targeted groups, often around a communal meal, where people feel more comfortable giving authentic and personal thoughts about the direction of their communities than they might in a larger setting. We'll continue to employ this method on at least

a quarterly basis. We have recently hired a community engagement liaison who lives in the neighborhood to coordinate these activities. *Frequency: quarterly.*

Data Collection and Management: 75N has engaged a research and evaluation firm, The *Improve Group*, to manage our data collection and measure and evaluate the effectiveness of our activities in the neighborhood. We will utilize this partnership to assess our engagement efforts and course correct in real time when necessary.

The data gathered through this strategy will allow us to stay abreast of concerns, questions and ideas that emerge from the community itself. It will also allow us to course correct where necessary.

I.3. Anchor Institution Engagement. Metropolitan Community College is an anchor tenant and partner in the Accelerator, and has agreed to be the anchor institution for the North 30th Transformation Plan. They have been engaged in the planning and implementation of the neighborhood revitalization strategy. The CHOICE grant will build on the existing relationship and allow it to further focus its attention on serving former Spencer public housing residents. Metro has agreed to enroll 10-20 former Spencer Residents per year.

I.4 Organizational Framework for Implementation. Attachment 44 is a chart which shows the full listing of Implementation Plan leadership team and other team members. The City of Omaha will the Lead Applicant, the Neighborhood Lead and the Grant Manager. The Omaha Housing Authority is a co-grantee. Brinshore Development, LLC is the Housing Implementation Entity, Seventy 5 North Revitalization Corporation is the People Lead. All entities have executed the Partnership Certification in Attachment 8, which outlines in details the roles and responsibilities of each partner.

The principal team members will create an implementation working team ("Implementation Team") and other work teams as needed to provide a collaborative forum for implementing the Transformation Plan. The Parties acknowledge and certify that the Implementation Team will be responsible for overseeing implementation of the Grant activities and will be responsible for adherence to the Transformation Plan and Application strategies and goals, as well as the schedule articulated in the Grant Agreement in a collaborative, consensus-oriented manner. The principal team members will also create a community steering committee ("North 30th Steering Committee") composed of representatives of Spencer Homes residents. North 30th institutions, non-profit agencies, and business and neighborhood associations who will serve as partners in implementation activities and will function in both an advisory and a support capacity, meeting as requested by the Implementation Team.

The principal team members will also create a committee to oversee implementation of the Spencer Homes replacement housing strategy.

In the case of a dispute amongst any of the principal team members that cannot be resolved, the matter shall be referred to the Executive Director of OHA and the Mayor of the City, who shall together make the final determination in consultation with the Principal of the Developer. Any and all such determinations shall be consistent with the Transformation Plan, Grant Agreement, other applicable agreements and applicable federal, state, and local laws and regulations.

I.5. Project Readiness – The North 30th team is ready to move forward immediately upon selection and commits to commencing resident services within60 days of award date, OHA already has an active case management program to build on.

ATTACHMENT 1:

Key Eligibility Threshold Data Form (HUD-53233)

Applicant:

City of Omaha, Nebraska

File Name:

Att1KeyThresholdDataForm.pdf

CHOICE NEIGHBORHOODS IMPLEMENTATION GRANTS APPLICATION INFORMATION

ELIGIBLE NEIGHBORHOOD

Name of Neighborhood North 30th Street

ELIGIBLE APPLICANT

You must provide the following information for the Lead Applicant and, if applicable, the Co-Applicant

Lead Applicant: City of Omaha

Type of Eligible Applicant (check one) [ ] Public Housing Agency PHA Code: [X] Local Government [ ] Tribal Entity

[ ] Nonprofit [ ] For profit developer applying jointly with a public entity

Mailing Address: 1819 Farnam Street Omaha, Ne 68102

Executive Officer Name & Title: Jean Stothert, Mayor

Telephone: 402-444-5000 Fax: Email: mayorstothert@cityofomaha.org

Primary Contact Name & Title: Bill Lukash, Assistant Planning Director

Telephone: 402-444-5150 Fax: Email: william.lukash@cityofomaha.org

Co-Applicant (if any): Omaha Housing Authority

Type of Eligible Applicant (check one) [X] Public Housing Agency PHA Code: [ ] Local Government [ ] Tribal Entity

[ ] Nonprofit [ ] For profit developer applying jointly with a public entity

Mailing Address: 1805 Harney St Omaha, Ne 68102

Executive Officer Name & Title: Christine Johnson, Interim Chief Executive Officer

Telephone: 402-444-6900 Fax: Email: cjohnson@ohauthority.org

Primary Contact Name & Title: Gale Sayers-Proby, Chief Operating Officer

Telephone: 402-280-1015 Fax: Email: gsproby@ohauthority.org

PRINCIPAL TEAM MEMBERS

Housing Implementation Entity: Brinshore Development, LLC

Mailing Address: 666 Dundee Road, Suite 1102

Executive Officer Name & Title: Richard Sciortino, President

Telephone: 224-927-5053 Fax: Email: richs@brinshore.com

Primary Contact Name & Title: Todd Lieberman, Senior Vice President

Telephone: 224-927-5061 Fax: Email: toddl@brinshore.com

People Implementation Entity: Seventy Five North

Mailing Address: 2112 N 30th St, Suite 200 Omaha, Ne 68111

Executive Officer Name & Title: Othello Meadows, Chief Executive Officer

Telephone: 402-502-2770 Fax: Email: Othello@seventyfivenorth.org

Primary Contact Name & Title: Othello Meadows, Chief Executive Officer

Telephone: 402-502-2770 Fax: Email: Othello@seventyfivenorth.org

Neighborhood Implementation Entity: City of Omaha

Mailing Address: 1819 Farnam Street Omaha, Ne 68102

Executive Officer Name & Title: Jean Stothert

Telephone: 402-444-5000 Fax: Email: mayorstothert@cityofomaha.org

Primary Contact Name & Title: Bill Lukash, Assistant Planning Director

Telephone: 402-444-5150 Fax: Email: william.lukash@cityofomaha.org

Education Implementation Entity: Seventy Five North

Mailing Address: 2112 N 30th St, Suite 200 Omaha, Ne 68111

Executive Officer Name & Title: Othello Meadows, Chief Executive Officer

Telephone: 402-502-2770 Fax: Email: Othello@seventyfivenorth.org

Primary Contact Name & Title: Othello Meadows, Chief Executive Officer

Telephone: 402-502-2770 Fax: Email: Othello@seventyfivenorth.org

ELIGIBLE TARGET HOUSING

Your application must focus on severely distressed public and/or HUD-assisted housing. See section I.C for defintions of "public housing," "assisted housing," and "severely distressed housing."
Provide the following information for each target housing project. List each site separately.

Project #1

Project Name: Spencer Homes

Type of Eligible Housing

(check one)
- [X] Public Housing (section 9)
- [ ] Project-based section 8
- [ ] Project-based vouchers
- [ ] section 202
- [ ] section 811
- [ ] section 221(d)(3)
- [ ] section 236
- [ ] Indian Housing

If Public Housing — PIC AMP Number: NE00100002
"old" Project Number:

If Assisted Housing — Contract Number:
REMS Number:
If FHA Insured, FHA #:

Physical Street Address 2906 Lothrop Street
(include city, state and ZIP) Omaha, Ne 68111

Unit Information as of Application Date

Total Number of Units in Project	111	Number Occupied	111
Number of Public and/or Assisted Units in Project	111	Number Vacant	0

Project #2 *(if applicable)*

Project Name:

Type of Eligible Housing

(check one)
- [ ] Public Housing (section 9)
- [ ] Project-based section 8
- [ ] Project-based vouchers
- [ ] section 202
- [ ] section 811
- [ ] section 221(d)(3)
- [ ] section 236
- [ ] Indian Housing

If Public Housing — PIC AMP Number:
"old" Project Number:

If Assisted Housing — Contract Number:
REMS Number:
If FHA Insured, FHA #:

Physical Street Address
(include city, state and ZIP)

Unit Information as of Application Date

Total Number of Units in Project		Number Occupied	
Number of Public and/or Assisted Units in Project		Number Vacant	

Project #3 *(if aplicable)*

Project Name: _____

Type of Eligible Housing

Type of Eligible Housing

(check one)

☐	Public Housing (section 9)	☐	section 202	☐	section 236
☐	Project-based section 8	☐	section 811	☐	Indian Housing
☐	Project-based vouchers	☐	section 221(d)(3)		

If Public Housing — PIC AMP Number: _____

"old" Project Number: _____

If Assisted Housing — Contract Number: _____

REMS Number: _____

If FHA Insured, FHA #: _____

Physical Street Address _____

(include city, state and ZIP) _____

Unit Information as of Application Date

Total Number of Units in Project _____	Number Occupied _____
Number of Public and/or Assisted Units in Project _____	Number Vacant _____

Project #4 *(if applicable)*

Project Name: _____

Type of Eligible Housing

Type of Eligible Housing

(check one)

☐	Public Housing (section 9)	☐	section 202	☐	section 236
☐	Project-based section 8	☐	section 811	☐	Indian Housing
☐	Project-based vouchers	☐	section 221(d)(3)		

If Public Housing — PIC AMP Number: _____

"old" Project Number: _____

If Assisted Housing — Contract Number: _____

REMS Number: _____

If FHA Insured, FHA #: _____

Physical Street Address _____

(include city, state and ZIP) _____

Unit Information as of Application Date

Total Number of Units in Project _____	Number Occupied _____
Number of Public and/or Assisted Units in Project _____	Number Vacant _____

ATTACHMENT 2:

Existing Units, Occupancy, Vacancy (HUD-53234)

Applicant:

City of Omaha, Nebraska

File Name:

Att2ExistingOccupancyVacancy.pdf

CHOICE NEIGHBORHOODS - IMPLEMENTATION GRANTS

Attachment 2: Existing Units, Occupancy, and Vacancy

OMB Approval No. 2577-0269
(exp. 4/30/2018-renewal pending OMB approval)

Existing Housing Units at the Targeted Public and/or Assisted Site(s) at the Time of Grant Application

Building Type	*Size*	*Number Occupied*	*Number Vacant*	*Total Units*	*Converted to Non-Dwelling*	*Demo Planned*
Row	0 BR					
	1 BR					
	2 BR					
	3 BR					
	4 BR					
	5 BR					
	6 BR					
	Total					
Detached/ Semi-Detached	0 BR					
	1 BR	9		**9**		
	2 BR	56		**56**		
	3 BR	39		**39**		
	4 BR	4		**4**		
	5 BR	2		**2**		
	7 BR	1		**1**		
	Total	**111**		**111**		
Walkup	0 BR					
	1 BR					
	2 BR					
	3 BR					
	4 BR					
	5 BR					
	6 BR					
	Total					
Elevator	0 BR					
	1 BR					
	2 BR					
	3 BR					
	4 BR					
	5 BR					
	6 BR					
	Total					
Grand Total		**111**		**111**		

HUD-53234 (3/2011)

ATTACHMENT 3:

Planned Units (HUD-53234)

Applicant:

City of Omaha, Nebraska

File Name:

Att3PlannedUnits.pdf

CHOICE NEIGHBORHOODS - IMPLEMENTATION GRANTS

Attachment 3: Planned Units

OMB Approval No. 2577-0269

(exp. 4/30/2018-renewal pending OMB approval)

Replacement Housing - Unit Types	*On-Site*	*Off-Site (inside neighborhood)*	*Off-Site (outside neighborhood)*	Total
PH Only				0
PH/LIHTC				0
RAD only				0
RAD/LIHTC				0
PBV Only				0
PBV/LIHTC	29	91		120
Project-based Section 8				0
Project-based Section 8/LIHTC				0
Section 202				0
Section 811				0
Tenant-based Vouchers *(if allowable per one-for-one replacement requirement)*				0
PBV by entity other than HIE				0
Indian housing				0
Total	29	91	0	120

Replacement Housing - Bedrooms	Number of Units Planned	Total BRs
Studio		0
1BR	24	24
2BR	49	98
3BR	41	123
4BR	4	16
5BR	2	10
6BR		0
Total	120	271

Non-Replacement CN funded Affordable Housing (up to 120% AMI)	*On-Site*	*Off-Site (inside neighborhood)*	*Off-Site (outside neighborhood)*	Total
Affordable Rental	26	146		172
Affordable Homeownership				0
Total	26	146	0	172

Total Units Planned	425

Non-Replacement Rental Housing w/ Other Funding	*On-Site*	*Off-Site (inside neighborhood)*	*Off-Site (outside neighborhood)*	Total
LIHTC				0
CDBG, HOME, other subsidy up to 80% AMI				0
Workforce				0
No Income Restrictions (Market)	25	108		133
[Other - replace with description]				0
[Other - replace with description]				0
Total	25	108	0	133

Homeownership w/ Other Funding	*On-Site*	*Off-Site (inside neighborhood)*	*Off-Site (outside neighborhood)*	Total
Income Restricted				0
No Income Restrictions (Market)				0
Total	0	0	0	0

HUD-53234 (3/2011)

ATTACHMENT 4:

RAD Certification

Applicant:

City of Omaha, Nebraska

File Name:

Att4RADCertification.pdf

ATTACHMENT 4: NOT APPLICABLE

ATTACHMENT 5:

Severe Distress of Targeted Project Certification (HUD-53232)

Applicant:

City of Omaha, Nebraska

File Name:

Att5RSevereDistressCert.pdf

OMB Approval No. 2577-0269
(exp. 4/30/2018-renewal pending OMB approval)

CHOICE NEIGHBORHOODS – CERTIFICATION OF SEVERE PHYSICAL DISTRESS

I hereby certify that:

1. I am a licensed engineer ☐ architect ☒ (check one).

2. I am not an employee of the Lead Applicant, Co-Applicant (if any), Principal Team Member (if any), Planning Coordinator (if any) or unit of local government in which the housing project identified below is located.

3. The public and/or assisted housing development listed below meets (in the manner described in either subparagraph A or B below) the following definition of severe physical distress:

> *Requires major redesign, reconstruction or redevelopment, or partial or total demolition, to correct serious deficiencies in the original design (including inappropriately high population density), deferred maintenance, physical deterioration or obsolescence of major systems, and other deficiencies in the physical plant of the project.*

Check one:

A. ☒ The development currently meets the above definition of severe physical distress;

Or

B. ☐ The development has been legally demolished and HUD has not yet provided replacement housing assistance, other than tenant-based assistance, for the demolished units. However, the development satisfied the definition of severe physical distress (as defined above) as of the day the demolition was approved by HUD.

Name: Jay Palu

Signature: Jay M. Palu Date: 9/6/2018

License number: A-3450 State of Registration: Nebraska

Lead Applicant: City of Omaha

Name of Targeted Public and/or Assisted Housing Site(s):

Spencer Homes

Warning: HUD will prosecute false claims and statements. Conviction may result in the imposition of criminal and civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

ATTACHMENT 6:

Eligible Neighborhoods Documentation – Eligible Neighborhoods Data

Applicant:

City of Omaha, Nebraska

File Name:

Att6EligibleNeighborhoodsData.pdf

MAPPING TOOL DATA FOR FY2018 CHOICE NEIGHBORHOODS APPLICANTS
Version – 04/10/2018

OMAHA Final 1

Target Area ID: 3243682

Email of User: mkimmey@lrk.com
Name of Lead Applicant: Brinshore
Address of Lead Applicant:
Email of Lead Applicant: mkimmey@lrk.com
Name of Target Geography: OMAHA Final 1

Name(s) of target Development(s) and type of eligible housing, as submitted by user to the mapping tool:
Development-1:
Development-2:
Development-3:
Development-4:

Estimated number of All Housing Units in Target Area (Census 2010): 1063
Is the Target Area County non-Metropolitan (OMB 2015): No

Eligible Neighborhood Threshold:
Section III.A.3 of the NOFA describes the criteria used to determine whether the target neighborhood meets the Eligible Neighborhood Threshold. This tool provides information on two of the criteria: the neighborhood poverty/ELI rate and high vacancy. If you are relying on data on crime or substandard housing to demonstrate compliance with the Eligible Neighborhoods criteria, you must provide it in the attachments section of your application as instructed in section IV of the NOFA.

III.A.3.a *at least 20 percent of the households have extremely low incomes or 20 percent of persons are in poverty*

Target Neighborhood Poverty/ELI Rate (the greater of both rates): 47.06

III.A.3.b(2) *high vacancy or substandard homes; defined as where either the most current rate within the last year of long-term vacant or substandard homes is at least 1.5 times higher than that of the city or, where no city data is available, county/parish; or the rate is greater than 4 percent*

Target Neighborhood Vacancy Rate: 14.87
Vacancy Rate In Surrounding County: 2.72

Distress of the Target Neighborhood Rating Factors:
This Mapping Tool provides the data used for two of the rating factors under this subheading. See NOFA for awarding of points. Data sources are described at the end of this document.

Neighborhood Poverty:
Concentration of Persons in Poverty in Target Area (ACS 2016) and Concentration of Extremely Low Income (ELI) Households in Target Area (CHAS 2014).

Maximum of previous two criteria, poverty and ELI rate: 47.06

Long-term Vacancy:
Long-term vacancy rate (greater of USPS 2017 / ACS 2016)

In Target Area: 14.87
In Surrounding County/Parish: 2.72

Need for Affordable Housing in the Community Rating Factor:
Estimated Shortage Ratio of Units Affordable to VLI Renter Households (CHAS 2014)

Target Area County ratio: 1.35
National ratio: 1.79

Eligibility to Include Tenant Based Vouchers as Replacement Housing:
Refer to section III.E.2.b of the NOFA for information related to the one-for-one replacement of housing requirements.

(1) located in a county/parish with a loose rental market: No
(2) located in a Core Based Statistical Area (CBSA) or non-CBSA County where vouchers currently in use are primarily in lower poverty neighborhoods: Yes
Eligible for exception: No

Data sources and methods:

HUD's mapping tool overlays the locally defined neighborhood/community boundaries with data associated with that area and estimates the rates of certain indicators in that area using a proportional allocation methodology. For metropolitan areas, the tool uses Census block group (as defined for Census 2010) as the smallest statistical boundary for the available data. For non-metropolitan areas, the tool uses census tract data to account for less precision in low-population areas. If the locally defined neighborhood/community is partially within two different Census areas, the data for each factor or threshold criteria are calculated based on the portion of the 2010 housing units located in each Census area. The 2010 housing unit data are available to HUD at the block level and thus can be used as the underlying data to apportion each block group and tract's appropriate share of importance.

For example, based on a user defined geography, 80 percent of the housing units in the locally defined neighborhood/community are in a block group with a poverty rate of 40 percent and 20 percent of the units are in a block group with a poverty rate of 10 percent. The "neighborhood poverty rate" would be calculated as: (80% x 40%) + (20% x 10%) = 34%.

DATA SOURCES:

The data are from a variety of sources:

1. **ACS 2016** refers to the US Census American Community Survey 2011-2015 five-year estimates. These are the most recent nationally available data for small geographies at the same Census 2010 boundaries as the other data provided, using a statistical technique that combines five years of data to create reliable estimates for small areas.

2. **CHAS 2014** refers to the Comprehensive Housing Affordability Strategy (CHAS) special tabulations HUD receives of Census ACS data. The CHAS data used for this tool are based on ACS 2010-2014 five-year estimates see https://www.huduser.gov/portal/datasets/cp.html for more information.

3. **Census 2010** refers to block-level 2010 decennial counts of housing units

4. **USPS 2017** refers to the United States Postal Service long-term vacancy data as of December, 2017.

5. **PEP** refers to the US Census Population Estimates Program data that includes annual estimates of population at the county level. These annual estimates are used to calculate the average change in population over the previous four years. The most recent PEP estimates are from 2016.

6. **PSH 2017** refers to the Picture of Subsidized Housing dataset, which provides counts of assisted households by HUD program and location. This data can be found at: https://www.huduser.gov/portal/datasets/assthsg.html#2009-2017_query.

ADDITIONAL NOTES ON SPECIFIC VARIABLES:

Concentration of People in Poverty is calculated with data at the block group level from ACS 2016 for metropolitan areas and the tract level for non-metropolitan areas. This indicator represents the percent of people within the target geography who are below the poverty line. The estimated concentration of Extremely Low Income (ELI) households represents an approximation of the percent of households within the specified area whose household combined income is below 30% of the HUD defined Area Median Income (AMI). This ELI indicator is calculated with data from the block group level from CHAS 2014. The final number included in this report for "poverty rate" is the greater of these two indicators.

Long-term vacancy rates are calculated with data at the block group level with ACS 2016 and the USPS 2017, which ever source produces the greatest percentage.

For the USPS data, HUD calculates the percent of residential addresses (excluding "no-stat" addresses) that are vacant. In the USPS data, a "vacant" address is one that has not had mail picked up for 90 days or longer. The USPS Vacant addresses can also include vacation or migrant labor addresses so HUD uses ACS data to reduce vacancy counts in these cases.

Using the ACS data, HUD calculates the vacancy rate as the percent of housing units that are "other" vacant. These are units not for sale, for rent or vacant for seasonal or migrant housing. This is considered another proxy for long-term vacant housing.

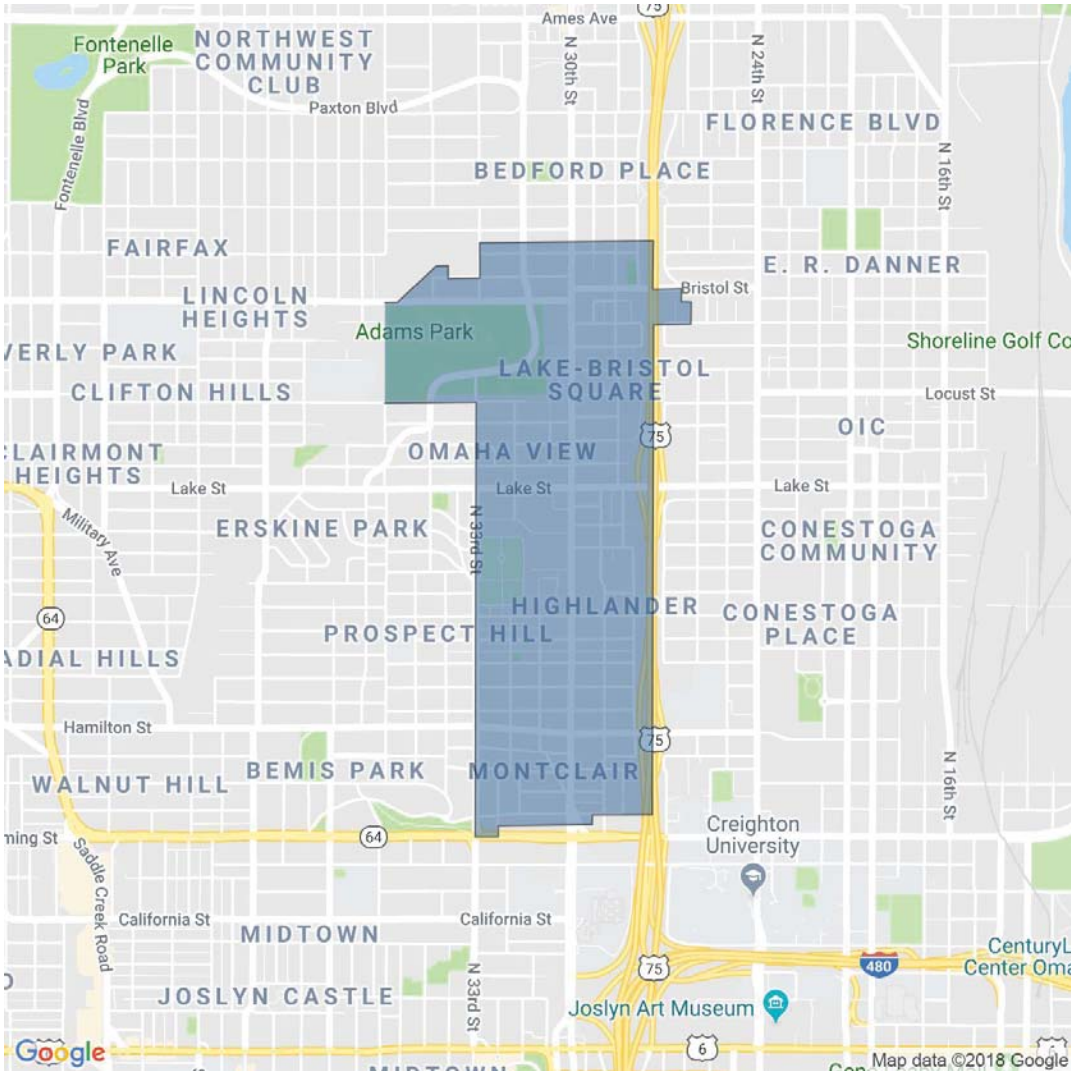
In theory the USPS data should be a stronger measure of distress than the ACS data because they are for 100 percent of the units (ACS is a sample), are more current (ACS aggregates data over a 5 year period), and are intended specifically to capture addresses 90 or more days vacant. However, USPS data are particularly poor at capturing vacancy in rural areas. As such, we use the ACS as a check on the USPS data so that every location gets a vacancy rate based on the greater of their USPS vacancy rate or their ACS 2012-2016 rate. For more information on HUD's USPS dataset, see:
https://www.huduser.gov/portal/datasets/usps.html

Shortage Ratio of Units Affordable to VLI Renter Households is calculated with data from the CHAS 2014. This indicator is the ratio of very low-income (VLI) renter households (those with household incomes less than 50% of the Area Median Income calculated by HUD) to units affordable and available to these households in the surrounding county or parish. A unit is considered affordable if its rent is no greater than 30% of household incomes in this category, or in other words, 15% of the Area Median Income. A unit is considered available if it is vacant or occupied by a VLI renter household.

For Eligibility to Use Tenant Based Vouchers as Replacement Housing:
Under Factor 1, a "loose" rental market is a county/parish with a rental vacancy rate that exceeds the HUD conventional range for a "balanced" rental market by a percentage point or more. The threshold rental vacancy rate for a market depends on the rate of population growth. A slow growth county (<1% per year) would be considered to have a loose rental market if its rental vacancy rate is greater than 5.9%. For moderate (1-2.9% per year) and rapid (>3% per year) growth markets, counties would be classified as having loose rental markets if rental vacancy rates exceed 7.4% or 9.0%, respectively. Data for this calculation come from PEP (population change) and ACS 2016 (rental vacancy). The rate of population change is calculated as the average annual change over with last four years (i.e. 2015 to 2016, 2014 to 2015, and 2013 to 2014.)

Under Factor 2, voucher dispersion is calculated using counts of voucher holders from PSH 2017, while poverty and extremely low income rates are from ACS 2016 and CHAS 2014, respectively. Voucher counts are aggregated at the Census Tract level and CBSA level (or County level for non-CBSA counties.) To qualify for this standard, at least 50 percent of all voucher holders within a CBSA (or non-CBSA county) must reside in Census Tracts with poverty rates (or extremely low income rates) at or below 20 percent.

Project Map Snapshot for 3243682



ATTACHMENT 7:

Eligible Neighborhoods Documentation – Substandard Housing Documentation

Applicant:

City of Omaha, Nebraska

File Name:

Att7SubstandardHousingDoc.pdf

MAPPING TOOL DATA FOR FY2018 CHOICE NEIGHBORHOODS APPLICANTS
Version – 04/10/2018

OMAHA Final 1

Target Area ID: 3243682

Email of User: mkimmey@lrk.com
Name of Lead Applicant: Brinshore
Address of Lead Applicant:
Email of Lead Applicant: mkimmey@lrk.com
Name of Target Geography: OMAHA Final 1

Name(s) of target Development(s) and type of eligible housing, as submitted by user to the mapping tool:
Development-1:
Development-2:
Development-3:
Development-4:

Estimated number of All Housing Units in Target Area (Census 2010): 1063
Is the Target Area County non-Metropolitan (OMB 2015): No

Eligible Neighborhood Threshold:
Section III.A.3 of the NOFA describes the criteria used to determine whether the target neighborhood meets the Eligible Neighborhood Threshold. This tool provides information on two of the criteria: the neighborhood poverty/ELI rate and high vacancy. If you are relying on data on crime or substandard housing to demonstrate compliance with the Eligible Neighborhoods criteria, you must provide it in the attachments section of your application as instructed in section IV of the NOFA.

III.A.3.a *at least 20 percent of the households have extremely low incomes or 20 percent of persons are in poverty*

Target Neighborhood Poverty/ELI Rate (the greater of both rates): 47.06

III.A.3.b(2) *high vacancy or substandard homes; defined as where either the most current rate within the last year of long-term vacant or substandard homes is at least 1.5 times higher than that of the city or, where no city data is available, county/parish; or the rate is greater than 4 percent*

Target Neighborhood Vacancy Rate: 14.87
Vacancy Rate In Surrounding County: 2.72

Distress of the Target Neighborhood Rating Factors:
This Mapping Tool provides the data used for two of the rating factors under this subheading. See NOFA for awarding of points. Data sources are described at the end of this document.

Neighborhood Poverty:
Concentration of Persons in Poverty in Target Area (ACS 2016) and Concentration of Extremely Low Income (ELI) Households in Target Area (CHAS 2014).

Maximum of previous two criteria, poverty and ELI rate: 47.06

Long-term Vacancy:
Long-term vacancy rate (greater of USPS 2017 / ACS 2016)

In Target Area: 14.87
In Surrounding County/Parish: 2.72

Need for Affordable Housing in the Community Rating Factor:
Estimated Shortage Ratio of Units Affordable to VLI Renter Households (CHAS 2014)

Target Area County ratio: 1.35
National ratio: 1.79

Eligibility to Include Tenant Based Vouchers as Replacement Housing:
Refer to section III.E.2.b of the NOFA for information related to the one-for-one replacement of housing requirements.

(1) located in a county/parish with a loose rental market: No
(2) located in a Core Based Statistical Area (CBSA) or non-CBSA County where vouchers currently in use are primarily in lower poverty neighborhoods: Yes
Eligible for exception: No

Data sources and methods:

HUD's mapping tool overlays the locally defined neighborhood/community boundaries with data associated with that area and estimates the rates of certain indicators in that area using a proportional allocation methodology. For metropolitan areas, the tool uses Census block group (as defined for Census 2010) as the smallest statistical boundary for the available data. For non-metropolitan areas, the tool uses census tract data to account for less precision in low-population areas. If the locally defined neighborhood/community is partially within two different Census areas, the data for each factor or threshold criteria are calculated based on the portion of the 2010 housing units located in each Census area. The 2010 housing unit data are available to HUD at the block level and thus can be used as the underlying data to apportion each block group and tract's appropriate share of importance.

For example, based on a user defined geography, 80 percent of the housing units in the locally defined neighborhood/community are in a block group with a poverty rate of 40 percent and 20 percent of the units are in a block group with a poverty rate of 10 percent. The "neighborhood poverty rate" would be calculated as: (80% x 40%) + (20% x 10%) = 34%.

DATA SOURCES:

The data are from a variety of sources:

1. **ACS 2016** refers to the US Census American Community Survey 2011-2015 five-year estimates. These are the most recent nationally available data for small geographies at the same Census 2010 boundaries as the other data provided, using a statistical technique that combines five years of data to create reliable estimates for small areas.

2. **CHAS 2014** refers to the Comprehensive Housing Affordability Strategy (CHAS) special tabulations HUD receives of Census ACS data. The CHAS data used for this tool are based on ACS 2010-2014 five-year estimates see https://www.huduser.gov/portal/datasets/cp.html for more information.

3. **Census 2010** refers to block-level 2010 decennial counts of housing units

4. **USPS 2017** refers to the United States Postal Service long-term vacancy data as of December, 2017.

5. **PEP** refers to the US Census Population Estimates Program data that includes annual estimates of population at the county level. These annual estimates are used to calculate the average change in population over the previous four years. The most recent PEP estimates are from 2016.

6. **PSH 2017** refers to the Picture of Subsidized Housing dataset, which provides counts of assisted households by HUD program and location. This data can be found at: https://www.huduser.gov/portal/datasets/assthsg.html#2009-2017_query.

ADDITIONAL NOTES ON SPECIFIC VARIABLES:

Concentration of People in Poverty is calculated with data at the block group level from ACS 2016 for metropolitan areas and the tract level for non-metropolitan areas. This indicator represents the percent of people within the target geography who are below the poverty line. The estimated concentration of Extremely Low Income (ELI) households represents an approximation of the percent of households within the specified area whose household combined income is below 30% of the HUD defined Area Median Income (AMI). This ELI indicator is calculated with data from the block group level from CHAS 2014. The final number included in this report for "poverty rate" is the greater of these two indicators.

Long-term vacancy rates are calculated with data at the block group level with ACS 2016 and the USPS 2017, which ever source produces the greatest percentage.

For the USPS data, HUD calculates the percent of residential addresses (excluding "no-stat" addresses) that are vacant. In the USPS data, a "vacant" address is one that has not had mail picked up for 90 days or longer. The USPS Vacant addresses can also include vacation or migrant labor addresses so HUD uses ACS data to reduce vacancy counts in these cases.

Using the ACS data, HUD calculates the vacancy rate as the percent of housing units that are "other" vacant. These are units not for sale, for rent or vacant for seasonal or migrant housing. This is considered another proxy for long-term vacant housing.

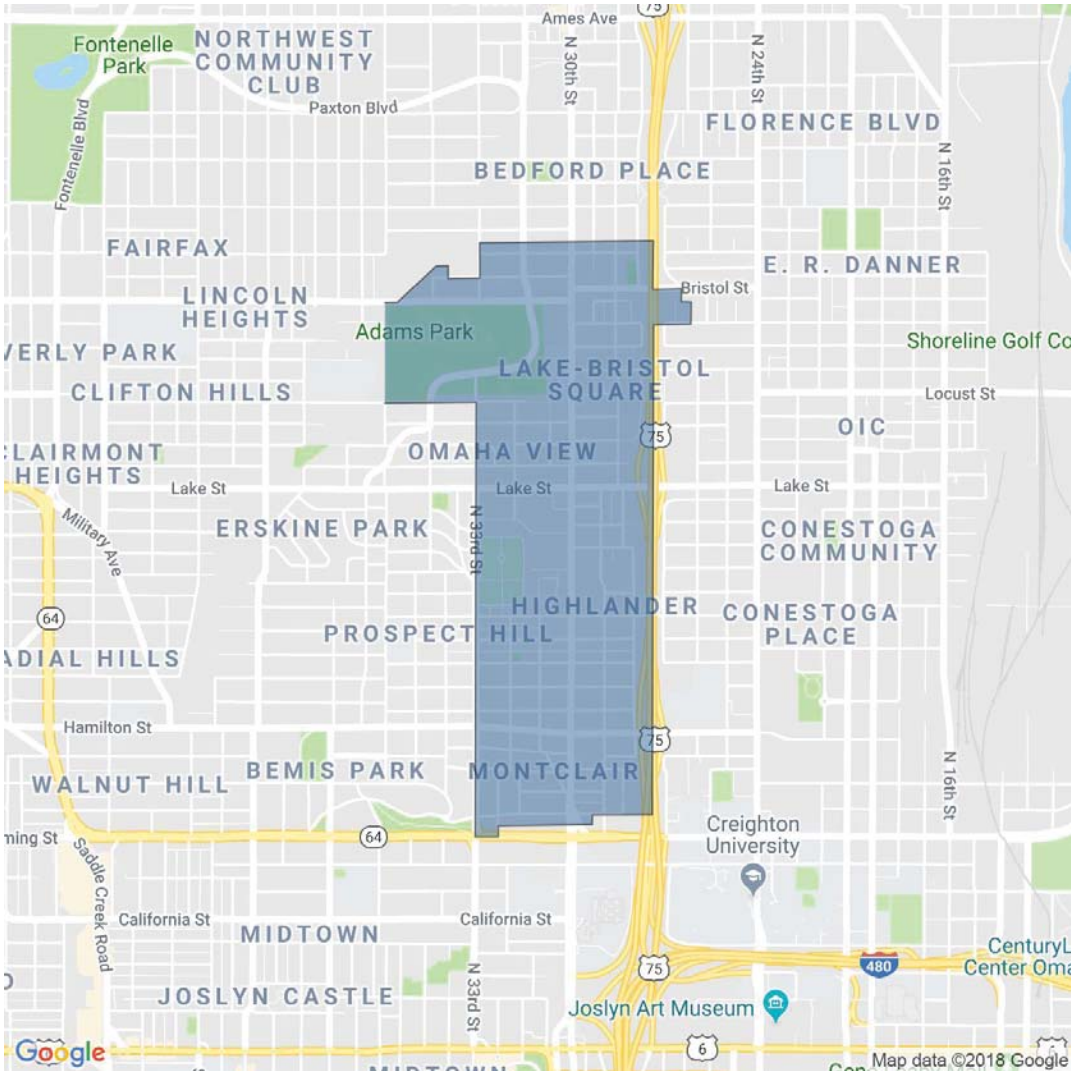
In theory the USPS data should be a stronger measure of distress than the ACS data because they are for 100 percent of the units (ACS is a sample), are more current (ACS aggregates data over a 5 year period), and are intended specifically to capture addresses 90 or more days vacant. However, USPS data are particularly poor at capturing vacancy in rural areas. As such, we use the ACS as a check on the USPS data so that every location gets a vacancy rate based on the greater of their USPS vacancy rate or their ACS 2012-2016 rate. For more information on HUD's USPS dataset, see:
https://www.huduser.gov/portal/datasets/usps.html

Shortage Ratio of Units Affordable to VLI Renter Households is calculated with data from the CHAS 2014. This indicator is the ratio of very low-income (VLI) renter households (those with household incomes less than 50% of the Area Median Income calculated by HUD) to units affordable and available to these households in the surrounding county or parish. A unit is considered affordable if its rent is no greater than 30% of household incomes in this category, or in other words, 15% of the Area Median Income. A unit is considered available if it is vacant or occupied by a VLI renter household.

For Eligibility to Use Tenant Based Vouchers as Replacement Housing:
Under Factor 1, a "loose" rental market is a county/parish with a rental vacancy rate that exceeds the HUD conventional range for a "balanced" rental market by a percentage point or more. The threshold rental vacancy rate for a market depends on the rate of population growth. A slow growth county (<1% per year) would be considered to have a loose rental market if its rental vacancy rate is greater than 5.9%. For moderate (1-2.9% per year) and rapid (>3% per year) growth markets, counties would be classified as having loose rental markets if rental vacancy rates exceed 7.4% or 9.0%, respectively. Data for this calculation come from PEP (population change) and ACS 2016 (rental vacancy). The rate of population change is calculated as the average annual change over with last four years (i.e. 2015 to 2016, 2014 to 2015, and 2013 to 2014.)

Under Factor 2, voucher dispersion is calculated using counts of voucher holders from PSH 2017, while poverty and extremely low income rates are from ACS 2016 and CHAS 2014, respectively. Voucher counts are aggregated at the Census Tract level and CBSA level (or County level for non-CBSA counties.) To qualify for this standard, at least 50 percent of all voucher holders within a CBSA (or non-CBSA county) must reside in Census Tracts with poverty rates (or extremely low income rates) at or below 20 percent.

Project Map Snapshot for 3243682



ATTACHMENT 8:

Partnership Certifications

Applicant:

City of Omaha, Nebraska

File Name:

Att8PartnershipCertifications.pdf

Principal Team Members Certification and Agreement
for the 2018 Choice Neighborhoods Implementation Grant Application
and Implementation of the North 30th Transformation Plan

This Principal Team Members Certification and Agreement ("**Certification**") is entered into as of the 14th day of September, 2018 by and amongst the Omaha Housing Authority **("OHA")**, the City of Omaha, Nebraska ("**City**"), Brinshore Development, LLC ("**Developer**"), and Seventy Five North Revitalization Corporation ("**75N"**), (each individually referred to herein as "**Party**" and collectively referred to herein as the "**Parties**") in connection with the comprehensive revitalization and transformation of the North 30th planning district located in Omaha, Nebraska ("**Transformation Area**").

RECITALS

WHEREAS, the United States Department of Housing and Urban Development ("**HUD**") established the Choice Neighborhoods Initiative program ("**Choice Neighborhoods**") to support public housing authorities and other organizations in their efforts to transform neighborhoods by revitalizing severely distressed public and/or federally assisted housing and investing in neighborhood housing, services, schools and education programs, community assets, public transportation, and improved access to jobs;

WHEREAS, OHA is a municipal corporation responsible for governing public housing and implementing the United States Housing Act of 1937 in the Omaha, Nebraska including the provision of decent, safe, sanitary dwellings and related facilities for persons of low and moderate income in the Transformation Area;

WHEREAS, OHA, as the owner of the Spencer Homes public housing development, together with the City, as the Lead Applicant, will be submitting an application ("**Application**") to HUD for a Choice Neighborhoods Implementation Grant ("**Grant**") in response to HUD's *Fiscal Year (FY) 2018 Notice of Funding Availability for the Choice Neighborhoods Implementation Grant Program* ("**NOFA**"); and

WHEREAS, the City will serve as the Lead Applicant, Principal Team Member, Neighborhood Implementation Lead and Grant Manager and will sign the Grant agreement with HUD under the Choice Neighborhoods program and has committed substantial resources listed in Section II.C of this Certification as leverage for the Grant Application;

WHEREAS, OHA will serve as Co-Applicant and Principal Team Member in the event that the Grant Application is successful;

WHEREAS, the Developer is experienced in providing affordable and mixed-income housing utilizing a variety of public and conventional financing sources; has been competitively selected by OHA to serve as the master developer for Spencer Homes replacement housing, and will serve as a Principal Team Member and Housing Implementation Entity;

WHEREAS, 75N has extensive experience in supporting community improvement, social service and education strategies resulting in successful outcomes for families in the Transformation Area,

and will serve as a Principal Team Member, People Implementation Entity, and Lead Education Partner; and

WHEREAS, the Parties to this Certification and other agencies and residents of the community have undergone a comprehensive local planning process and are now moving forward with a plan to revitalize the North 30th community in accordance with the Neighborhood, Housing, and People goals of Choice Neighborhoods embodied in the North 30th Transformation Plan ("**Transformation Plan**") and as more specifically set forth in the Application.

WHEREAS, Section III.C.2 of the NOFA for funding opportunity No. FR-6200-N-34 for the Choice Neighborhoods Implementation Grant Program requires the Parties "provide a letter or other document from each Principal Team Member, including the Lead Applicant and any Co-Applicant, certifying their commitment to specific duties and responsibilities corresponding to the Housing, People and Neighborhood components of the Transformation Plan for at least the grant term."

NOW THEREFORE, in furtherance of the shared goals and objectives of this Certification and in compliance with Section III.C.2 of the NOFA, the Parties hereby certify and agree as follows:

I. Basic Commitments of OHA, City, Developer, and 75N:

A. Commitment to Transformation Plan and Implementation Schedule. The Parties acknowledge that they each:

1. have reviewed the NOFA and related guidance from HUD;
2. have reviewed the goals of the Transformation Plan and of the Application;
3. are fully committed to the goals and requirements of the NOFA, the Transformation Plan, and the Application and agree to take all actions necessary to effectuate the requirements of the Implementation Grant Program, if awarded;
4. have agreed to participate in the program administration and the evaluation process as required by HUD; and
5. will participate in the program administration and the valuation process as required by HUD.

B. Commitment to Work Collaboratively. The Parties commit to work collaboratively throughout the entirety of the Grant period and work cooperatively toward the successful achievement of its goals and programs. Section VII.D herein provides greater detail on the process for settling disputes as required by the NOFA.

C. Subsequent Agreements. This Certification is intended to provide an overall framework for a cooperative, public-private, highly coordinated approach to implementation of the Transformation Plan and the Neighborhood, Housing and People strategies set forth in the Application. The Parties to this Certification acknowledge that such implementation may require additional agreements between the Parties and/or additional agreements with third parties ("Subsequent Agreements"). The Parties each agree to work with each other in good faith,

commitment to outcomes and transparency, to enter into and consummate such agreements in accordance with the Implementation Grant Schedule and further agree that all Subsequent Agreements shall require compliance with this Certification (as it may be amended or superseded).

II. Responsibilities of the City as Lead Applicant, Grant Manager and Neighborhood Implementation Entity.

A. Lead Applicant. The City shall be the Lead Applicant for the Grant and will carry out all responsibilities required of the Lead Applicant as described in the NOFA and the Grant Agreement. The City as Lead Applicant acknowledges that it is jointly and severally liable with OHA as Co-Applicant for the performance of the Grant.

B. Grant Manager. The City will lead the project team and oversee compliance with the Transformation Plan objectives, schedule and other requirements included in the NOFA and Grant. In addition,

C. Neighborhood Implementation Entity. The City acknowledges and certifies that it will serve as the Neighborhood Implementation Entity, and, subject to the availability of all necessary funding and approvals, assist OHA in overseeing compliance with the Transformation Plan objectives, schedule, and other requirements included in the NOFA and Grant. In addition, the City acknowledges and certifies that it will be responsible for:

1. Coordination, oversight, and implementation of the Critical Community Improvements proposed within the Application;

2. Oversight and implementation of the activities proposed within the Overall Neighborhood Transformation Strategy as outlined in the Transformation Plan and Implementation Grant Application, in partnership with the Principal Team Members and various community partners, as necessary, to fulfill the goals as outlined within the Application;

3. Coordinating with various community partners including but not limited to local law enforcement to implement a comprehensive Public Safety Strategy as outlined in the Application; and

4. Providing information and/or implementation program data, as necessary, to facilitate the implementation of the Grant and/or to meet any reporting or monitoring requirements of HUD in conjunction with the Grant.

D. Transformation Activities. The City acknowledges and certifies that, contingent upon award of a Choice Neighborhoods Grant, the City is authorized to:

1. Commit to allocate for a five-year period from 2019-2024 or for the life of the Choice Neighborhoods Implementation Grant, up to $1.5 million in CDBG funding and $2 million in HOME Funds that will be used for eligible activities for the support of the Neighborhood Strategy;

2. Submit a Substantial Amendment to the Five Year Consolidated Plan naming the Choice Neighborhoods Transformation Area as a target area;

3. Commit to an appropriation of at least $3 million in capital improvement or other funding for a five-year period from 2019-2024 or for the life of the Choice Neighborhoods Implementation Grant to be used for activities including planning or engineering services, right-of-way acquisition, and/or roadway construction; and

4. Assist and support OHA in applying for any Low Income Housing Tax Credits or other tax credit approvals that are necessary or desirable to carry out the replacement housing units for the Spencer Homes public housing units during the term of the Choice Neighborhoods Implementation Grant.

III. Responsibilities of OHA as Co-Applicant

A. Co- Applicant. OHA shall be the Co-Applicant for the Grant and will carry out all responsibilities required of the Co- Applicant as described in the NOFA and the Grant Agreement. OHA as Co-Applicant acknowledges that it is jointly and severally liable with the City as Lead Applicant for the performance of the Grant. OHA will be responsible for:

1. Relocation and re-housing of the Spencer Homes public housing residents in accordance with the requirements in the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and all other applicable Federal and Transformation Area laws and regulations;
2. Consulting with and involving current residents of the Spencer Homes development during preparation of the Application and implementation of the Transformation Plan and Spencer Homes Replacement Housing Plan;
3. Providing staff support during the entirety of the term of the Implementation Grant;
4. Working with the Principal Team Members and other partners and stakeholders to coordinate efforts and increase the involvement of the surrounding neighborhoods in the Grant implementation activities;
5. Case management of the residents of Spencer Homes as required by the Grant Agreement utilizing the staff and services of its Resident Services Department through the Grant term, with support from 75N as outlined below;

6. Supporting the Developer to achieve one-for-one replacement of the public housing units and implementation of the Spencer Homes Replacement Housing Plan and the Housing strategies of the Transformation Plan and Application;

7. Providing information and/or implementation program data, as necessary, to facilitate the implementation of the Grant and/or to meet any reporting or monitoring requirements of HUD in connection with the Grant; and

8. Managing the grant funds from HUD and, if it decides to do so, contracting with 75N to manage the portion budgeted for the People and Education strategies to the participating partners.

B. Leverage Choice Funds. OHA will work with the other Principal Team Members to leverage federal grant funds with additional funding to support the revitalization and transformation of the North 30th community in accordance with the Transformation Plan and Application strategies and objectives.

IV. Responsibilities of the Developer as Housing Implementation Entity

The Developer acknowledges and certifies that it will implement the Housing component of the Transformation Plan, subject to the availability of all necessary funding and approvals. The Developer also acknowledges and certifies that it will be responsible for implementing day-to-day development and asset management activities associated with the housing component of the Transformation Plan and the Spencer Homes Replacement Housing Plan.

A. Housing Implementation Entity - The Developer acknowledges and certifies that it will serve as the Housing Implementation Entity and thereby will be responsible for implementing the Housing component of the Transformation Plan and will be at-risk and financially responsible for developing the housing and the long-term asset management of the housing. In this role, the Developer acknowledges and certifies that it will be responsible for the following:

1. Providing evidence to HUD that it has obtained site control as of the application due date and will maintain site control through the later of the grant term or until all housing is replaced for the target site/property(ies), unless otherwise provided by HUD and ensuring that any site control that will be achieved through project-based tenant vouchers will be done in accordance with the applicable regulations at 24 CFR 983;

2. Certifying how each site is controlled and providing evidence through a signature by the Executive Officer of the entity that has site control;

3. Ensuring that redevelopment activities under the Transformation Plan as modified by the Application will comply with the one-for-one replacement requirement of the NOFA with respect to the units targeted for demolition, disposal or redevelopment during implementation;

4. Carrying out its redevelopment activities in full compliance with applicable labor standards, creating resident employment opportunities and contracting with qualified business entities under Section 3 of the Housing and Urban Development Act of 1968 ("Section 3") in accordance with the plan provided to OHA and any additional requirements as set forth by OHA; and

5. Ensuring that housing units developed shall be:

    a. Subject to HUD requirements regarding affordability and that such HUD requirements shall be included in recorded documents consistent with the long-term viability of the housing; and

    b. Provided in conformity with civil rights laws and regulations, including, but not limited to, the Fair Housing Act, Title VI of the Civil Rights Act of 1964 and the Rehabilitation Act of 1973 and applicable site and neighborhood standards such as

24 CFR 1.4(b)(3) and 24 CFR 941.202 (and all programs and activities related to the Grant including demolition or disposition, relocation, replacement, and re-occupancy of housing units shall be conducted in compliance with federal civil rights laws).

B. The Developer specifically affirms its understanding of and commitment to the following Housing objectives of the Transformation Plan and Application:

1. The Transformation Plan is intended to transform distressed public and assisted housing into energy efficient, mixed-income housing that is physically and financially viable over the long-term;

2. Housing transformed by the Grant is expected to be:

   a. **Energy Efficient, Sustainable and Connected** – with low per unit energy consumption, healthy indoor air quality, built to be resistant to local disaster risk, and with affordable broadband Internet access;

   b. **Mixed-Income** – with a mix of extremely low-income, low income, and, as appropriate, moderate income (e.g. market rate rent/homeownership units);

   c. **Physically Viable** – constructed with durable and low-maintenance materials, receive high quality maintenance over time, and scheduled upgrades and replacements are performed;

   d. **Financially Viable** – budgeted appropriately for the rental income that can be generated from the project (including rental subsidy) to meet debt payments and meet or exceed industry standards for quality management and maintenance of the property; and

   e. **Accessible and Free from Discrimination** – exceeding the Section 504 and Fair Housing Act accessibility requirements and free from discrimination in any sale, rental or financing of the housing.

C. The Developer acknowledges and certifies that it will provide information and/or implementation program data as necessary to facilitate the Implementation of the Grant and/or meet any reporting or monitoring requirements of HUD in conjunction with the Grant.

V. Responsibilities of 75N as the People Implementation Entity and Lead Education Partner

Subject to the availability of all necessary funding and approvals, 75N acknowledges and certifies that it will serve as the People Implementation Entity for the People component of the Transformation Plan and Application and serve as the Lead Education Partner. 75N further acknowledges and certifies that it will be responsible for facilitating the achievement of the supportive services strategy which shall be minimally comprised of case management and service coordination related to health, economic development, education, and early childhood education. 75N acknowledges and certifies that the Supportive Services may include all activities that will promote upward mobility, self-sufficiency, or improved quality of life, including such activities as literacy training, activities that promote early learning and the continuum of educational supports,

remedial and continuing education, job training, financial literacy instruction, day care, youth services, aging-in-place, public transportation, physical and mental health services, economic development activities, and other programs for which the community demonstrates needs in partnership and coordination with the other Parties.

A. 75N acknowledges and certifies that it will oversee and coordinate the work of partner agencies to ensure the People and Education strategies are successfully implemented. 75N acknowledges and certifies that its responsibilities will include monitoring and evaluating the delivery of services, case management, resources and referrals from multiple entities included in the strategies to ensure efficient and full coverage of the families of the target housing units (Spencer Homes) and low-income families in the North 30th target district.

B. Track metrics and evaluate People and Education partner strategies related to the following outcomes to ensure activities align with grant objectives:

1. Children, youth, and adults that are physically and mentally healthy
2. Children enter Kindergarten ready to learn
3. Children are proficient in core academic subjects
4. Households are economically stable and self-sufficient

C. 75N acknowledges and certifies that the Transformation Plan, as contained in the Application, is designed to ensure that current residents of Spencer Homes benefit from transformation by providing each household with comprehensive case management services throughout the term of the Grant. 75N acknowledges and certifies that it will assist OHA in coordinating its case management with Transformation Plan People and Education partner agencies and in evaluating the delivery of those services to Spencer Homes residents.

D. 75N acknowledges and certifies that it will work cooperatively and collaboratively with representatives of appropriate educational institutions to offer high quality early learning programs and services that result in overall academic success and in achievement of the Choice Neighborhoods objectives for Spencer Homes and North 30th residents.

E. 75N acknowledges and certifies that it will require the submission of quarterly reports from the People and Education partners providing services under its supervision for **its** review and evaluation, and that it will provide a quarterly report to 75N summarizing performance and metrics as required by HUD. 75N acknowledges and certifies that it will hold all information regarding individual participants confidential and that it will release such information to persons or entities other than 75N and the City only in accordance with local, state and federal laws and regulations or as required by court order.

F. 75N acknowledges and certifies its willingness to serve as fiscal agent for funds allocated in the HUD-approved grant budget to the People and Education strategies. 75N acknowledges that OHA will be the grant manager of the funds from HUD and would contract with 75N to manage the portion budgeted for the People and Education strategies to the participating partners. If 75N

contracts with 75N to serve as fiscal agent for these funds, 75N acknowledges and certifies that it will ensure that funds are used for their intended purposes by partner agencies.

VI. Partnership Coordination

The Parties acknowledge that the successful implementation of the Implementation Plan is dependent on the involvement and support of various community partners and stakeholders including the Principal Team Members and neighborhood institutions and associations. The Parties certify and agree to jointly support one another in establishing and maintaining these partnerships and relationships.

VII. Implementation Team, North 30th Steering Committee, Replacement Housing Team, and Dispute Resolution

A. The Parties acknowledge and certify that they will create an implementation working team **("Implementation Team")** and other work teams as needed to provide a collaborative forum for implementing the Transformation Plan and that the implementation Team will consist of representatives of the Principal Team Members. The Parties acknowledge and certify that the Implementation Team will be responsible for overseeing implementation of the Grant activities and will be responsible for adherence to the Transformation Plan and Application strategies and goals, as well as the schedule articulated in the Grant Agreement. The Parties acknowledge and certify that they are committed to implementing the goals of the Transformation Plan, Application and Grant Agreement in a collaborative, consensus-oriented manner.

B. The Parties acknowledge and certify that they will create a community steering committee ("**North 30th Steering Committee**") composed of representatives of Spencer Homes residents. North 30th institutions, non-profit agencies, and business and neighborhood associations who will serve as partners in implementation activities and will function in both an advisory and a support capacity, meeting as requested by the Implementation Team. The Parties acknowledge that, using Grant funds, an individual or entity may be retained to facilitate and assist the North 30th Steering Committee.

C. The Parties acknowledge and certify that they will create a committee to oversee implementation of the Spencer Homes Replacement Plan and the Housing strategy in the Application ("Replacement Housing Team"). The Replacement Housing Team will consist of the Director of Planning and Development for OHA, a representative of the City's Neighborhoods and Housing Services Department and of the City's City Development Department and the designated representative of the Developer. The Parties certify that the Replacement Housing Team will meet at least once a month to review the progress of replacement housing development, address any obstacles to timely implementation of the housing activities required under the Grant, and engage the Implementation Team on matters of coordination with the City, residents, and community stakeholders.

D. The City, as the Grant Manager, will be responsible for compliance with HUD requirements and overall implementation of the Transformation Plan and will be responsible for the responsibilities of the Neighborhood Implementation Entity and both OHA and the City will be jointly and severally

liable for the performance of the Grant, the Parties acknowledge and certify that, in the event that a dispute arises amongst any of the Parties to this Certification that cannot be resolved by the Implementation Team, the matter shall be referred to the Executive Director of OHA and the Mayor of the City, who shall together make the final determination in consultation with the Principal of the Developer. Any and all such determinations shall be consistent with the Transformation Plan, Grant Agreement, other applicable agreements and applicable federal, state, and local laws and regulations.

VIII. Miscellaneous Provisions.

A. Certification Contingent upon Grant Award. This Certification is expressly contingent upon the execution of the Grant Agreement by the OHA, the City and HUD, and any other necessary party (as determined by HUD). If for any reason, the Grant Agreement is not executed, or if HUD does not select Transformation Plan for an award under the NOFA, this Certification shall be null and void.

B. Incorporation of NOFA and Grant Agreement Requirements. The Parties are entering into this Certification in furtherance of the Application, and as required by Section III.C.2 of the NOFA. The Parties intend that this Certification shall conform to and satisfy all requirements of the NOFA. In the event of any inconsistency between any NOFA requirement and the provisions of this Certification, or in the event of a failure to include a provision necessary to satisfy such NOFA requirements, then this Certification shall be construed to incorporate a provision satisfying such NOFA requirements and (while not required) the Parties agree to amend this Certification as necessary. In addition, the Parties agree to amend this Certification to comply with provisions of the HUD Grant Agreement should a Grant be awarded.

C. Term of Agreement. This Certification shall become effective on the date provided above and shall expire on the date of closeout, termination or rescission of the Grant unless terminated earlier as provided herein; provided, however, that this Certification shall terminate thirty (30) days after the date HUD announces the last grantee for available 2018 Grant funding, unless North 30th is one of the funded projects, or unless within such thirty (30) days, the Parties agree to continue the Agreement.

D. Assignment. No Party to this Certification may assign its rights or delegate its responsibilities under this Certification without the prior written consent of all of the other Parties.

E. Capitalization and Recitals. Capitalized terms not defined herein shall have the meaning provided in the NOFA or the Application. The recitals are incorporated as if fully set forth in this Certification.

F. Modification. Oral changes of this Certification will have no effect. Any prior information, discussions or agreements are merged herein and barred hereby. This Certification may be modified or amended only in a writing signed by all Parties.

G. No Delegation of any Party. Nothing in this Certification shall be read or otherwise interpreted to delegate the legal authority by any Party to any other Party to this Certification.

H. Rules of Construction. The headings and captions of this Certification are provided for convenience only and are not intended to have effect in the construction of this Certification.

Neither this Certification nor any uncertainty or ambiguity herein shall be construed or resolved in favor of or against any Party hereto on the basis of which Party drafted the uncertain or ambiguous language. This Certification has been reviewed by all Parties and shall be construed and interpreted according to the ordinary meaning of the words used so as to fairly accomplish the purposes and intentions of all Parties to this Certification.

I. Governing Law. This Certification shall be construed, interpreted, and governed by the laws of the State of Nebraska.

J. Successors and Assigns. This Certification shall be binding on and inure to the benefit of the Parties hereto and their respective heirs, successors and assigns.

K. No Third Party Beneficiaries. This Certification is entered into for the exclusive benefit of the Parties, and the Parties expressly disclaim any intent to benefit anyone not a party to this Certification.

L. Severability. If any term or provision of this Certification, or the application thereof to any person or circumstances shall be invalid or unenforceable, the remainder of this Certification, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Certification shall be valid and be enforced to the fullest extent permitted by law.

M. Liability and Indemnification. Nothing contained in this Certification is intended to, or shall be constructed in any manner, as creating a legal partnership between any Parties to this Certification or creating any right on any Party to claim indemnification from another Party pursuant to this Certification. Subsequent Agreements will include indemnification provisions as appropriate. Nothing herein shall be construed to provide for rights to recovery of any damages, including but not limited to all general, special, pecuniary, consequential or punitive damages as a result of this Certification. Subsequent Agreements may include such rights, as the Parties to such Subsequent Agreements determine appropriate.

N. Termination. This Certification shall automatically terminate upon the closeout of the Grant or sooner (i) with the mutual consent of all Parties upon sixty (60) days' notice or (ii) if the Grant is not awarded.

O. Examination and Retention of Records. The Parties acknowledge and agree that HUD, or the Comptroller General of the United States, or any of their duly authorized representatives shall, until three (3) years after close-out of the Grant, have access to and the right to examine any of any party's directly pertinent books, documents, papers, or other records involving transactions related to this contract for the purpose of making audit, examination, excerpts, and transcriptions. The periods of access and examination for records relating to disputes or litigation to which HUD, or the Comptroller General or any of their duly authorized representatives has taken exception shall continue until disposition of such disputes or litigation.

P. Opportunities for Low Income and Very Low Income People. The Parties hereto are each committed to fully implementing the requirements of Section 3 and to ensure that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible, and consistent with existing Federal, State and local laws and regulations, be

directed to low- and very low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons.

Q. Counterparts. This Certification may be executed in counterparts. This Certification may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which taken together shall constitute one and the same document.

[Signatures on next page.]

IN WITNESS WHEREOF, the Parties have duly executed this Principal Team Members Certification and Agreement, on or as of the date first written above.

OHA: OMAHA HOUSING AUTHORITY

By: _____
Name: [ ]
Title: Executive Director

CITY: CITY OF OMAHA, NEBRASKA

BY: _____
Name: [William H Lukosh]
Title: Assistant Planning Director

DEVELOPER: BRINSHORE DEVELOPMENT, LLC

By: _____
Name: David Brint
Title: Principal

75N: SEVENTY FIVE NORTH REVITALIZATION CORPORATION

By: _____
Name: [Othello H. Meadows III]
Title: [President/CEO]

IN WITNESS WHEREOF, the Parties have duly executed this Principal Team Members Certification and Agreement, on or as of the date first written above.

OHA: OMAHA HOUSING AUTHORITY

By: _____
Name: [ ]
Title: Executive Director

CITY: CITY OF OMAHA, NEBRASKA

BY: _____
Name: [ ]
Title:

DEVELOPER: BRINSHORE DEVELOPMENT, LLC

By: _____
Name: David Brint
Title: Principal

75N: SEVENTY FIVE NORTH REVITALIZATION CORPORATION

By: _____
Name: [ ]
Title: [ ]

ATTACHMENT 9:

Site Control Documentation

Applicant:

City of Omaha, Nebraska

File Name:

Att9SiteControl.pdf

NORTH 30th CHOICE NEIGHBORHOODS INITIATIVE
c/o Brinshore Development, LLC
Housing Implementation Entity
666 Dundee Road, Suite 1102
Northbrook, IL 60062

September 10, 2018

Benjamin Carson
Secretary
Department of Housing and Urban Development
451 Seventh Street, SW
Washington, DC 20410

RE: NORTH 30th CHOICE Neighborhoods Implementation Grant (Omaha, NE) Site Control for Target and Replacement Housing Sites

Dear Secretary Carson,

Pursuant to Section III.C.3 of the 2018 CHOICE Neighborhoods Implementation Grant Application, this letter certifies that the Lead Applicant, co-applicants or the Housing Implementation Entity has obtained site control over every parcel in the NORTH 30th CHOICE Neighborhoods implementation Grant application replacement housing plan and will maintain site control through the later of the grant term or until all housing is replaced for the target sites unless otherwise approved by HUD.

The specific sites are listed by phase, type of site control and entity with site control below:

Project Name	Site Control	Entity with Site Control
Highlander Phase 1	Fee Simple Ownership	Housing Implementation Entity (HIE)
Highlander Phase 2: Nobility Point	Option Agreement	HIE
Highlander Phase 3	Option Agreement	HIE
Kennedy Square I*	Fee simple ownership (Co-Applicants) and Option (HIE)	Co-applicant and HIE
Kennedy Square II*	Fee simple ownership (Co-Applicants) and Option (HIE)	Applicant, Co-applicant and HIE

* See map for specific location of land ownership.

Exhibit A contains a map depicting the location of each replacement housing site as well as legal descriptions for each phase. **Exhibit B** contains a letter certifying that the OHA both has an established PBV program in accordance with 24 CFR Part 983 and is committing 111 PBV as replacement housing.

Sincerely,

Richard Sciortino
President, RJS Real Estate Services, Inc.
Member, Brinshore Development, LLC
Housing Implementation Entity

Christine Johnson
Interim CEO
Omaha Housing Authority
Co-Applicant

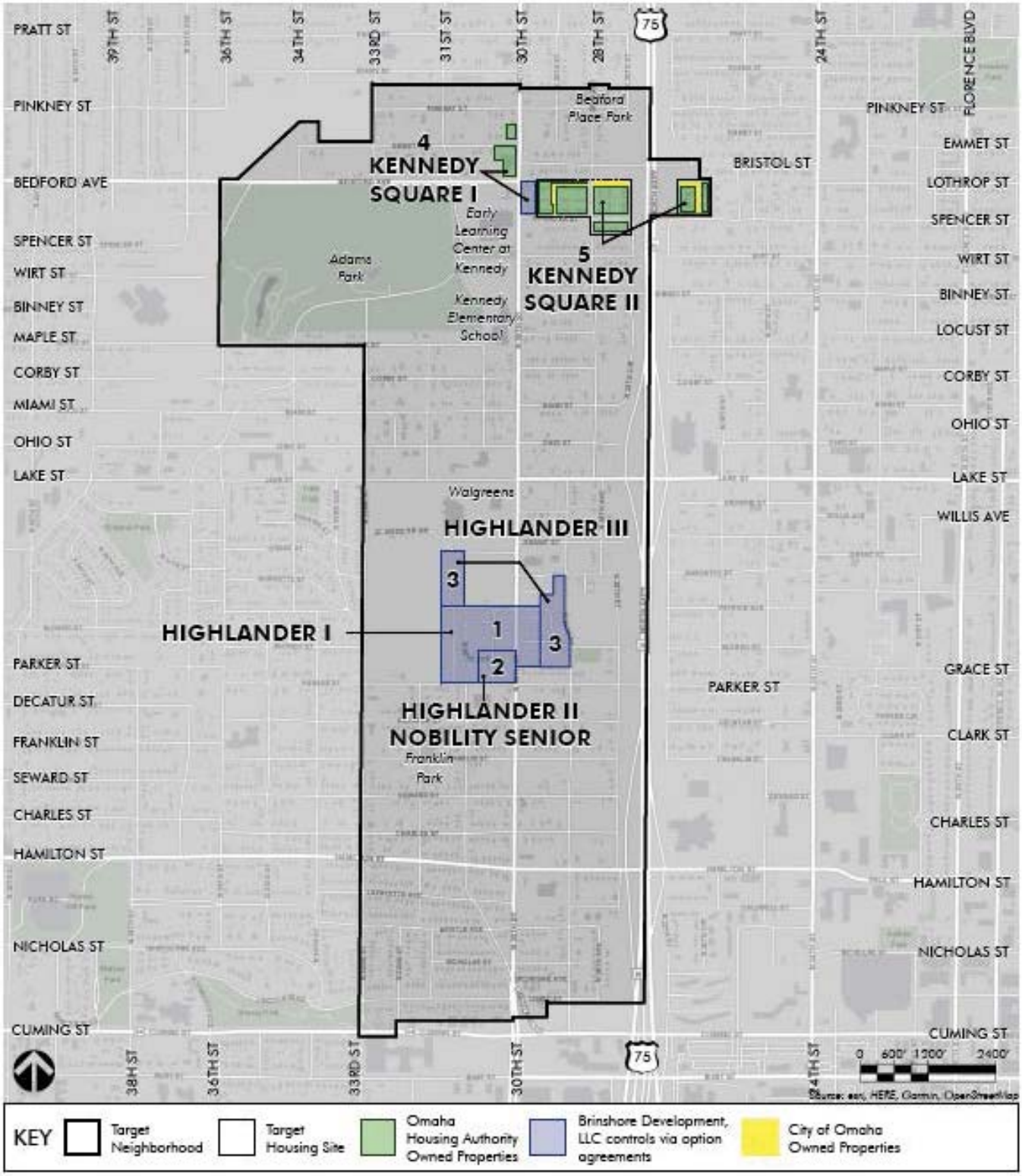
William Lukash
Assistant Planning Director
City of Omaha
Co-Applicant

EXHIBIT A

NORTH 30TH
CHOICE NEIGHBORHOOD

Attachment 9

Neighborhood Map - Ownership & Phasing



ATTACHMENT 10:

Location of Housing Documentation/Map

Applicant:

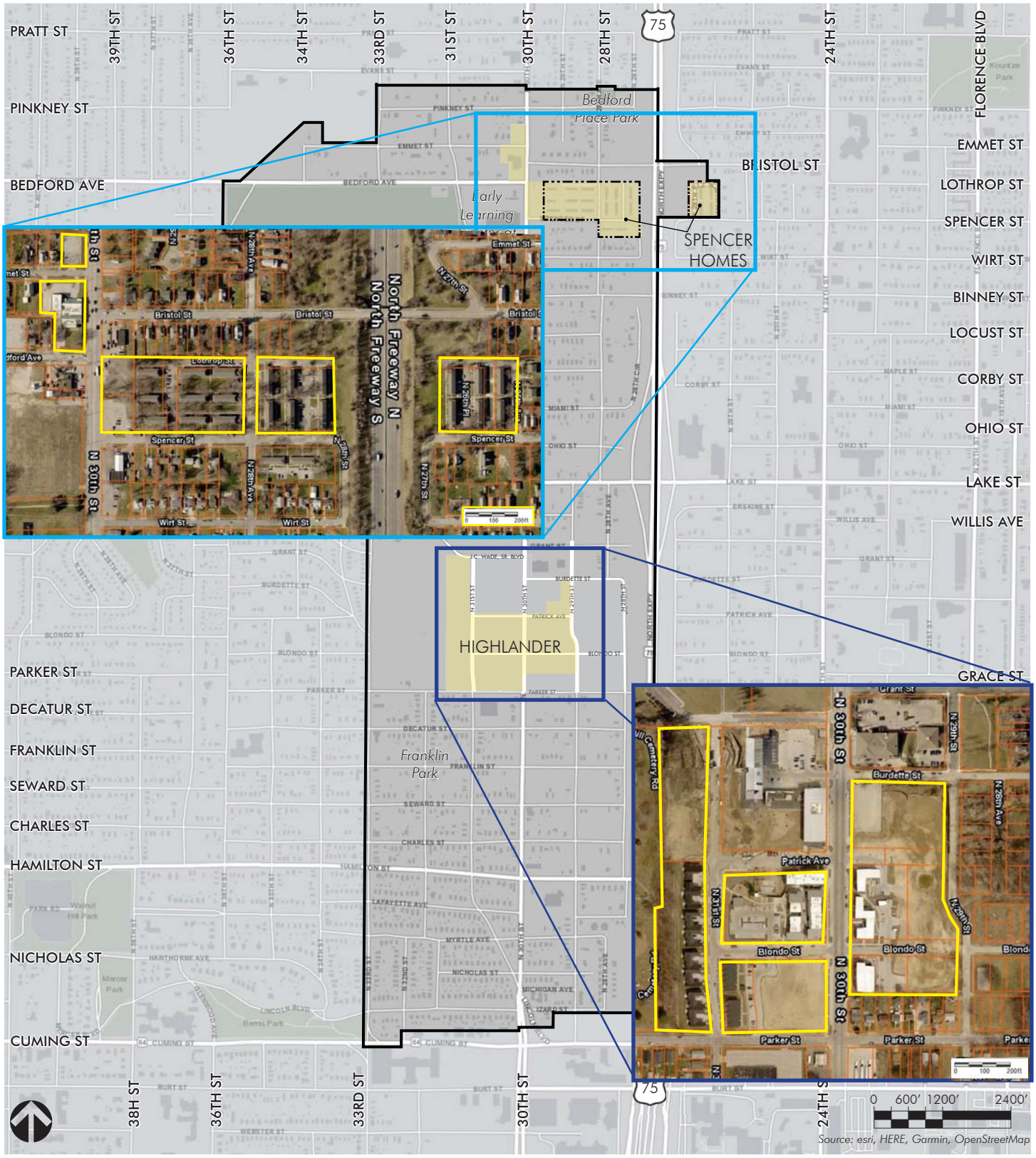
City of Omaha, Nebraska

File Name:

Att10Location.pdf

Attachment 10

Location of Housing Documentation/Map



KEY

- Target Neighborhood
- Target Housing Site
- Proposed Housing Plan
- Parcels

ATTACHMENT 11:

Consistency with PHA/MTW

Applicant:

City of Omaha, Nebraska

File Name:

Att11ConsistencyWithPHAMTW.pdf

Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102- ~ 402.444.6900 ~ www.ohauthority.org

September 10, 2018

Ben Carson, Secretary
U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, D.C. 20410

RE: 2018 Choice Neighborhoods Implementation Grant –Consistency with Agency Plan

Dear Mr. Carson:

The Transformation Plan submitted as part of the Omaha Housing Authority's application for a 2018 Choice Neighborhoods Implementation Grant is consistent with OHA's most recently approved PHA Plan.

More specifically, OHA's Revised Annual Plan for 2018 was approved by the OHA Board of Commissioners on September 6, 2018 and specifically provides at section B.2 that OHA intends to submit a Choice Neighborhoods grant application for the redevelopment of Spencer Homes. OHA's Annual Plan for 2018, submitted to HUD in October 2017, states OHA's intent to pursue redevelopment of Spencer Homes.

Sincerely,

Christine Johnson
Interim Chief Executive Officer
Omaha Housing Authority

ATTACHMENT 12:

Consistency with Consolidated Plan or Indian Housing Plan

Applicant:

City of Omaha, Nebraska

File Name:

Att12ConsistanceWithPlan.pdf

Certification of Consistency with the Consolidated Plan

U.S. Department of Housing and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.

(Type or clearly print the following information:)

Applicant Name: City of Omaha

Project Name: North 30th Transformation Plan

Location of the Project: Omaha, Nebraska - Roughly Cuming Street to Pinkney Street, the North Freeway to North 33rd Street

Name of the Federal Program to which the applicant is applying: Choice Neighborhood Implementation Grant

Name of Certifying Jurisdiction: City of Omaha

Certifying Official of the Jurisdiction Name: Jean Stothert

Title: Mayor

Signature: Jean Stothert

Date: 9/6/2018

ATTACHMENT 13:

One-for-One Replacement Certification (HUD-53238)

Applicant:

City of Omaha, Nebraska

File Name:

Att13OneForOneReplacementCert.pdf

CHOICE NEIGHBORHOODS – IMPLEMENTATION GRANTS
One-for-One Replacement Certification

As part of your application for Choice Neighborhoods Implementation Grant funding, you, as the executive officer authorized to sign on behalf of your organization, must certify to the following. By signing this form, you are stating that to the best of your knowledge and belief, the certification is true and correct.

Lead Applicant: City of Omaha

Name of Targeted Public and/or Assisted Housing Site(s):

Spencer Homes

One-for-One Replacement of Public and/or Assisted Housing Units. Each Transformation Plan must provide as follows:

(1) **Public Housing Replacement Housing.** For all public housing dwelling units still physically standing as of the application due date which will be demolished or disposed, the Transformation Plan must provide for replacement of the same number of bedrooms. The number of dwelling units replaced may be greater or fewer than those still physically standing, so the overall unit mix meets the needs of the existing residents, takes into account needs of the residents on the waiting list, and is aligned with the results of a recent housing market study. For example, if the development has experienced high vacancy rates for efficiency and one-bedroom units and the PHA waiting list and market study indicate there is no expectation of demand in the future, but there is a need for three-bedroom units, three one-bedroom and/or efficiency units may be combined to create a three-bedroom unit. Larger bedroom units (i.e. four or more bedrooms) may only be converted to create additional smaller-bedroom units if 1) the PHA is currently under its Faircloth limit (i.e. Section 9(g)(3) of the United States Housing Act of 1937, as amended) and 2) there are no existing households or waiting-list households requiring larger-bedroom units, and the market study indicates there will not be future demand.

(2) **Assisted Housing Replacement Housing.** For all Assisted Housing units still physically standing as of the application due date which are to be demolished or disposed, the Transformation Plan must provide for one-for-one replacement in accordance with all HUD policies, procedures and requirements for project-based section 8 Housing Assistance Payments ("HAP") contract.

(3) **Housing Choice Opportunities for Returning Tenants.** In instances where the tenants of the original properties, both public housing and Assisted Housing, need a different number of bedrooms than households on the waiting list, the plan may enable displaced tenants to exercise their opportunity under program requirement, "Housing Choice Opportunities for Returning Tenants," in section III.C.3.a using a tenant-based voucher in the original neighborhood or other neighborhood of the tenants' choice.

(4) **Location.**

(a) Replacement housing units may be developed:

(i) On-site (i.e., on the target housing site and/or in the target neighborhood being revitalized); and

(ii) Off-site (i.e., outside of the target neighborhood but within the metropolitan area up to 25 miles from the target housing site), as necessary to:

(a) Overcome the effects of impediments to fair housing choice consistent with actions identified in an applicable Analysis of Impediments to fair housing choice (AI) (24 CFR 91.225 or 91.325); address other affirmatively furthering fair housing objectives as described in the grant application; or comply with a voluntary agreement, settlement, or order to resolve a finding or charge of violating a nondiscrimination or equal opportunity requirement;

(b) De-concentrate poverty; or

(c) Redevelop onsite with appropriate densities.

(b) Replacement housing outside the target neighborhood (i.e., off-site) must:

(i) Offer access to economic opportunities and public transportation and be accessible to social, recreational, educational, commercial, health facilities and services, and other municipal services and facilities that are comparable to those that will be provided in the target neighborhood; and

(ii) Be located neither in areas of minority concentration nor in areas with a poverty rate above 40 percent. A neighborhood of minority concentration is a Census tract or other defined geographic area in which the percentage of residents who are racial or ethnic minorities is at least 20 percentage points higher than the percentage of minority residents in the Metropolitan Statistical Area (MSA) (or jurisdiction not in a MSA) as a whole. In MSAs (or jurisdictions not in MSAs) in which the majority of residents are racial or ethnic minorities, HUD will consider and rely on all relevant information to determine whether the neighborhood proposed for replacement housing will lead to the creation of more inclusive and integrated housing in opportunity-rich neighborhoods.

(5) **Types of Units.** Replacement housing is housing that will replace demolished, disposed of, or otherwise reduced public or assisted housing. It includes housing assisted under section 8 or 9 of the United States Housing Act of 1937 (42 U.S.C. 1437f and 42 U.S.C 1437g), section 202 of Housing Act of 1959 (12 U.S.C. 1701q), section 811 of the National Affordable Housing Act of 1990 (42 U.S.C 8013) and Indian housing. With regard to section 8 housing, project-based vouchers (section 8(o)(13) of the US Housing Act of 1937) and project-based rental assistance as provided in a RAD conversion are included in this definition, but tenant-based vouchers are excluded except as permitted by HUD.

(6) **Section 8 Project Based Voucher Replacement Housing Development.** Section 8 project-based vouchers may be developed as replacement housing provided that the local PHA has an established PBV program housing in accordance with 24 CFR Part 983. The PHA must provide a signed commitment to the Lead Applicant and the Housing Implementation Entity that it will provide a specific number of PBVs as replacement housing to be built in eligible Choice Neighborhoods replacement locations as described above. These units can be developed by either the Housing Implementation Entity and/or other entities. In the event the proposed PBVs are not developed, the Lead Applicant and Housing Implementation Entity will be responsible for meeting the one-for-one requirements established above.

(7) **Tenant-based Vouchers as Replacement Housing.** If data from the Choice Neighborhoods Mapping Tool indicate the target neighborhood qualifies for the exception that allows for tenant-based vouchers to be considered replacement housing, indicate how many vouchers will be used for this purpose: ___0_____

I certify that the One-for-One Replacement threshold requirement will be met.

As of grant application deadline:

Number of public and/or assisted housing units standing: 111

Number of bedrooms in the public and/or assisted housing units: 271

Name of Lead Applicant Executive Officer: Jean Stothert

Title: Mayor

Signature: Jean Stothert Date: 9/4/18

ATTACHMENT 14:

Resident and Community Involvement Certification (HUD-53231)

Applicant:

City of Omaha, Nebraska

File Name:

Att14ResidentCommInvolvementCert.pdf

OMB Approval No. 2577-0269
(exp.4/30/2018-renewal pending OMB approval)

CHOICE NEIGHBORHOODS – IMPLEMENTATION GRANTS
Resident and Community Involvement Certification

As part of your application for Choice Neighborhoods Implementation Grant funding, you, as the executive officer authorized to sign on behalf of your organization, must certify to the following and complete the form in its entirety. By signing this form, you are stating that to the best of your knowledge and belief, the certification is true and correct.

Lead Applicant: City of Omaha

Name of Targeted Public and/or Assisted Housing Site(s):

Spencer Homes

Resident and Community Involvement threshold requirement is as follows:

General. In accordance with section 24(e)(2)(D) of the 1937 Act, applicants must involve affected residents at the beginning and during the planning process for the transformation program, prior to the submission of an application. You are required to involve the affected public and/or assisted housing residents in the planning process and implementation of your Transformation Plan. This involvement must be continuous from the beginning of the planning process through the implementation and management of the grant, if awarded.

(a) Resident Meetings. You must conduct at least two meetings with the residents of the target public and/or assisted housing as you develop the Transformation Plan.

(b) Public Meetings. You must conduct at least two public meetings with the broader community (including residents of the target public and/or assisted housing) to discuss the proposed Transformation Plan.

(c) Allowable Time Period for Meetings.

(i) Each of these meetings must take place on different days.

(ii) At least one public meeting, which included representation from the target public and/or assisted housing residents and the broader community, must have taken place at the beginning of the transformation planning process. This meeting can have occurred prior to the publication of this NOFA, but must have anticipated the project proposed in this application.

(iii) At least one resident meeting and one public meeting must have been held after the publication date of this NOFA.

(d) Content and Structure. At each meeting residents and community members must be given opportunities to express their support or lack of support for the proposals presented and given the power to affect changes impacting their living environment. Resident decision making must be recorded and documented. Such documentation might include voting rolls, minutes of meetings, and recorded public discussions. Each of the issues listed below must have been discussed in at least one meeting.

(i) The Choice Neighborhoods planning and implementation process;

(ii) The proposed physical plan, including the extent of proposed demolition or rehabilitation of existing structures, and if applicable, proposed site design. If you are also proposing to convert public housing units via RAD, that must be discussed as well;

(iii) Planned supportive service activities;

(iv) Neighborhood improvement projects and other proposed transformation activities;

(v) Relocation issues, such as relocation planning, mobility counseling, relocation assistance, how information will be shared with residents before and during the demolition and reconstruction phases, and the purpose and timing of written notices required by the URA;
(vi) Re-occupancy plans and policies, such as site-based waiting lists and the right to return; and
(vii) Economic Opportunities for Low- and Very Low-Income Persons, including efforts by the recipient, in accordance with Section 3 of the Housing and Urban Development Act of 1968 (Section 3) to ensure, to the greatest extent feasible, that training, employment, and other economic opportunities will be directed to low- and very low-income persons, particularly those who are recipients of government assistance for housing, and to business concerns that provide economic opportunities to low- and very low-income persons in the area in which the project is located. See the Section 3 regulations at 24 CFR part 135.

I certify that the Resident and Community Involvement threshold requirement (above) has been met.

Name of Lead Applicant Executive Officer: Jean Stothert

Title: Mayor

Signature: Jean Stothert

Date: 9/4/18

Date of Resident Meetings:

1. 7/26/2018

2. 8/16/2018

Other (optional): 9/6/2018

Dates of Public Meetings:
(Reminder: date of public meetings must be different from the date of the resident meetings)

1. 8/15/2018

2. 9/6/2018

Other (optional):

ATTACHMENT 15:

Grant Sizing Worksheet (HUD-53235)

Applicant:

City of Omaha, Nebraska

File Name:

Att15GrantSizingWorksheet.pdf

FOLLOW THE STEP-BY-STEP INSTRUCTIONS

Note: If completing attachment manually, rather than using the Excel workbook, start at Step 4 (page 2).

Step 1. **Select your City from the menu below.**
Click as indicated to see the lists of cities, scroll through the list, click on your City, and click "OK."

Step 2. **Repeat Step 1 to select your State from the menu below.**
Click as indicated to see the lists of states, scroll through the list, click on your State, and click "OK."

This table includes all Total Development Cost (TDC) dollar limits published on July 7, 2014in accordance with HUD Notice PIH 2011-38. If your City is not shown, contact the HUD Office of Public Housing Investments, (202) 401-8812.

If you have selected a valid City/State combination, a table will be created that extends down to row 82. The TDC limits for each unit type shown on this table will be transferred automatically to the table on the next worksheet, "TDC Limit Calculation."

Step 3. **After selecting the appropriate City and State, go to Step 4, page 2. (If using the Excel file, click on the worksheet tab entitled "TDC Limit Calculation" at the bottom of this window.)**

City	OMAHA	<-- Select your City from list here
StateName	NEBRASKA	<-- Select your State from list here

		Bedrooms	Type	Data	Total
Detached / Semi-Detached	TDC Limit per Unit	0	Detached/Semi-Detached	Sum of 0 Bedrooms, TDC	134,122.00
		1		Sum of 1 Bedrooms, TDC	176,469.00
		2		Sum of 2 Bedrooms, TDC	211,549.00
		3		Sum of 3 Bedrooms, TDC	254,862.00
		4		Sum of 4 Bedrooms, TDC	300,309.00
		5		Sum of 5 Bedrooms, TDC	328,309.00
		6		Sum of 6 Bedrooms, TDC	353,340.00
	HCC Limit per Unit	0		Sum of 0 Bedrooms, HCC	76,641.00
		1		Sum of 1 Bedrooms, HCC	100,839.00
		2		Sum of 2 Bedrooms, HCC	120,885.00
		3		Sum of 3 Bedrooms, HCC	145,635.00
		4		Sum of 4 Bedrooms, HCC	171,605.00
		5		Sum of 5 Bedrooms, HCC	187,605.00
		6		Sum of 6 Bedrooms, HCC	201,909.00
Elevator	TDC Limit per Unit	0	Elevator	Sum of 0 Bedrooms, TDC	112,757.00
		1		Sum of 1 Bedrooms, TDC	157,860.00
		2		Sum of 2 Bedrooms, TDC	202,963.00
		3		Sum of 3 Bedrooms, TDC	270,617.00
		4		Sum of 4 Bedrooms, TDC	338,271.00
		5		Sum of 5 Bedrooms, TDC	383,374.00
		6		Sum of 6 Bedrooms, TDC	428,477.00
	HCC Limit per Unit	0		Sum of 0 Bedrooms, HCC	70,473.00
		1		Sum of 1 Bedrooms, HCC	98,662.00
		2		Sum of 2 Bedrooms, HCC	126,852.00
		3		Sum of 3 Bedrooms, HCC	169,135.00
		4		Sum of 4 Bedrooms, HCC	211,419.00
		5		Sum of 5 Bedrooms, HCC	239,609.00
		6		Sum of 6 Bedrooms, HCC	267,798.00
Row House	TDC Limit per Unit	0	Row House	Sum of 0 Bedrooms, TDC	126,794.00
		1		Sum of 1 Bedrooms, TDC	167,195.00
		2		Sum of 2 Bedrooms, TDC	200,901.00
		3		Sum of 3 Bedrooms, TDC	243,201.00
		4		Sum of 4 Bedrooms, TDC	289,165.00
		5		Sum of 5 Bedrooms, TDC	318,846.00
		6		Sum of 6 Bedrooms, TDC	346,716.00
	HCC Limit per Unit	0		Sum of 0 Bedrooms, HCC	72,453.00
		1		Sum of 1 Bedrooms, HCC	95,540.00
		2		Sum of 2 Bedrooms, HCC	114,801.00
		3		Sum of 3 Bedrooms, HCC	138,972.00
		4		Sum of 4 Bedrooms, HCC	165,237.00
		5		Sum of 5 Bedrooms, HCC	182,198.00
		6		Sum of 6 Bedrooms, HCC	198,123.00
Walkup	TDC Limit per Unit	0	Walkup	Sum of 0 Bedrooms, TDC	105,702.00
		1		Sum of 1 Bedrooms, TDC	146,034.00
		2		Sum of 2 Bedrooms, TDC	185,244.00
		3		Sum of 3 Bedrooms, TDC	241,979.00
		4		Sum of 4 Bedrooms, TDC	301,662.00
		5		Sum of 5 Bedrooms, TDC	339,620.00
		6		Sum of 6 Bedrooms, TDC	377,053.00
	HCC Limit per Unit	0		Sum of 0 Bedrooms, HCC	60,401.00
		1		Sum of 1 Bedrooms, HCC	83,448.00
		2		Sum of 2 Bedrooms, HCC	105,854.00
		3		Sum of 3 Bedrooms, HCC	138,274.00
		4		Sum of 4 Bedrooms, HCC	172,378.00
		5		Sum of 5 Bedrooms, HCC	194,069.00
		6		Sum of 6 Bedrooms, HCC	215,459.00

Step 4. Enter name of the Lead Applicant: City of Omaha

Step 5. (a) Enter name of targeted public and/or assisted hsg site(s): Spencer Homes

(b) Confirm correct City (selected in Step 1): OMAHA
(c) Confirm correct State (selected in Step 2): NEBRASKA

Note: If the selected City or State is wrong, return to Page 1, Steps 1 and 2, to correct your selections (navigate back to Step 1 by clicking on "Select City & State" tab below).

Step 6. In the appropriate "BUILDING TYPE' and bedroom ("BR") categories below, enter the number of "NEW UNITS" (use Table 6(a)), and/or "REHABILITATION UNITS" (use Table 6(b)), proposed for funding under this application.

The Excel form will calculate TDC limit subtotals for each unit type, and overal TDC limit totals, based on City and State selected at Steps 1 and 2.

If you are completing this attachment manually, use the applicable TDC limits for each unit type found in HUD Notice PIH 2011-38.

Definitions

NEW UNITS (Table 6(a)): include all on-site and off-site replacement units. Also include any homeownership units (including lease-purchase), that will be newly-constructed or acquired (with or without rehabilitation) utilizing any Choice Neighborhoods grant funds or other public housing capital assistance for development.

REHABILITATION UNITS (Table 6(b)): include only existing (i.e, in HUD's inventory) public housing and/or assisted units that are proposed for rehabilitation utilizing Choice Neighborhoods grant funds or other public housing capital assistance.

Building Types

Detached buildings are single-family dwellings.
Semi-Detached buildings, also referred to as "duplex" units, are structures that include only two units.
Elevator buildings include only those structures with an elevator and four or more floors above ground.
Row House refers to any structure with three or more units that has only vertical common walls.
If a building with three or more units has upper/lower units (and is not an elevator building), it is classified as a Walkup.
Walkup buildings include all structures with three or more units that are not classified as Elevator or Row House.

Table 6(a): NEW UNITS (new construction, acquisition, and units to be acquired and rehabilitated)

BUILDING TYPE	BR's	Number of Units	HCC Limit per Unit	HCC Totals	Community Renewal Allowance Total	TDC Limit per Unit for New Const.	TDC Limit Totals
Detached / Semi-Detached	1BR					$ 176,469	$ -
	2BR					$ 211,549	$ -
	3BR					$ 254,862	$ -
	4BR					$ 300,309	$ -
	5BR					$ 328,309	$ -
Elevator	1BR					$ 157,860	$ -
	2BR					$ 202,963	$ -
	3BR					$ 270,617	$ -
	4BR					$ 338,271	$ -
	5BR					$ 383,374	$ -
Row House	1BR	0				$ 167,195	$ -
	2BR	0				$ 200,901	$ -
	3BR	0				$ 243,201	$ -
	4BR	0				$ 289,165	$ -
	5BR	0				$ 318,846	$ -
Walkup	1BR					$ 146,034	$ -
	2BR	111				$ 185,244	$ 20,562,084
	3BR					$ 241,979	$ -
	4BR					$ 301,662	$ -
	5BR					$ 339,620	$ -
Subtotal New Units:		111					

Table 6(b): REHABILITATION UNITS (existing public and/or assisted housing units to be rehabilitated)*

BUILDING TYPE	BR's	Number of Units	HCC Limit per Unit	HCC Totals	Comm Renewal Allowance Total	TDC Limit per Unit for Rehab*	TDC Limit Totals
Detached / Semi-Detached	1BR					$ 158,822	$ -
	2BR					$ 190,394	$ -
	3BR					$ 229,376	$ -
	4BR					$ 270,278	$ -
	5BR					$ 295,478	$ -
Elevator	1BR					$ 142,074	$ -
	2BR					$ 182,667	$ -
	3BR					$ 243,555	$ -
	4BR					$ 304,444	$ -
	5BR					$ 345,037	$ -
Row House	1BR					$ 150,476	$ -
	2BR					$ 180,811	$ -
	3BR					$ 218,881	$ -
	4BR					$ 260,249	$ -
	5BR					$ 286,961	$ -
Walkup	1BR					$ 131,431	$ -
	2BR					$ 166,720	$ -
	3BR					$ 217,781	$ -
	4BR					$ 271,496	$ -
	5BR					$ 305,658	$ -
Subtotal Rehab Units:		0					

6(c)	Totals for all New and Rehabilitation Units	111					$ 20,562,084

* TDC limits shown for Rehabilitation Units are 90% of the TDC limit for New Construction Units. If rehabilitation activity will change the number of units or the unit configuration (Building Types or number of Bedrooms) at the original project site, enter the number and configuration of units that will exist after rehabilitation, not the number of units and unit configuration before rehabilitation.

OMB Approval No. 2577-0269
(exp. 4/30/2018)

Public Reporting Burden for this collection of information is estimated to average one hour 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. Response to this collection of information is mandatory to obtain a benefit. The information requested does not lend itself to confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number.

CHOICE NEIGHBORHOODS IMPLEMENTATION GRANTS
FY2014 Grant Sizing Worksheet

COMPLETE THIS WORKSHEET LAST

To determine the maximum grant amount that may be requested in this Choice Neighborhoods Implementation application, enter the requested information. If you are using the Excel form, totals are calculated automatically.
If you are manually calculating the maximum grant amount that may be requested on this attachment, follow the calculation instructions provided below on this worksheet.

6(d)	TDC limit, unadjusted (entered automatically from "TDC Limit Calculation") (To calculate manually, enter the TDC Limit Total for all New and Rehabilitation Units from line 6(c), page 2)		$ 20,562,084
Step 7.	**Enter Choice Neighborhoods request for Supportive Services (SS) funding.** (from Sources and Uses Budget) (Note: request for Supportive Services funding may not exceed 15% of total grant requested. Any amount requested above 5% of grant must be matched by other sources.)		$ 3,375,000
Step 8.	**Enter Choice Neighborhoods request for Critical Commumity Improvements (CCI) funding.** (from Sources and Uses Budget) (Note: request for Critical Community Improvements funding may not exceed 15% of total grant requested)		$ 2,975,000
Step 9.	**Enter Choice Neighborhoods funds requested for demolition and remediation of dwelling units.** (Enter the combined total of the dwelling unit remediation and dwelling unit demolition line items from the Sources and Uses Budget)	$ 995,000	
Step 10.	**Enter number of public and/or assisted units to be demo'd (after date of application only).**	111	
Step 11.	**Enter number of public and/or assisted units to be built back on the original site.** (Do not include existing public and/or assisted units to be rehabilitated)	(-)	
11(a)	Number of public and/or assisted units to be demolished and not replaced back on original site (Number of units identified in Step 10, minus the number of units identified in Step 11)	111	
11(b)	Percent of original public and/or assisted units to be demo'd & not replaced back on orig. site (Number of units identified in 11(a), divided by number of units identified in Step 10) Example: Step 10 = 100 units to be demolished. Step 11 = 40 replacement units to be built back on original site. 11(a) = 60 units demolished and not built back on original site. 11(b) = 60/100 = 60%	100.0% %	
11(c)	Demo/abatement costs attributable to units to be demolished and not replaced on orig. site (Dollar amount identified in Step 9, multiplied by percentage identified in 11(b))		$ 995,000
Step 12.	**Enter Choice Neighborhoods request for "extraordinary site costs" (certified by architect or engineer).**		$ -
12(a)	Subtotal: TDC limit, adjusted (for SS, CCI, abatement/demo, & extraord. site costs) (Total of amounts above: 6(d) + Step 7 + Step 8 + Step 11(c) + Step 12)		$ 27,907,084
Step 13.	**Enter all other HUD PH capital assistance proposed for Choice Neighborhoods development.** (Include any project funds from the following sources: Public Housing Capital Funds or Mod funds (e.g., CIAP or CGP funds); Public Housing Development grants; previously-awarded HOPE VI demolition-only grants; and any borrowed funds secured by Capital Funds (from Sources and Uses Budget))		($ -)
13(a)	Subtotal: Adjusted maximum allowable grant, after accounting for additional capital assistance (Total of Subtotal in 11(a), minus amount identified in Step 12)		$ 27,907,084
13(b)	Maximum allowable Choice Neighborhoods Implementation Grant (In accordance with provisions of the HUD Choice Neighborhoods Notice of Funding Availability).	$30,000,000	
13(c)	**Maximum allowable Choice Neighborhoods Implementation Grant request** (The lesser of 13(a) (adjusted max. possible grant), and 13(b) ($30,000,000))		$ 27,907,084
Step 14.	**Enter the amount of your Choice Neighborhoods Implementation Grant request** (If less than maximum allowable grant request, above) (Note: The maximum for CN Planning Grantees must be reduced, in accordance with the NOFA).		$ 25,000,000

ATTACHMENT 16:

Extraordinary Site Costs Certification (HUD-53237)

Applicant:

City of Omaha, Nebraska

File Name:

Att16ExtraordinarySiteCostsCert.pdf

ATTACHMENT 16: NOT APPLICABLE

ATTACHMENT 17:

Choice Neighborhoods Budget Form (HUD-53236)

Applicant:

City of Omaha, Nebraska

File Name:

Att17CNBudgetForm.pdf

Choice Neighborhoods Budget Implementation Grants

Part I: Summary

U.S. Department of Housing and Urban Development

Office of Public and Indian Housing

OMB Approval No. 2577-0269 (exp. 4/30/2018)

Grantee Name: City of Omaha
Devel. Name: North 30th Transformation Plan

CN Grant Number:
Budget Revision Number:

Line No.	Summary by Budget Line Item	Revised Overall Choice Neighborhoods Budget for All Project Phases	Previous Authorized Amount of Funds in LOCCS	Requested Changes to LOCCS Authorized Amount in this Revision	HUD-Approved Total Authorized Amount of Funds in LOCCS
1	1405 Supportive Services	$ 3,375,000			
2	1408 Management Improvements				
3	1409 Evaluation				
4	1410 Administration	$ 2,422,000			
5	1430 Fees and Costs	$ 2,954,738			
6	1440 Site Acquisition				
7	1450 Site Improvement				
8	1460 Dwelling Structures	$ 11,505,269			
9	1465 Dwelling Equipment-Nonexpendable				
10	1470 Nondwelling Structures				
11	1475 Nondwelling Equipment	$ 39,992			
12	1480 Critical Community Improvements	$ 3,375,000			
13	1485 Demolition	$ 995,000			
14	1495 Relocation Costs - Residents	$ 333,000			
15	1496 Relocation Costs - Non-Residents				
16	**Total Funds Authorization**		$ -	$ -	$ -
17	U2000 Funds held in Reserve		$ 25,000,000		$ 25,000,000
18	**Amount of Grant**	$ 25,000,000			$ 25,000,000

Signature of Executive Officer

X [signature] Date 9/14/18

HUD Certification: In approving this budget and providing assistance to a specific housing development(s), I hereby certify that the assistance will not be more than is necessary to make the assisted activity feasible after taking into account assistance from other government sources (24 CFR 12.50).

Signature of Authorized HUD Official

X Date

HUD 53236 (3/2011)

Choice Neighborhoods Budget: **Part II: Supporting Pages for Revision to Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

	0 0	Budget Revision Number 0	Grant Number 0

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8
1405	SUPPORTIVE SERVICES						
	OHA Resident Case Managers (2 FTE x 5 yrs)	$ 500,000.00					$ -
	Benefits and Payroll for OHA Case Managers	$ 200,000.00					$ -
	Counseling and Mentoring for Spencer Homes students at Howard Kennedy Students (5 years) - Urban League of Nebraska	$ 495,000.00					$ -
	Tuition support for Spencer Homes residents at Metro Community College	$ 450,000.00					$ -
	Financial Literacy classes and Employment Navigator at Creighton University at Highlander Accelerator (priority for Spencer Homes residents'	$ 450,000.00					$ -
	Scholarships for Interface Web School at Highlander Accelerator through AIM Institute at Highlander (40 slots)	$ 180,000.00					$ -
	Community Health Worker at Charles Drew Highlander FQHC (5 years)	$ 400,000.00					$ -
	Neighborhood part-time nutritionist and CSA program seed funding at Whispering Roots Highlander Accelerator	$ 400,000.00					$ -
	Endowment for supportive services	$ 300,000.00					$ -
							$ -
							$ -
							$ -
		$ 3,375,000.00	$ -	$ -	$ -	$ -	$ -
	Percentage of BLI Budget						
1408	MANAGEMENT IMPROVEMENTS						
							$ -
							$ -
							$ -
							$ -
							$ -
		$ -	$ -	$ -	$ -	$ -	$ -
1409	EVALUATION						
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
		$ -	$ -	$ -	$ -	$ -	$ -
1410	ADMINISTRATION						
	Grant Manager (City of Omaha x 5 years) - Payroll and Benefits included	$ 650,000.00					$ -
	CCI Program Manager (City of Omaha x 5 years) - Payroll and Benefits included	$ 500,000.00					$ -
	People Plan Project Manager at Seventy 5 North Rev. Corp. - Payroll and Benefits included	$ 400,000.00					$ -
	Supplies, travel, telephone, copying, internet, conferences - Payroll and Benefits included	$ 80,000.00					$ -
	OHA Grant Oversight	$ 500,000.00					$ -

Choice Neighborhoods Budget: **Part II: Supporting Pages for Revision to Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8
1405	SUPPORTIVE SERVICES						
	People Plan Internships for College Students and evaluation	$ 292,000.00					$ -
							$ -
							$ -
							$ -
		$ 2,422,000.00					
	Percentage of authorized funds spread in LOCCS (Check for 10% holdback)						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						
1430	FEES AND COSTS						
	Phase 3: Highlander	$ 1,143,907.26					$ -
	Phase 4: Kennedy Square I	$ 1,198,630.49					$ -
	Phase 5: Kennedy Square II	$ 612,200.20					$ -
	ONE OMAHA (SEE CCI PLAN)	$ 400,000.00					$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
	Total Changes	$ 3,354,737.95					
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						
1440	SITE ACQUISITION						
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
Prior Bdgt Date	**Total Changes**						
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						

Choice Neighborhoods Budget: **Part II: Supporting Pages for Revision to Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8
1405	SUPPORTIVE SERVICES						
1450	SITE IMPROVEMENTS						
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
	Total Changes						
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						
1460	DWELLING STRUCTURES						
	Phase 3: Highlander	$ 4,446,214.82					$ -
	Phase 4: Kennedy Square I	$ 4,681,956.05					$ -
	Phase 5: Kennedy Square II	$ 2,377,098.47					$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
	Total Changes	$ 11,505,269.34					
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						

Choice Neighborhoods Budget: **Part II: Supporting Pages for Revision to Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8
1405	SUPPORTIVE SERVICES						
1465	DWELLING EQUIPMENT - NONEXPENDABLE						
	Phase 3: Highlander	$ 9,877.90					$ -
	Phase 4: Kennedy Square I	$ 19,413.24					$ -
	Phase 5: Kennedy Square II	$ 10,701.22					$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
Prior Bdgt Date	**Total Changes**	$ 39,992.36					
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						
1470	NONDWELLING STRUCTURES						
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
	Total Changes						
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						

Choice Neighborhoods Budget: **Part II: Supporting Pages for Revision to Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8
1405	SUPPORTIVE SERVICES						
1475	NONDWELLING EQUIPMENT						
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
	Total Changes						
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						
1480	CRITICAL COMMUNITY IMPROVEMENTS						
	Strategy 1: Neighborhood Enhancement	$ 2,000,000					$ -
	Strategy 2: Activate Vacant Land	$ 125,000					$ -
	Strategy 3: Improve Substandard Housing	$ 500,000					$ -
	Strategy 4: Provide Economic Development Support	$ 250,000					$ -
	Strategy 5 - Engage Neighborhood and Improve Public Health and Safety	$ 100,000					$ -
	Strategy 5 - ONE OMAHA (SEE 1430)						$ -
	Total Changes	$ 2,975,000					
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						
1485	DEMOLITION						
	Demolition of Spencer Homes	$ 995,000.00					$ -
							$ -
							$ -
							$ -
							$ -
							$ -
	Total Changes	$ 995,000.00					
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						
1495	RELOCATION COSTS - RESIDENTS						
	Relocation of Spencer Homes Residents	$ 333,000.00					$ -
							$ -

Choice Neighborhoods Budget: **Part II: Supporting Pages for Revision to Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8
1405	SUPPORTIVE SERVICES						
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
	Total Changes	$ 333,000.00					
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						

Choice Neighborhoods Budget: **Part II: Supporting Pages for Revision to Overall Budget, Expenditure Allocation and/or Authorized Spending Amount**

Budget Line Item Number	Description of Proposed/Approved Action Use of Additional Authorized Funds	Current Overall HOPE VI Budget (All phases)	Requested Change in Overall HOPE VI Budget (All phases)	Requested Change in Disbursed Funds (Realignment)	Current Authorized Amount (Current Spread)	Requested Change in Amount Authorized for Expenditure (Change in Spread)	Total Funds to be Authorized for Expenditure (New Spread)
1	2	3	4	5	6	7	8
1405	SUPPORTIVE SERVICES						
1496	RELOCATION COSTS - NON RESIDENTS						
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
							$ -
	Total Changes						
	Previous Approved Budget Totals						
	NEW TOTALS FOR HUD APPROVAL						
	Percentage of BLI Budget						

Total Changes					
Previous Approved Budget Totals					
NEW BLI TOTAL					

ATTACHMENT 18:

Housing Sources and Uses

Applicant:

City of Omaha, Nebraska

File Name:

Att18HousingSourcesUses.pdf

NORTH 30TH HOUSING PLAN			Bedroom Size							Total					Source										
Phase			1	2	3	4	5	6	7	Replacement Units	Other Afford.	Market Rate	Total Units	PH BDRM	Choice	LIHTC Equity	National Housing Trust Fund	AHP	GP Equity	Philanthropy	TIF	Perm Debt	Other	Deferred Fee	TDC
Subject Property: SPENCER HOMES	%		9	56	39	4	2		1	111				271											
1 - Highlander I	12%	PBV Units	3	4	5	0	0			12	50	39	101	26	-	7,331,300	-	-	100	15,250,000	1,200,000	5,720,000	105,209	527,691	30,134,300
COMPLETED IN AUG 2018	50%	Other Affordable	9	26	15	0	0																		
1, 2 and 3 bedrooms	39%	Market Rate	5	21	13	0	0																		
2018		Totals	17	51	33	0	0																		
2 - Highlander II: Nobility Point	30%	PBV Units	14	4	0	0	0			18	30	12	60	22	-	8,307,418	-	-	-	3,174,741	-	450,000	-	24,666	11,956,825
CRANE PROJECT REGISTERED	50%	Other Affordable	24	6	0	0	0									9% CRANE									
1 and 2 bedrooms	20%	Market Rate	10	2	0	0	0									*Pending*									
2019-2020		Totals	48	12	0	0	0																		
3 - Highlander III	31%	PBV Units	0	8	19	1	0			28	31	30	89	77	5,600,000	6,032,082	500,000	500,000	-	3,300,000	600,000	5,960,000	-	184,807	22,676,889
Overlook, Row, and YMCA Site	35%	Other Affordable	0	14	17	0	0									4%/TE BONDS									
1, 2, 3 and 4 bedrooms	34%	Market Rate	0	16	14	0	0																		
2020-2021		Totals	0	38	50	1	0																		
4 - Kennedy Square I	35%	PBV Units	7	20	6	0	0			33	35	27	95	65	5,900,000	6,730,534	500,000	500,000	-	4,700,000	650,000	3,590,000	-	223,187	22,793,721
MLK and 30th Street Frontage	37%	Other Affordable	18	17	0	0	0									4%/TE BONDS									
1, 2, and 3 bedrooms	28%	Market Rate	15	12	0	0	0																		
2021/2-2022/3		Totals	40	49	6	0	0																		
5 - Kennedy Square II	36%	PBV Units	0	13	11	3	2			29	26	25	80	81	3,000,000	9,905,314	500,000	500,000	-	3,000,000	650,000	3,240,000	-	230,319	21,025,633
Spencer Homes	33%	Other Affordable	0	9	17	0	0									9% CRANE									
1, 2, 3 and 4 bedrooms	31%	Market Rate	0	20	5	0	0																		
2021/2-2022/3		Totals	0	42	33	3	2																		
6- Demolition and Relocation									**TOTALS**	120	172	133	**425**	**271**	1,328,000										1,328,000
										28.2%	***40.5%***	***31.3%***			*Choice*	*LIHTC Equity*	*National Housing Trust Fund*	*AHP*	*GP Equity*	*Philanthropy*	*TIF*	*Perm Debt*	*Other*	*Deferred Fee*	TDC
															15,828,000	**38,306,648**	**1,500,000**	**1,500,000**	**100**	**29,424,741**	**3,100,000**	**18,960,000**	**105,209**	**1,190,670**	**109,915,368**

Analysis by Bedroom

Bedroom Units	1	2	3	4	5	6	7
PBV Units	24	49	41	4	2		
Other Affordable	51	72	49	0	0		
Market Rate	30	71	32	0	0		
TOTAL	105	192	122	4	2		
Surplus/Deficit with Spencer Homes	*15*	*-7*	*2*	*0*	*0*	*0*	*-1*

Notes:
Sources highlighted in yellow have been committed and have leverage letters in the Leverage Documentation Attachment

	Summary		Source												
	Sources and Uses		See individual Phase				Committed			See individual Phase					
	PERMANENT	Budget	Permanent Loan (See notes below)	LIHTC Equity (Fed)	Construction Bridge	GP Equity	Philanthropy	National Housing Trust Fund	AHP	TIF	Other	Deferred Fee	CHOICE	Total
			$ 18,960,000	$ 38,306,648	$ -	$ 100	$ 29,424,741	$ 1,500,000	$ 1,500,000	$ 3,100,000	$ 105,209	$ 1,190,670	$ 15,828,000	$ 109,915,368
			17%	35%	0%	0%	27%	1%	1%	3%	0%	1%	14%	100%
1430	Fees and Costs	$ 22,213,038	$ 3,883,747	$ 7,819,204	$ -	$ 21	$ 6,041,843	$ 305,747	$ 305,747	$ 635,817	$ 21,792	$ 244,383	$ 2,954,738	$ 22,213,038
1440	Site Acquisition	$ 1	$ -	$ -	$ -	$ -	$ 1	$ -	$ -	$ -	$ -	$ -	$ -	$ 1
1450	Site Improvement	$ 1,522,000	$ 288,901	$ 370,284	$ -	$ 5	$ 770,235	$ -	$ -	$ 60,609	$ 5,314	$ 26,652	$ -	$ 1,522,000
1460	Dwelling Structures	$ 84,247,327	$ 14,680,782	$ 29,930,016	$ -	$ 73	$ 22,380,279	$ 1,189,942	$ 1,189,942	$ 2,383,126	$ 76,794	$ 911,104	$ 11,505,269	$ 84,247,327
1475	Nondwelling Equipment	$ 305,000	$ 49,624	$ 114,157	$ -	$ 0	$ 80,563	$ 4,311	$ 4,311	$ 8,502	$ 262	$ 3,278	$ 39,992	$ 305,000
1470	Nondwelling Structures	$ 300,000	$ 56,945	$ 72,986	$ -	$ 1	$ 151,820	$ -	$ -	$ 11,947	$ 1,047	$ 5,253	$ -	$ 300,000
1485	Demolition	$ 995,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 995,000	$ 995,000
1495	Relocation Costs - Residents	$ 333,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 333,000	$ 333,000
1496	Relocation Costs - Non-Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total	$ 109,915,366	$ 18,960,000	$ 38,306,647	$ -	$ 100	$ 29,424,741	$ 1,500,000	$ 1,500,000	$ 3,100,000	$ 105,209	$ 1,190,670	$ 15,828,000	$ 109,915,366

	Summary		Source											
	Sources and Uses						Committed							
	CONSTRUCTION	Budget	Construction Loan	LIHTC Equity (Fed)	Construction Bridge	GP Equity	Philanthropy	National Housing Trust Fund	AHP	TIF	Other	Deferred Fee	CHOICE	Total
			$ 18,960,000	$ 7,661,330	$ 26,964,316	$ 100	$ 29,424,741	$ 1,500,000	$ 1,500,000	$ 3,100,000	$ 105,209	$ -	$ 15,828,000	$ 105,043,695
			18%	7%	26%	0%	28%	1%	1%	3%	0%	0%	15%	100%
1430	Fees and Costs	$ 17,341,367	$ 3,883,747	$ 2,665,629	$ 526,287	$ 21	$ 6,041,843	$ 305,747	$ 305,747	$ 635,817	$ 21,792	$ -	$ 2,954,738	$ 17,341,367
1440	Site Acquisition	$ 1	$ -	$ -	$ -	$ -	$ 1	$ -	$ -	$ -	$ -	$ -	$ -	$ 1
1450	Site Improvement	$ 1,522,000	$ 288,901	$ 370,284	$ 26,652	$ 5	$ 770,235	$ -	$ -	$ 60,609	$ 5,314	$ -	$ -	$ 1,522,000
1460	Dwelling Structures	$ 84,247,327	$ 14,680,782	$ 4,620,987	$ 26,220,132	$ 73	$ 22,380,279	$ 1,189,942	$ 1,189,942	$ 2,383,126	$ 76,794	$ -	$ 11,505,269	$ 84,247,327
1475	Nondwelling Equipment	$ 305,000	$ 49,624	$ 4,429	$ 113,005	$ 0	$ 80,563	$ 4,311	$ 4,311	$ 8,502	$ 262	$ -	$ 39,992	$ 305,000
1470	Nondwelling Structures	$ 300,000	$ 56,945	$ -	$ 78,240	$ 1	$ 151,820	$ -	$ -	$ 11,947	$ 1,047	$ -	$ -	$ 300,000
1485	Demolition	$ 995,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 995,000	$ 995,000
1495	Relocation Costs - Residents	$ 333,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 333,000	$ 333,000
1496	Relocation Costs - Non-Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total	$ 105,043,696	$ 18,960,000	$ 7,661,330	$ 26,964,316	$ 100	$ 29,424,741	$ 1,500,000	$ 1,500,000	$ 3,100,000	$ 105,209	$ -	$ 15,828,000	$ 105,043,695

HOUSING LEVERAGE NOTES
(1) Permanent loan financing has been secured for Phases 1, 3, 4
(2) Philanthropy has been committed for every phase
(3) TIF Loans have been committed for Phase 1, 3 and 4

	HIGHLANDER I		Source									
	Sources and Uses		Committed	Committed		Committed	Committed	Committed	Committed			
	PERMANENT	Budget	Permanent Loan	LIHTC Equity (Fed)	CONSTRUCTION BRIDGE	GP Equity	Philanthropy	TIF	Other	Deferred Fee	CHOICE	Total
			$ 5,720,000	$ 7,331,300	$ -	$ 100	$ 15,250,000	$ 1,200,000	$ 105,209	$ 527,691	$ -	$ 30,134,300
			19%	24%	0%	0%	51%	4%	0%	2%	0%	100%
1430	Fees and Costs	$ 6,241,799	$ 1,184,799	$ 1,518,552	$ -	$ 21	$ 3,158,774	$ 248,559	$ 21,792	$ 109,302	$ -	$ 6,241,799
1440	Site Acquisition	$ 1	$ -	$ -	$ -	$ -	$ 1	$ -	$ -	$ -	$ -	$ 1
1450	Site Improvement	$ 1,522,000	$ 288,901	$ 370,284	$ -	$ 5	$ 770,235	$ 60,609	$ 5,314	$ 26,652	$ -	$ 1,522,000
1460	Dwelling Structures	$ 21,995,500	$ 4,175,118	$ 5,351,231	$ -	$ 73	$ 11,131,215	$ 875,899	$ 76,794	$ 385,170	$ -	$ 21,995,500
1475	Nondwelling Equipment	$ 75,000	$ 14,236	$ 18,247	$ -	$ 0	$ 37,955	$ 2,987	$ 262	$ 1,313	$ -	$ 75,000
1470	Nondwelling Structures	$ 300,000	$ 56,945	$ 72,986	$ -	$ 1	$ 151,820	$ 11,947	$ 1,047	$ 5,253	$ -	$ 300,000
1485	Demolition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1495	Relocation Costs - Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1496	Relocation Costs - Non-Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total	$ 30,134,300	$ 5,720,000	$ 7,331,300	$ -	$ 100	$ 15,250,000	$ 1,200,000	$ 105,209	$ 527,691	$ -	$ 30,134,300

	HIGHLANDER I		Source									
	Sources and Uses											
	CONSTRUCTION	Budget	Permanent Loan	LIHTC Equity (Fed)	Construction Bridge	GP Equity	Philanthropy	TIF	Other	Deferred Fee	CHOICE	Total
			$ 5,720,000	$ 1,466,260	$ 5,144,371	$ 100	$ 15,250,000	$ 1,200,000	$ 105,209	$ -	$ -	$ 28,885,940
			19.80%	5.08%	17.81%	0%	52.79%	4.15%	0.36%	0.00%	0.00%	100%
1430	Fees and Costs	$ 4,993,439	$ 1,184,799	$ 379,494.25	$ -	$ 21	$ 3,158,774	$ 248,559	$ 21,792	$ -	$ -	$ 4,993,439
1440	Site Acquisition	$ 1	$ -	$ -	$ -	$ -	$ 1	$ -	$ -	$ -	$ -	$ 1
1450	Site Improvement	$ 1,522,000	$ 288,901	$ 370,284.00	$ 26,652	$ 5	$ 770,235	$ 60,609	$ 5,314	$ -	$ -	$ 1,522,000
1460	Dwelling Structures	$ 21,995,500	$ 4,175,118	$ 716,482	$ 5,019,919.16	$ 73	$ 11,131,215	$ 875,899	$ 76,794	$ -	$ -	$ 21,995,500
1475	Nondwelling Equipment	$ 75,000	$ 14,236	$ -	$ 19,559.91	$ 0	$ 37,955	$ 2,987	$ 262	$ -	$ -	$ 75,000
1470	Nondwelling Structures	$ 300,000	$ 56,945	$ -	$ 78,239.66	$ 1	$ 151,820	$ 11,947	$ 1,047	$ -	$ -	$ 300,000
1485	Demolition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1495	Relocation Costs - Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1496	Relocation Costs - Non-Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total	$ 28,885,940	$ 5,720,000	$ 1,466,260	$ 5,144,371	$ 100	$ 15,250,000	$ 1,200,000	$ 105,209	$ -	$ -	$ 28,885,940

	Phase 2: Highlander Senior- Nobility Point		Source									
	Sources and Uses						Committed					
	PERMANENT	Budget	Permanent Loan	LIHTC Equity (Fed)	CONSTRUCTION BRIDGE	GP Equity	Philanthropy	TIF	Other	Deferred Fee	CHOICE	Total
			$ 450,000	$ 8,307,418	$ -	$ -	$ 3,174,741			$ 24,666	$ -	$ 11,956,825
			4%	69%	0%	0%	27%	0%	0%	0%	0%	100%
1430	Fees and Costs	$ 2,417,698	$ 90,991	$ 1,679,779	$ -	$ -	$ 641,940	$ -	$ -	$ 4,988	$ -	$ 2,417,698
1440	Site Acquisition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1450	Site Improvement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1460	Dwelling Structures	$ 9,499,127	$ 357,504	$ 6,599,848	$ -	$ -	$ 2,522,180	$ -	$ -	$ 19,596	$ -	$ 9,499,127
1475	Nondwelling Equipment	$ 40,000	$ 1,505	$ 27,791	$ -	$ -	$ 10,621	$ -	$ -	$ 83	$ -	$ 40,000
1470	Nondwelling Structures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1485	Demolition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1495	Relocation Costs - Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1496	Relocation Costs - Non-Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total	$ 11,956,825	$ 450,000	$ 8,307,418	$ -	$ -	$ 3,174,741	$ -	$ -	$ 24,666	$ -	$ 11,956,825

	Phase 2: Highlander Senior- Nobility Point		Source									
	Sources and Uses											
	CONSTRUCTION	Budget	Permanent Loan	LIHTC Equity (Fed)	CONSTRUCTION BRIDGE	GP Equity	Philanthropy	TIF	Other	Deferred Fee	CHOICE	Total
			$ 450,000	$ 1,661,484	$ 6,187,061	$ -	$ 3,174,741			$ -	$ -	$ 11,473,285
			4%	14%	54%	0%	28%	0%	0%	0%	0%	100%
1430	Fees and Costs	$ 1,934,158.08	$ 90,991	$ 1,201,227	$ -	$ -	$ 641,940	$ -	$ -	$ -	$ -	$ 1,934,158
1440	Site Acquisition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1450	Site Improvement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1460	Dwelling Structures	$ 9,499,127	$ 357,504	$ 460,257	$ 6,159,187	$ -	$ 2,522,180	$ -	$ -	$ -	$ -	$ 9,499,127
1475	Nondwelling Equipment	$ 40,000	$ 1,505	$ -	$ 27,874	$ -	$ 10,621	$ -	$ -	$ -	$ -	$ 40,000
1470	Nondwelling Structures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1485	Demolition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1495	Relocation Costs - Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1496	Relocation Costs - Non-Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
							$ -					
	Total	$ 11,473,285	$ 450,000	$ 1,661,484	$ 6,187,061	$ -	$ 3,174,741	$ -	$ -	$ -	$ -	$ 11,473,285
				$ 0.00	$ (0.00)	$ -	$ -	$ -	$ -	$ -	$ -	

	Phase 3: Highlander Family		Source											
	Sources and Uses		Committed				Committed			Committed				
	PERMANENT	*Budget*	*Permanent Loan*	*LIHTC Equity (Fed)*	*CONSTRUCTION BRIDGE*	*GP Equity*	*Philanthropy*	*National Housing Trust Fund*	*AHP*	*TIF*	*Other*	*Deferred Fee*	*CHOICE*	*Total*
			$ 5,960,000	$ 6,032,082	$ -	$ -	$ 3,300,000	$ 500,000	$ 500,000	$ 600,000		$ 184,807	$ 5,600,000	$ 22,676,889
			26%	27%	0%	0%	15%	2%	2%	3%	0%	1%	25%	100%
1430	Fees and Costs	$ 4,632,189	$ 1,217,444	$ 1,232,168	$ -	$ -	$ 674,088	$ 102,135	$ 102,135	$ 122,561	$ -	$ 37,750	$ 1,143,907	$ 4,632,189
1440	Site Acquisition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1450	Site Improvement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1460	Dwelling Structures	$ 18,004,700	$ 4,732,043	$ 4,789,274	$ -	$ -	$ 2,620,091	$ 396,983	$ 396,983	$ 476,380	$ -	$ 146,731	$ 4,446,215	$ 18,004,700
1475	Nondwelling Equipment	$ 40,000	$ 10,513	$ 10,640	$ -	$ -	$ 5,821	$ 882	$ 882	$ 1,058	$ -	$ 326	$ 9,878	$ 40,000
1470	Nondwelling Structures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1485	Demolition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1495	Relocation Costs - Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1496	Relocation Costs - Non-Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total	$ 22,676,889	$ 5,960,000	$ 6,032,082	$ -	$ -	$ 3,300,000	$ 500,000	$ 500,000	$ 600,000	$ -	$ 184,807	$ 5,600,000	$ 22,676,889

	Phase 3: Highlander Family		Source											
	Sources and Uses													
	CONSTRUCTION	*Budget*	*Permanent Loan*	*LIHTC Equity (Fed)*	*CONSTRUCTION BRIDGE*	*GP Equity*	*Philanthropy*	*National Housing Trust Fund*	*AHP*	*TIF*	*Other*	*Deferred Fee*	*CHOICE*	*Total*
			$ 5,960,000	$ 1,206,416	$ 4,084,034.74	$ -	$ 3,300,000.00	$ 500,000.00	$ 500,000.00	$ 600,000.00	$ -		$ 5,600,000.00	$ 21,750,451
			27%	6%	19%	0%	15%	2%	2%	3%	0%	0%	26%	100%
1430	Fees and Costs	$ 3,705,751.14	$ 1,217,444	$ 279,979	$ 63,502	$ -	$ 674,088	$ 102,135	$ 102,135	$ 122,561	$ -	$ -	$ 1,143,907	$ 3,705,751
1440	Site Acquisition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1450	Site Improvement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1460	Dwelling Structures	$ 18,004,700.00	$ 4,732,043	$ 926,438	$ 4,009,567	$ -	$ 2,620,091	$ 396,983	$ 396,983	$ 476,380	$ -	$ -	$ 4,446,215	$ 18,004,700
1475	Nondwelling Equipment	$ 40,000.00	$ 10,513	$ -	$ 10,966	$ -	$ 5,821	$ 882	$ 882	$ 1,058	$ -	$ -	$ 9,878	$ 40,000
1470	Nondwelling Structures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1485	Demolition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1495	Relocation Costs - Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1496	Relocation Costs - Non-Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total	$ 21,750,451	$ 5,960,000	$ 1,206,416	$ 4,084,035	$ -	$ 3,300,000	$ 500,000	$ 500,000	$ 600,000	$ -	$ -	$ 5,600,000	$ 21,750,451

	Phase 4: Kennedy Square- I		Source												
	Sources and Uses		Committed				Committed			Committed					
	PERMANENT	Budget	Permanent Loan	LIHTC Equity (Fed)	CONSTRUCTION BRIDGE	GP Equity	Philanthropy	National Housing Trust Fund	AHP	TIF	Other	Deferred Fee	CHOICE	Total
			$ 3,590,000	$ 6,730,534	$ -	$ -	$ 4,700,000	$ 500,000	$ 500,000	$ 650,000	$ -	$ 223,187	$ 5,900,000	$ 22,793,721
			16%	30%	0%	0%	21%	2%	2%	3%	0%	1%	26%	100%
1430	Fees and Costs	$ 4,630,720	$ 729,336	$ 1,367,360	$ -	$ -	$ 954,841	$ 101,579	$ 101,579	$ 132,053	$ -	$ 45,342	$ 1,198,630	$ 4,630,720
1440	Site Acquisition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1450	Site Improvement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1460	Dwelling Structures	$ 18,088,000	$ 2,848,851	$ 5,341,028	$ -	$ -	$ 3,729,694	$ 396,776	$ 396,776	$ 515,809	$ -	$ 177,110	$ 4,681,956	$ 18,088,000
1475	Nondwelling Equipment	$ 75,000	$ 11,812	$ 22,146	$ -	$ -	$ 15,465	$ 1,645	$ 1,645	$ 2,139	$ -	$ 734	$ 19,413	$ 75,000
1470	Nondwelling Structures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1485	Demolition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1495	Relocation Costs - Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1496	Relocation Costs - Non-Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total	$ 22,793,720	$ 3,590,000	$ 6,730,534	$ -	$ -	$ 4,700,000	$ 500,000	$ 500,000	$ 650,000	$ -	$ 223,187	$ 5,900,000	$ 22,793,720

	Phase 4: Kennedy Square- I		Source											
	Sources and Uses													
	CONSTRUCTION	Budget	Permanent Loan	LIHTC Equity (Fed)	CONSTRUCTION BRIDGE	GP Equity	Philanthropy	National Housing Trust Fund	AHP	TIF	Other	Deferred Fee	CHOICE	Total
			$ 3,590,000	$ 1,346,107	$ 4,681,469	$ -	$ 4,700,000	$ 500,000	$ 500,000	$ 650,000	$ -	$ -	$ 5,900,000	$ 21,867,576
			16%	6%	21%	0%	21%	2%	2%	3%	0%	0%	27%	100%
1430	Fees and Costs	$ 3,704,576.13	$ 729,336	$ 23,773	$ 462,785	$ -	$ 954,841	$ 101,579	$ 101,579	$ 132,053	$ -	$ -	$ 1,198,630	$ 3,704,576
1440	Site Acquisition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1450	Site Improvement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1460	Dwelling Structures	$ 18,088,000	$ 2,848,851	$ 1,317,904	$ 4,200,234	$ -	$ 3,729,694	$ 396,776	$ 396,776	$ 515,809	$ -	$ -	$ 4,681,956	$ 18,088,000
1475	Nondwelling Equipment	$ 75,000	$ 11,812	$ 4,429	$ 18,451	$ -	$ 15,465	$ 1,645	$ 1,645	$ 2,139	$ -	$ -	$ 19,413	$ 75,000
1470	Nondwelling Structures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1485	Demolition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1495	Relocation Costs - Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1496	Relocation Costs - Non-Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total	$ 21,867,576	$ 3,590,000	$ 1,346,107	$ 4,681,470	$ -	$ 4,700,000	$ 500,000	$ 500,000	$ 650,000	$ -	$ -	$ 5,900,000	$ 21,867,576
				$ 0.15	$ (0.45)									

	Phase 5: Kennedy Square- II		Source												
	Sources and Uses						Committed								
	PERMANENT	Budget	Permanent Loan	LIHTC Equity (Fed)	CONSTRUCTION BRIDGE	GP Equity	Philanthropy	National Housing Trust Fund	AHP	TIF	Other	Deferred Fee	CHOICE	Total
			$ 3,240,000	$ 9,905,314	$ -	$ -	$ 3,000,000	$ 500,000	$ 500,000	$ 650,000	$ -	$ 230,319	$ 3,000,000	$ 21,025,633
			15%	47%	0%	0%	14%	2%	2%	3%	0%	1%	14%	100%
1430	Fees and Costs	$ 4,290,632	$ 661,176	$ 2,021,345	$ -	$ -	$ 612,200	$ 102,033	$ 102,033	$ 132,643	$ -	$ 47,000	$ 612,200	$ 4,290,632
1440	Site Acquisition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1450	Site Improvement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1460	Dwelling Structures	$ 16,660,000	$ 2,567,266	$ 7,848,636	$ -	$ -	$ 2,377,098	$ 396,183	$ 396,183	$ 515,038	$ -	$ 182,497	$ 2,377,098	$ 16,660,000
1475	Nondwelling Equipment	$ 75,000	$ 11,557	$ 35,333	$ -	$ -	$ 10,701	$ 1,784	$ 1,784	$ 2,319	$ -	$ 822	$ 10,701	$ 75,000
1470	Nondwelling Structures	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1485	Demolition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1495	Relocation Costs - Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1496	Relocation Costs - Non-Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total	$ 21,025,632	$ 3,240,000	$ 9,905,314	$ -	$ -	$ 3,000,000	$ 500,000	$ 500,000	$ 650,000	$ -	$ 230,319	$ 3,000,000	$ 21,025,632

	Phase 5: Kennedy Square- II		Source											
	Sources and Uses													
	CONSTRUCTION	Budget	Construction Loan	LIHTC Equity (Fed)	CONSTRUCTION BRIDGE	GP Equity	Philanthropy	National Housing Trust Fund	AHP	TIF	Other	Deferred Fee	CHOICE	Total
			$ 3,240,000.00	$ 1,981,063	$ 6,867,380	$ -	$ 3,000,000.00	$ 500,000	$ 500,000	$ 650,000	$ -	$ -	$ 3,000,000	$ 19,738,443
			16%	10%	35%	0%	15%	3%	3%	3%	0%	0%	15%	100%
1430	Fees and Costs	$ 3,003,443	$ 661,176	$ 781,156	$ -	$ -	$ 612,200	$ 102,033	$ 102,033	$ 132,643	$ -	$ -	$ 612,200	$ 3,003,443
1440	Site Acquisition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1450	Site Improvement	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1460	Dwelling Structures	$ 16,660,000	$ 2,567,266	$ 1,199,907	$ 6,831,226	$ -	$ 2,377,098	$ 396,183	$ 396,183	$ 515,038	$ -	$ -	$ 2,377,098	$ 16,660,000
1475	Nondwelling Equipment	$ 75,000	$ 11,557	$ -	$ 36,155	$ -	$ 10,701	$ 1,784	$ 1,784	$ 2,319	$ -	$ -	$ 10,701	$ 75,000
1470	Nondwelling Structures		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1485	Demolition	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1495	Relocation Costs - Residents		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1496	Relocation Costs - Non-Residents	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Total	$ 19,738,443	$ 3,240,000	$ 1,981,063	$ 6,867,380	$ -	$ 3,000,000	$ 500,000	$ 500,000	$ 650,000	$ -	$ -	$ 3,000,000	$ 19,738,443

	Demolition and Relocation		Source											
	Sources and Uses													
	CONSTRUCTION	*Budget*	*Construction Loan*	*LIHTC Equity (Fed)*	*CONSTRUCTION BRIDGE*	*City HOME/CDBG*	*Philanthropy*	*National Housing Trust Fund*	*AHP*	*TIF*	*Other*	*Deferred Fee*	*CHOICE*	*Total*
			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,328,000	$ 1,328,000
													100%	
1485	**Demolition**	*$ 995,000*	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 995,000	**$ 995,000**
1495	**Relocation Costs - Residents**	*$ 333,000*	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 333,000	**$ 333,000**
	Total	*$ 1,328,000*	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,328,000	**$ 1,328,000**

ATTACHMENT 19:

City and Neighborhood Maps

Applicant:

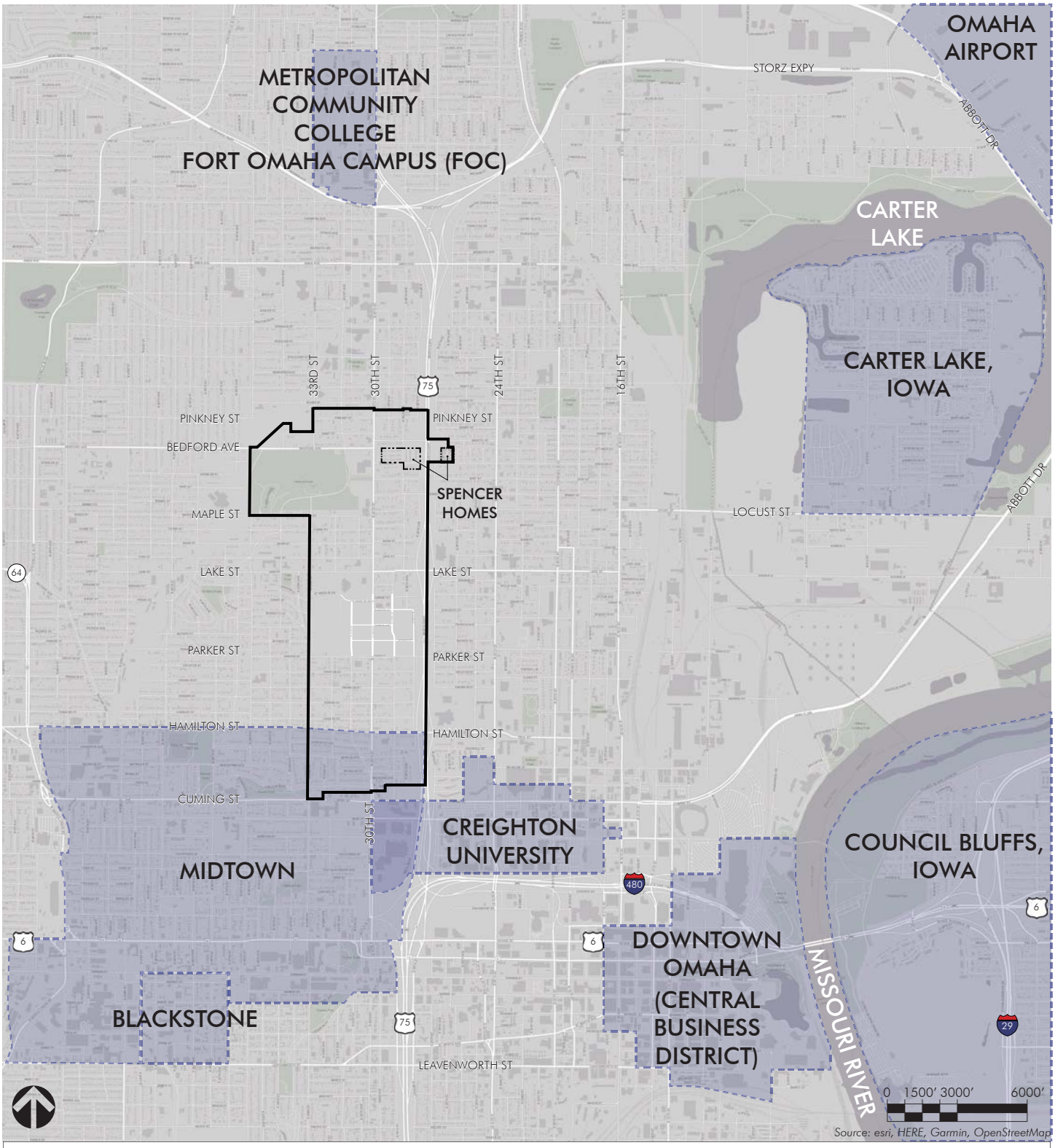
City of Omaha, Nebraska

File Name:

Att19CityNeighborhoodMaps.pdf

Attachment 19a

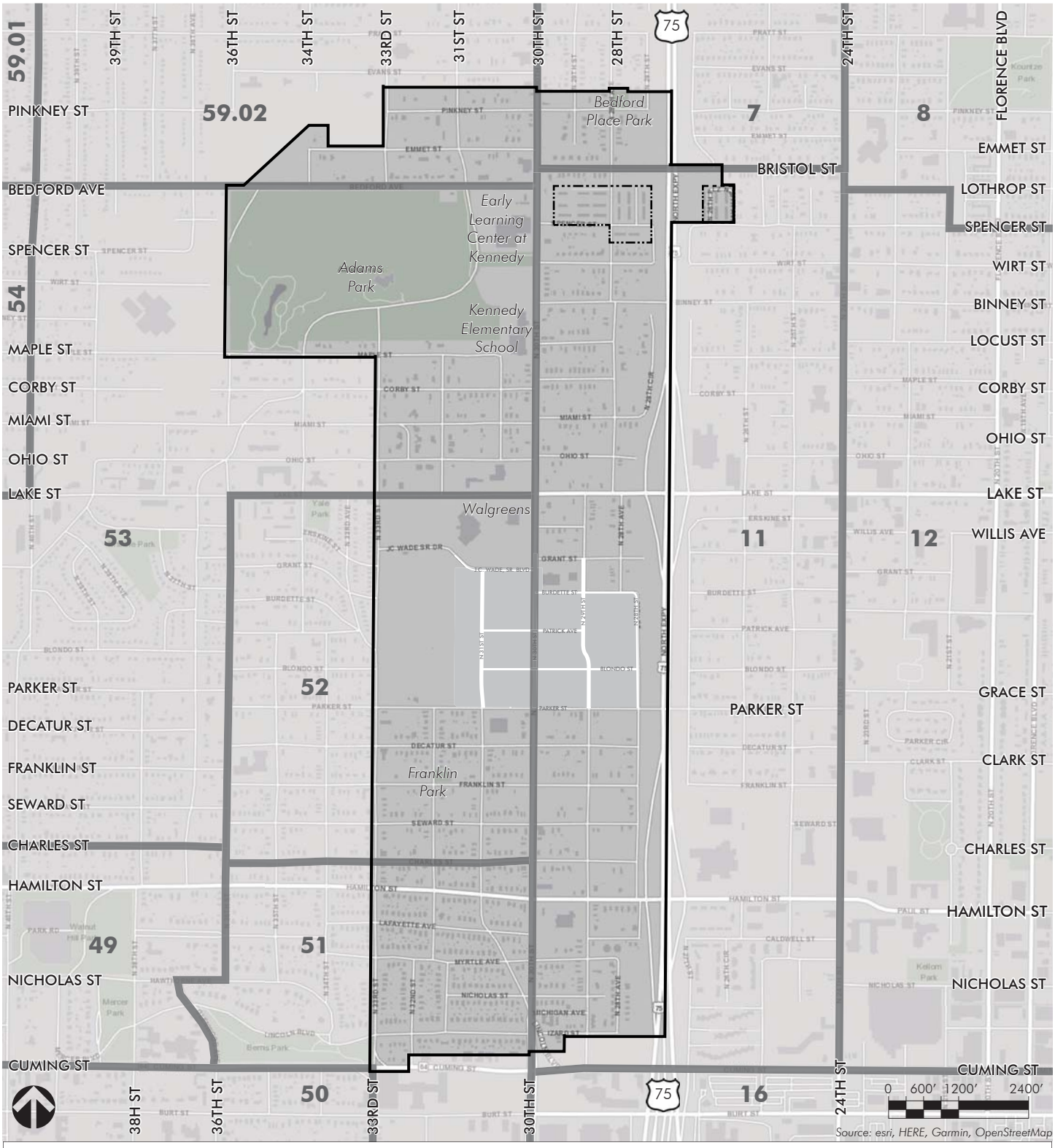
City and Neighborhood Maps - City of Omaha



NORTH 30TH
CHOICE NEIGHBORHOOD

Attachment 19a

City and Neighborhood Maps - Existing Housing Project and Eligible Neighborhood



Attachment 19b

Replacement Neighborhoods

N/A

Attachment 19c

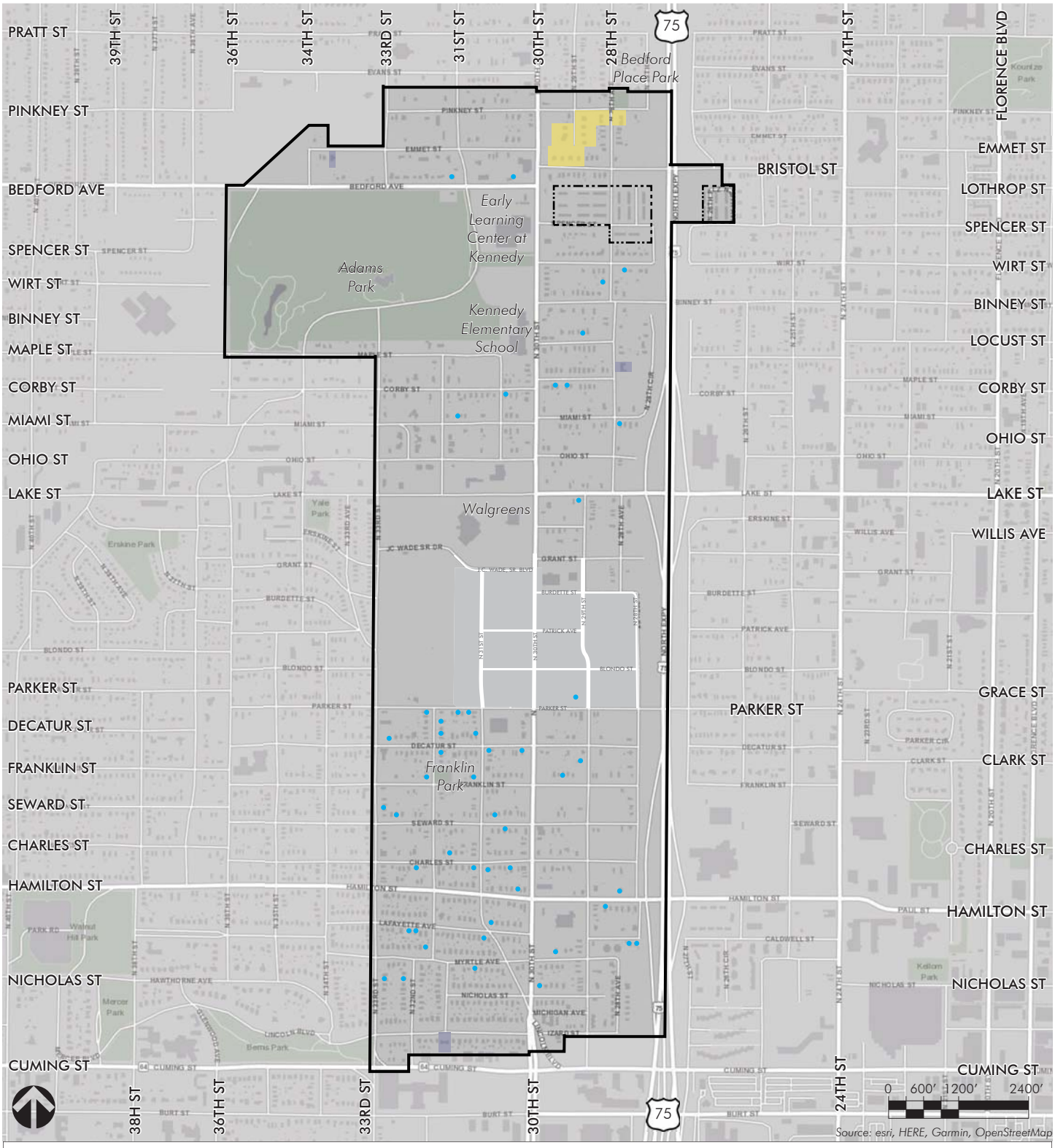
City and Neighborhood Maps - Off-site Properties

N/A

NORTH 30TH
CHOICE NEIGHBORHOOD

Attachment 19d

City and Neighborhood Maps - Other Subsidized Housing - Public and Other Affordable Housing

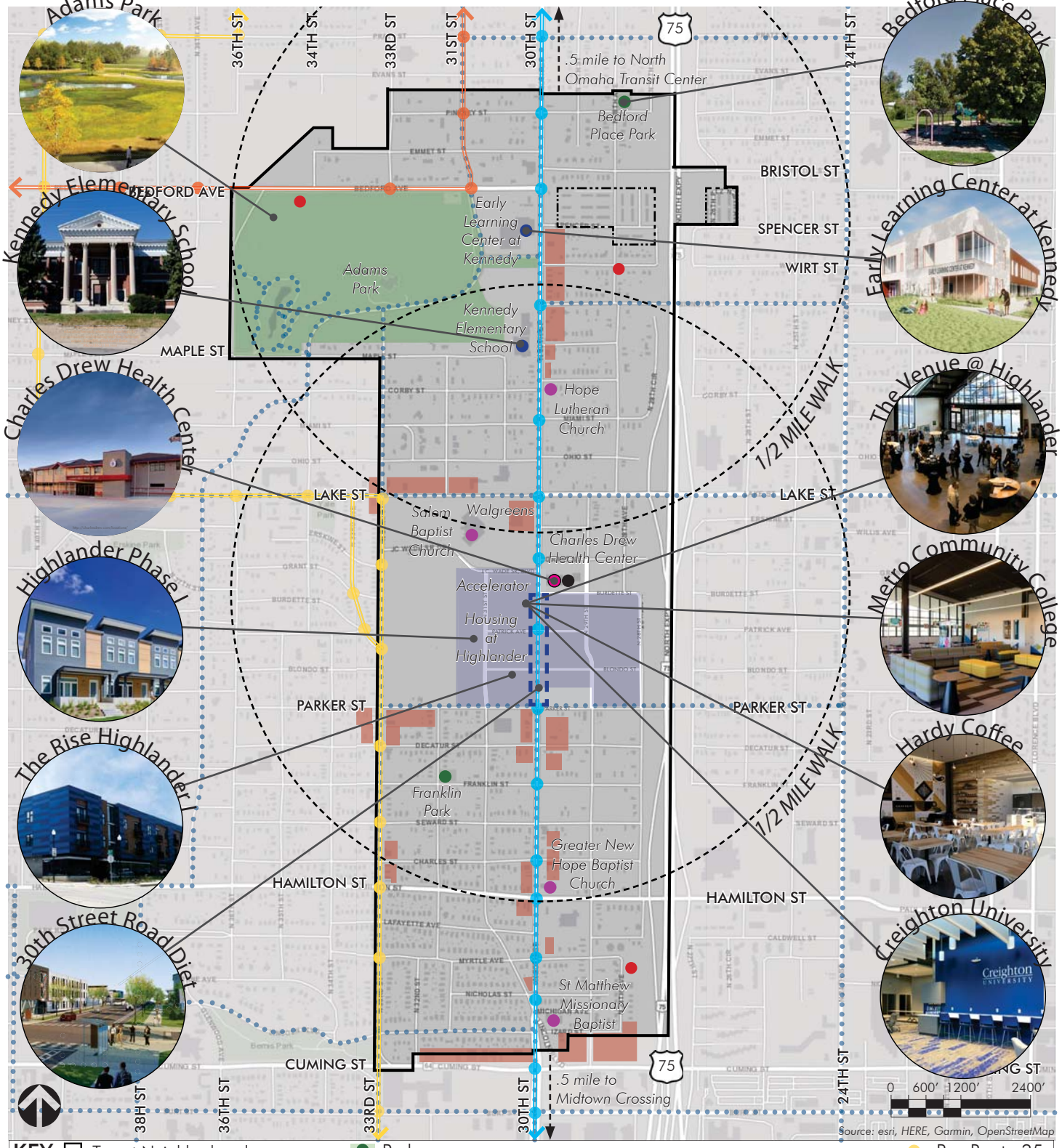


KEY

- Target Neighborhood
- Target Housing Site
- Other Subsidized Housing
- Other Quality Affordable Rental Housing - (Holy Name Housing Corporation)

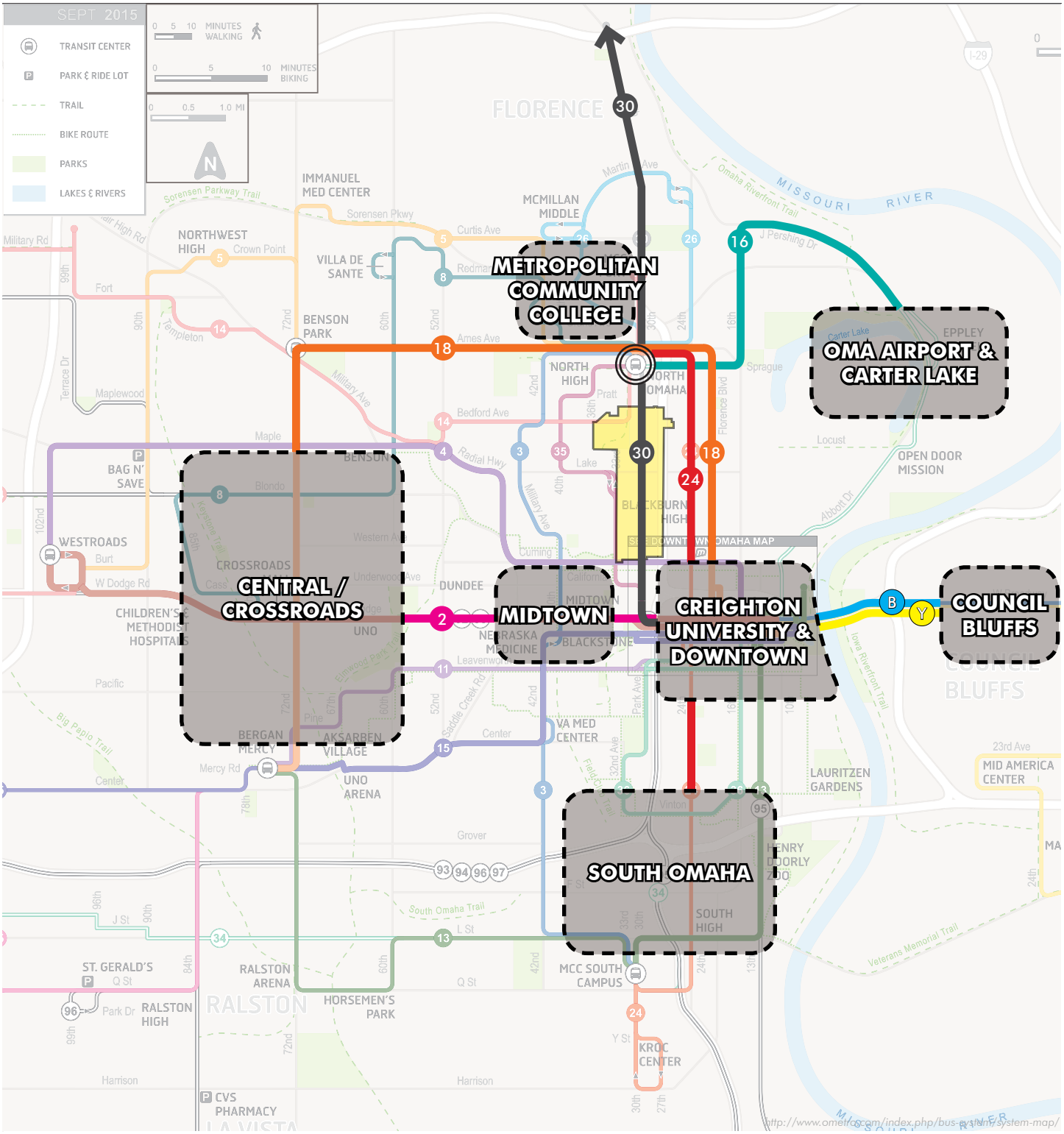
NORTH 30TH
CHOICE NEIGHBORHOOD

Attachment 19e
City and Neighborhood Maps - Neighborhood Assets



Attachment 19f

City and Neighborhood Maps - Job Centers and Public Transportation



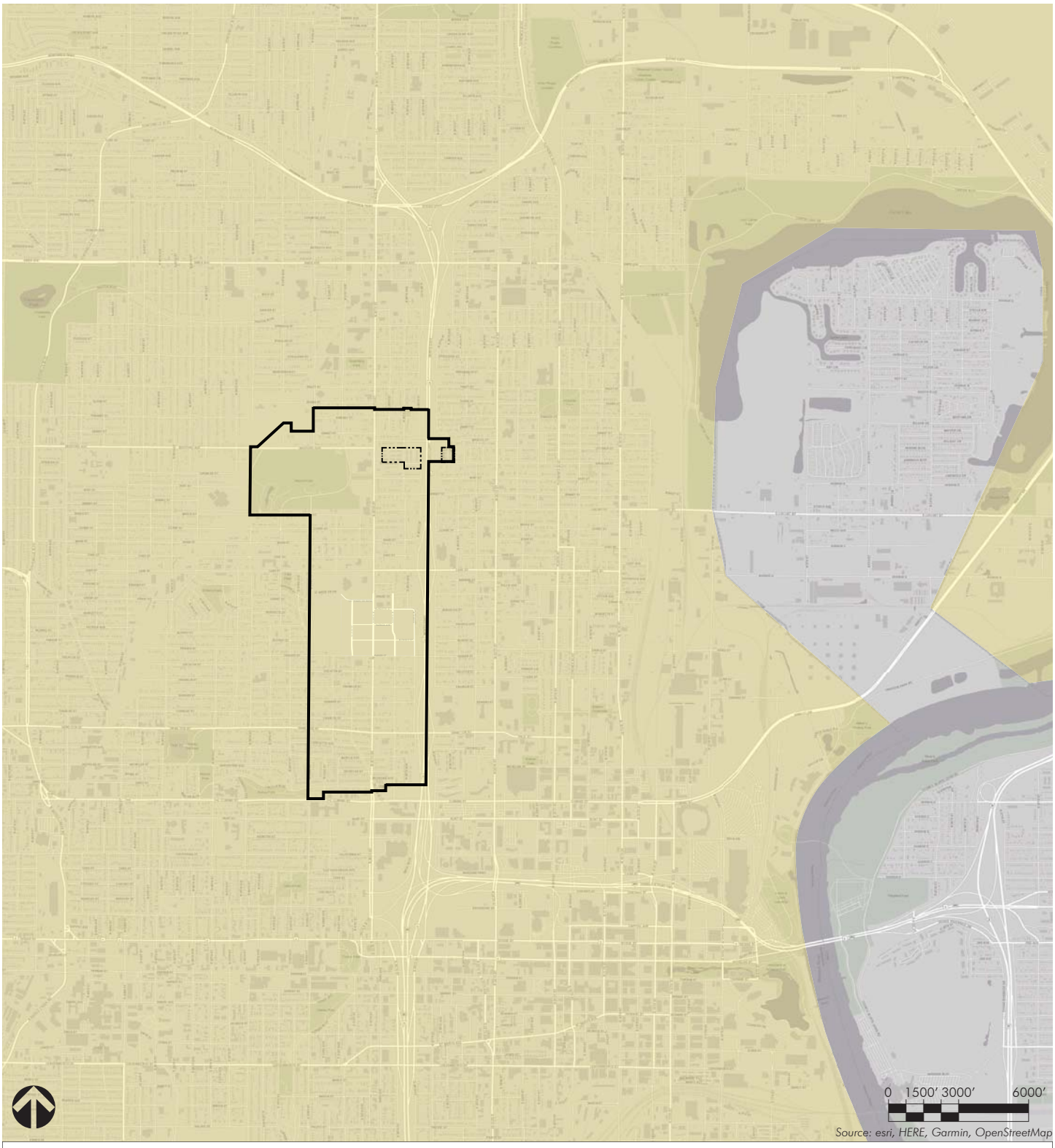
KEY

- Target Neighborhood
- North Omaha Transit Center
- Job Centers
- 30 Bus Line
- 24 Bus Line
- 18 Bus Line
- 2 Bus Line
- 16 Bus Line
- Blue Route
- Yellow Route

NORTH 30TH
CHOICE NEIGHBORHOOD

Attachment 19g

Promise Zones, Promise Neighborhoods, and Byrne Criminal Justice Grant neighborhood boundaries



KEY

Target Neighborhood

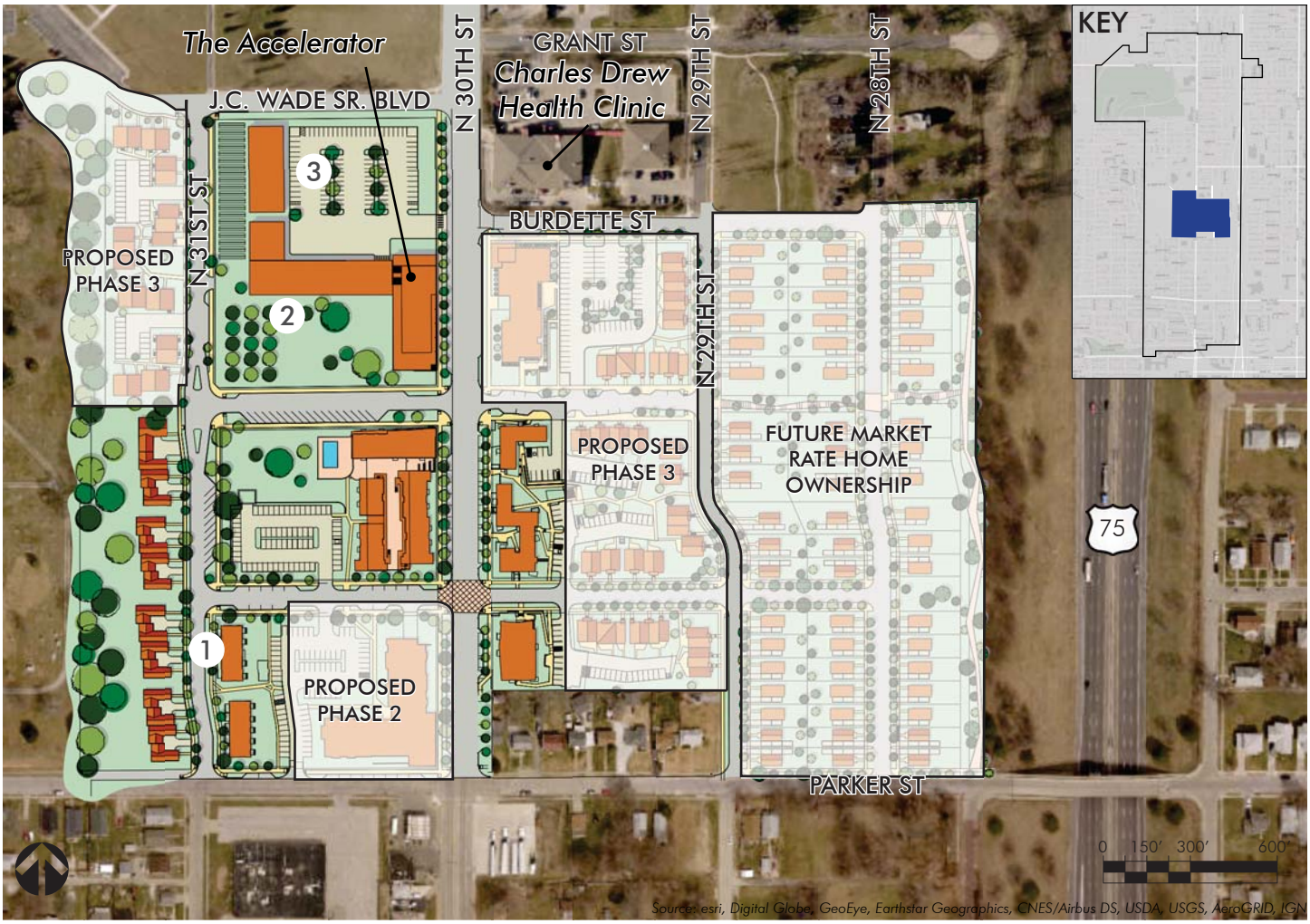
Target Housing Site

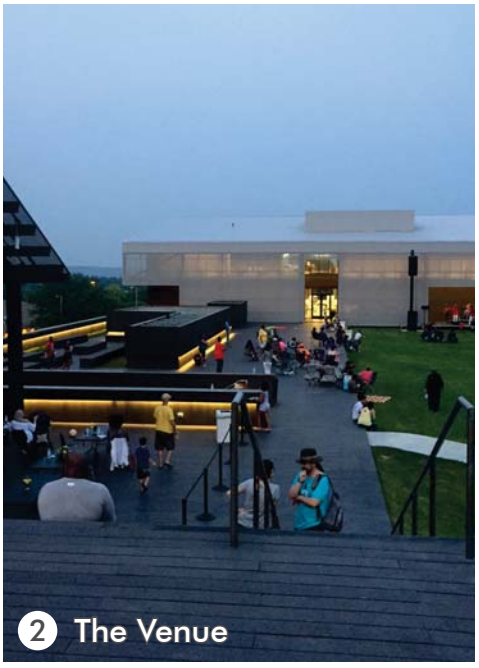
Byrne Criminal Justice Grant

*The Target Neighborhood is not in a Promise Zone or Promise Neighborhood. The Target Neighborhood is within the City/County Byrne Criminal Justice Grant

Attachment 19h

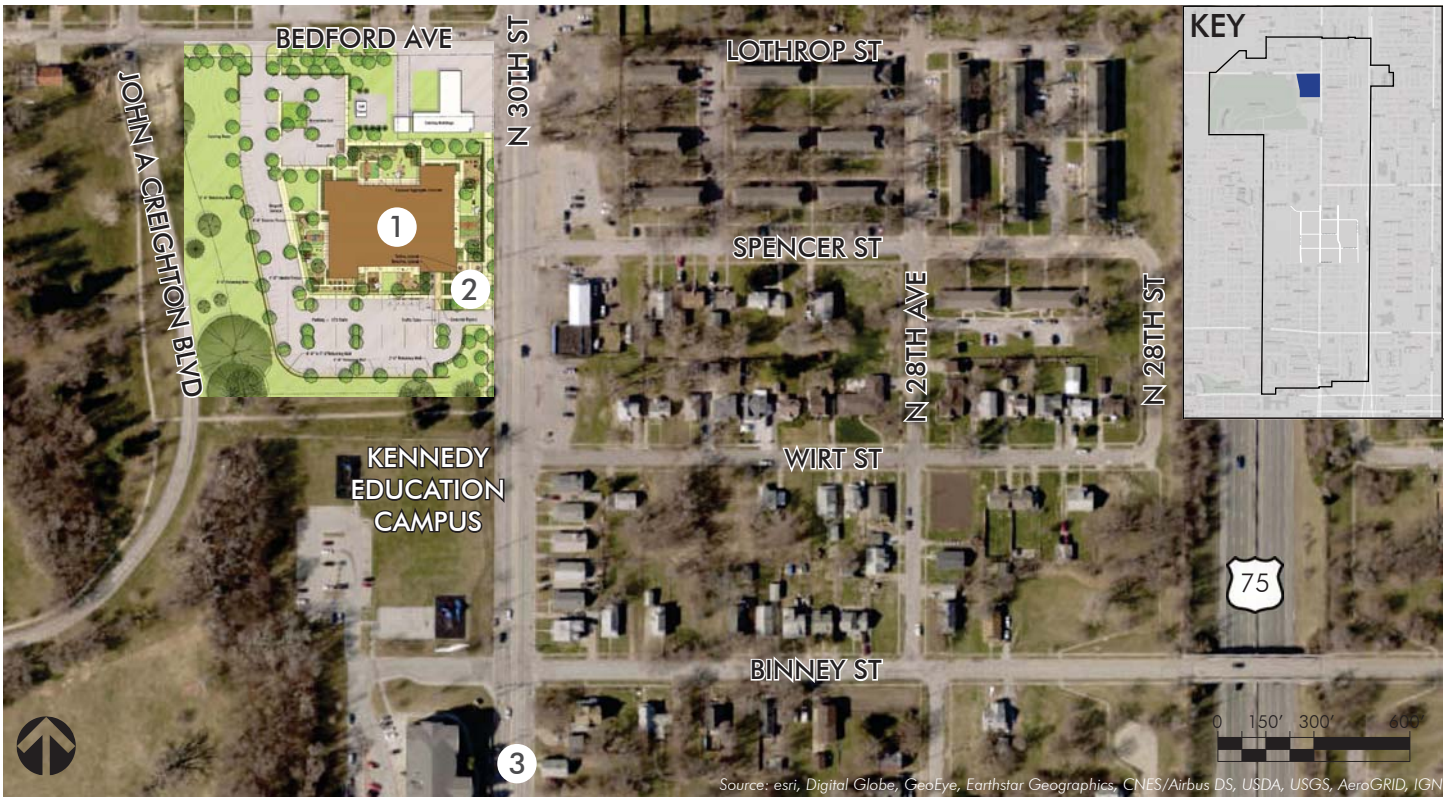
Other Useful Information - Highlander Redevelopment Plan - Phase I

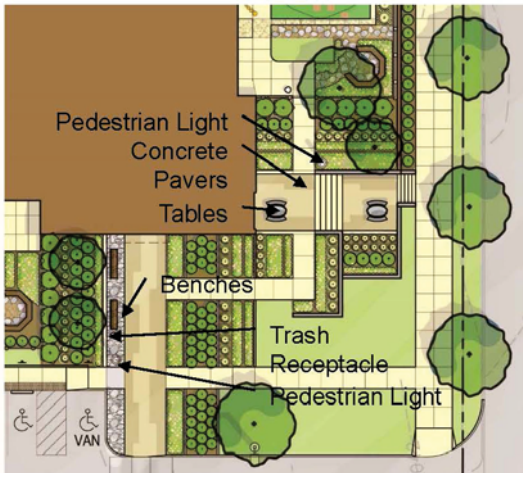




Attachment 19h

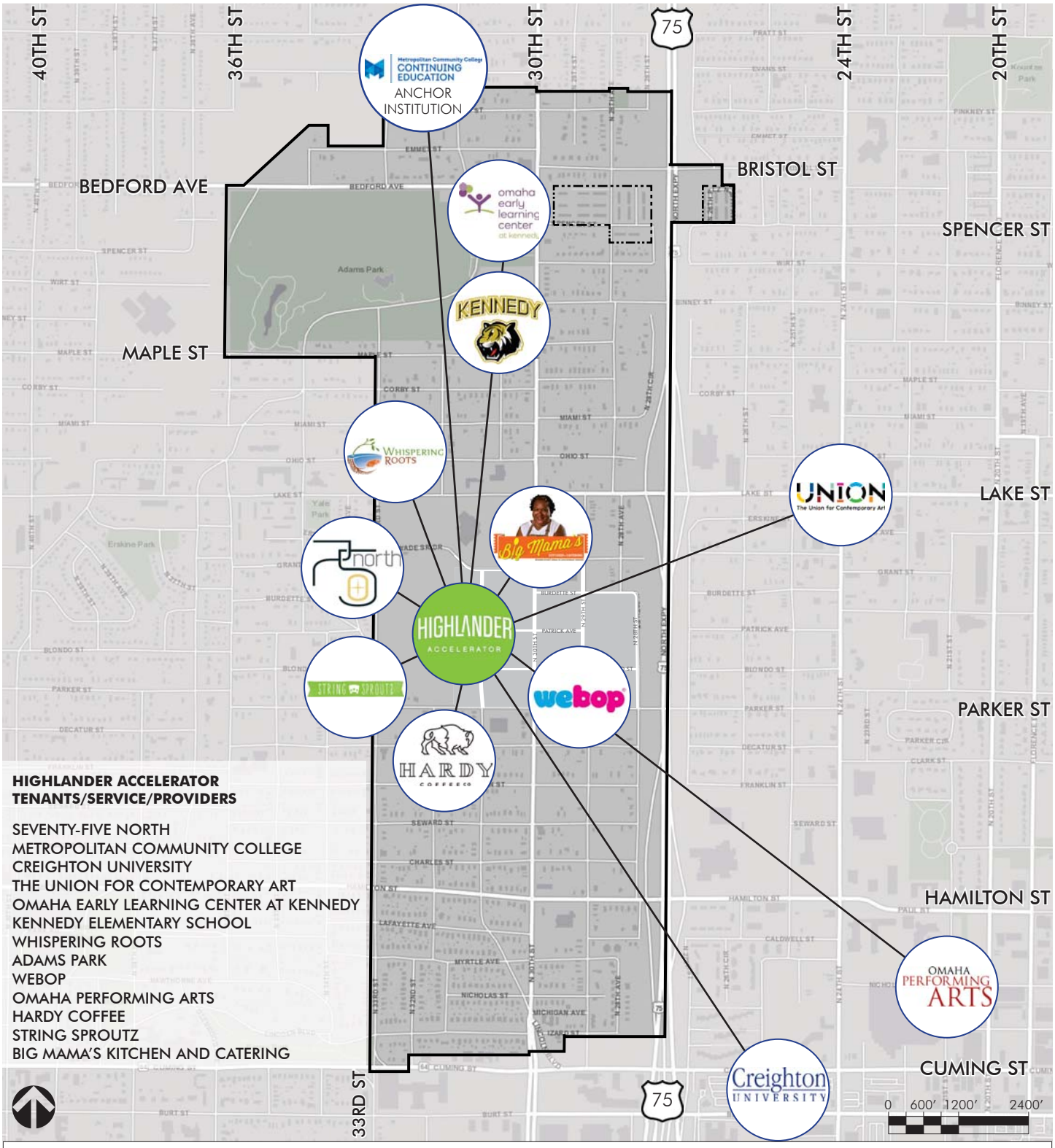
Other Useful Information - Kennedy Education Campus





Attachment 19h

Other Useful Information - Highlander Accelerator Tenants/Service/Providers



HIGHLANDER ACCELERATOR TENANTS/SERVICE/PROVIDERS

SEVENTY-FIVE NORTH
METROPOLITAN COMMUNITY COLLEGE
CREIGHTON UNIVERSITY
THE UNION FOR CONTEMPORARY ART
OMAHA EARLY LEARNING CENTER AT KENNEDY
KENNEDY ELEMENTARY SCHOOL
WHISPERING ROOTS
ADAMS PARK
WEBOP
OMAHA PERFORMING ARTS
HARDY COFFEE
STRING SPROUTZ
BIG MAMA'S KITCHEN AND CATERING

KEY
Target Neighborhood
Target Housing Site

ATTACHMENT 20:

Photographs

Applicant:

City of Omaha, Nebraska

File Name:

Att20Photographs.pdf

Attachment 20

Neighborhood Photographs

The Accelerator is a collaboration space for organizations to educate, engage and enrich the lives of North 30th residents. Its Greenhouse has hands-on programs for all ages about the nutritious growth of food. Its Venue is an indoor/outdoor event space for community gatherings & performances.

New bus stop shelters are located along 30th at Highlander. The shelters will continue as part of the 30th Street Road Diet with the next phase as part of the Kennedy Square mixed-use housing development.

As the Anchor Institution, Metropolitan Community College North Express occupies 9,000 SF in the Accelerator and serves as the central community educational resource for youth and for adult continuing education. Neighborhood needs are addressed through career services, youth programs, continuing education, etc.

The Accelerator's Creighton University satellite helps initiate healthy lifestyles and provides career and college counseling. The wellness and educational services focus around social and economic factors that contribute to the personal health and physical environment in which the neighborhood lives.

In its 7th year serving the community, Seventy Five North is developing new housing that advances healthy, sustainable, living in this historically black neighborhood. Founders Row has 1- to 3-bedroom mixed-income townhomes and flats.

The Rise consists of courtyard style apartments, that provide an urban style of living located just 1 mile north of Downtown Omaha. These apartment homes feature sustainable and energy efficient elements across all mixed-income units.

Attachment 20

Neighborhood Photographs

The Omaha Early Learning Center at Kennedy (OELC) will be the City's third community-based high-quality early learning program, provided by the partnership of Omaha Public Schools (OPS), Nebraska Early Childhood Collaborative, and with help from the Buffet Early Childhood Fund. The North 30th CNI Office will be housed in this new state of the art facility.

With a curriculum modeled after the Purpose-Built Communities' charter school model from Atlanta's East Lake Neighborhood, Howard Kennedy (2906 N. 30th St.) employs a STEAM (science, technology, engineering, arts and math) focus through project-based learning.

The Charles Drew Health Center (CDHC) at 30th & Grant Streets is a Federally Qualified Health Center, providing high-quality, comprehensive health care to insured and uninsured patients within the community.

This historic 68-acre park serves the North 30th community, as well as broader North Omaha. With a recent 14-acre wetlands and trail system investment and planned programming at its community center, Adams offers a range of amenities to all ages and access to the Metro Trails System.

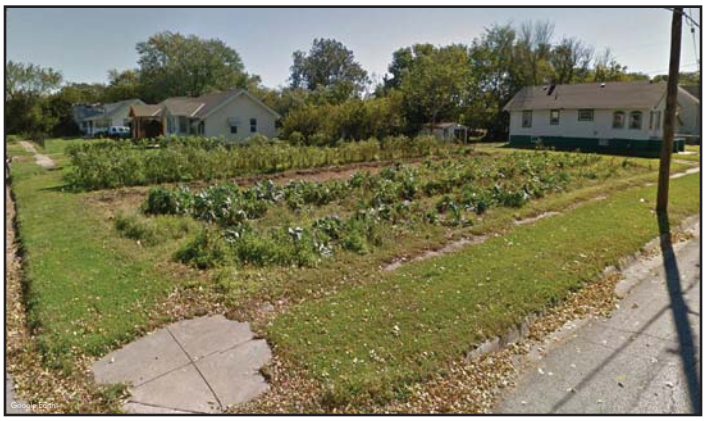
New and rehabilitated Habitat for Humanity homes can be found throughout the neighborhood. Habitat works with the City, Omaha Land Bank, and Seventy Five North to target vacant lots.

Holy Name Housing Corporation (HNHC) has developed scattered site mixed-income rental and rental-to-own properties throughout the Prospect Hill area—west of North 30th.

Attachment 20

Neighborhood Photographs

Located on N. 32nd, this playground is one of four, that can be found within the North 30th Choice Neighborhood.



The City promotes Urban Gardens though its "Vacant Lots Toolkit," which allows residents to temporarily use these lots to grow plants until the lot is ready for development. One of four in the North 30th Choice Neighborhood, this garden is at N. 28th Ave. & Wirt St., just south of Spencer Homes.

Salem Baptist Church (N. 30th & Lake Streets) which consists of a worship space, administration and volunteer office space, a Christian Education Center and a Fellowship Hall which also functions as a gym is just one of six-plus houses of worship located throughout the North 30th Choice Neighborhood.

Collectively, there are over 200 vacant lots suitable for development and scattered vacant building throughout the North 30th. While some have been used for urban gardens, the City is embarking on a targeted infill strategy.

The residential architecture in the North 30th consists of a mix of Bungalows and 2-story Craftsman Style homes, with a scattering of 1-story Post-War, Cape Cod, and 2-story Craftsman Style attached/ twin homes.

The existing barrack-style, 3 bedroom rowhouse buildings at Spencer Homes (Target Housing Site).

ATTACHMENT 21:

Neighborhood Investment Map

Applicant:

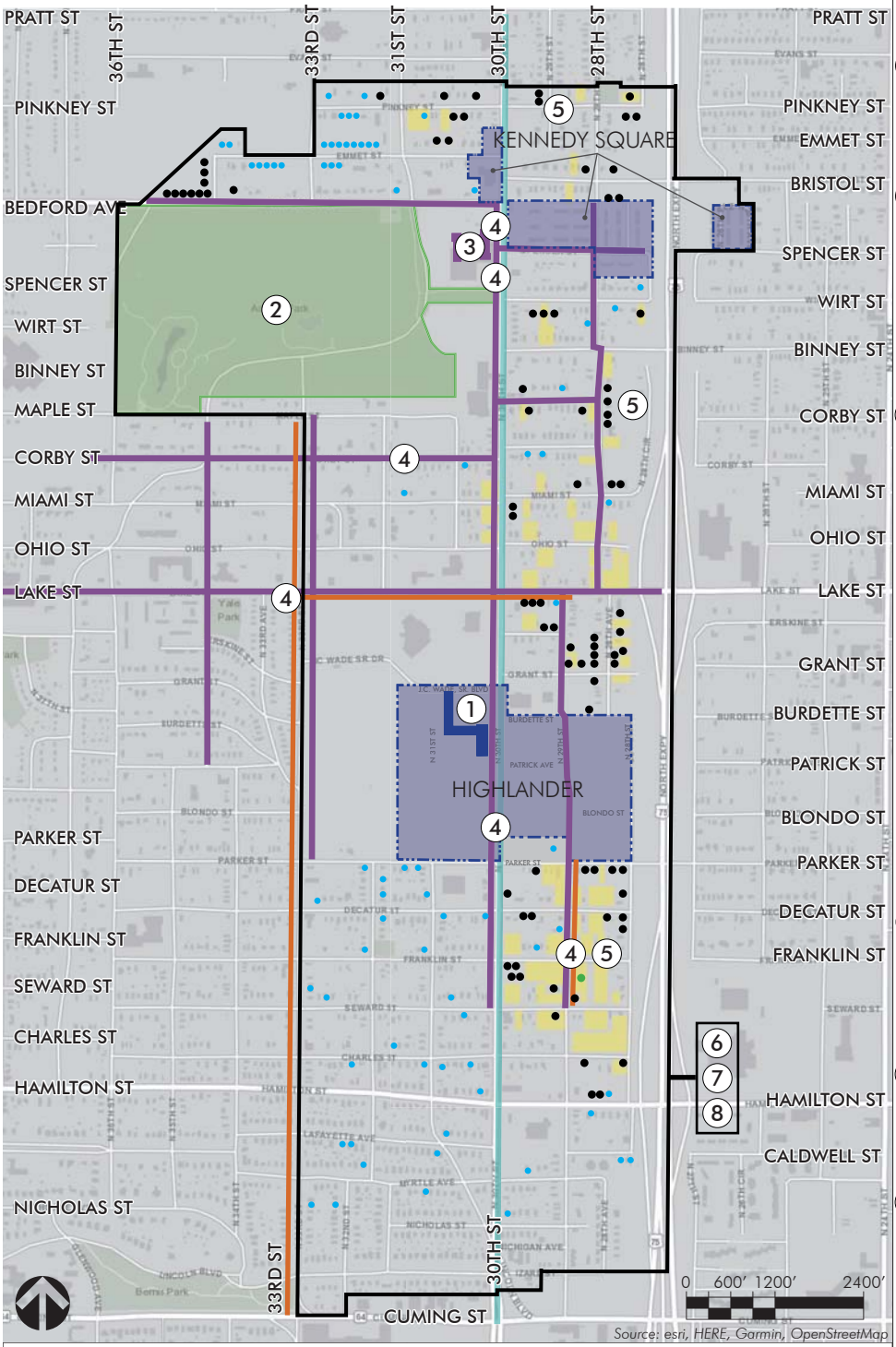
City of Omaha, Nebraska

File Name:

Att21NeighborhoodInvestmentMap.pdf

Attachment 21

Neighborhood Investment Map



** The Target Neighborhood is part of the Omaha Redevelopment Areas and Highlander is part of a Tax Increment Financing (TIF) area.*

** As part of the People Plan, One (Office of Neighborhood Engagement) Omaha will serve as the neighborhood engagement facilitator for this initiative and will provide dedicated staff to facilitate ongoing community engagement and leadership training to ensure successful stewardship of the implementation as part of the People Plan.*

EXISTING INVESTMENTS

(1) Accelerator at Highlander-
The Accelerator is a community building & space aimed to transform all who enter. An impressive number of organizations are housed within the building and work to connect the community through education, engagement and enrichment.

(2) Adams Park -
This 60-acre park includes tennis courts, a playground, picnic areas, walking trails, basketball courts, a popular community center, a recently constructed innovative wetland/stormwater design with extensive trails and programming, among other amenities.

(3) Omaha Early Learning Center at Kennedy -
Opening in 2019, this high-quality early childhood education center is the newest addition to the Kennedy Education Campus and provides program for low-income infants, toddlers and preschoolers which will serve as the beginning of the high-quality educational pipeline for children in this community.

NEIGHBORHOOD STRATEGIES WITH 5 PLANNED CCI PROJECTS*

(4) Neighborhood Enhancements-
The enhancements include the completion of the 30th Street Road Diet/Complete Street - converting the outside lanes to bike lanes, adding a parking lane on the west side and installing new bus stop shelters and streetscape. This serves as the central corridor for a comprehensive CCI program that includes: capital costs for Safe Routes to School—a Walking School Bus that is a streetscape route enhancement for neighborhood children to and from Kennedy Education Campus; the plaza at Kennedy Square, that will provide a sorely needed open space that much like the Accelerator at Highlander will serve as community gathering space; and the City's CDBG commitment for new neighborhood streets.

(5) Vacant Land Activation -
The City will target additional properties not already owned by one of the partners for acquisition and subsequent development. Lots that are not buildable can be converted into community gardens, refugee gardens, or reserved for stormwater management. The City will develop a small recreational area/ playground in the southeast quadrant of the North 30th Neighborhood.

(6) Improve Substandard Housing -
To address the need for increased economic development, the City will partner with the Nebraska Enterprise Fund (NEF) to provide direct lending, gap financing, training on key business skills, and one-on-one coaching and mentoring to small and micro-businesses ranging from $1,000 to $150,000.

(7) Economic Development Support -
Working with the Nebraska Enterprise Fund (NEF), the City and its partners will provide micro loans, gap financing along with associated mentoring, and educational opportunities to business located in, and those willing to locate to, the neighborhood.

(8) Improve Public Health and Safety -
The City will partner with Keep Omaha Beautiful to address trash and illegal dumping through the clean-up of illegal dumping areas, adding cameras to those areas, installing trash and recycling containers in target areas. As parallel efforts in the People Plan, the Omaha Police Department (OPD) in concert with the Byrne Criminal Justice Grant program and New Neighborhood and Business Watch groups will be established to help ensure community residents' and business's engagement and commitment to safety and the public health.

KEY

- Target Neighborhood
- Infill Housing
- Adams Park
- Proposed Housing Developments
- Accelerator
- Early Learning Center at Kennedy
- Safe Routes to School
- 30th Street Road Diet
- Complete Streets
- Repaving Investments
- Recent Housing Investment
- Potential Property Acquisition
- Playground

ATTACHMENT 22:

Capacity – Lead Applicant Implementation Documentation

Applicant:

City of Omaha, Nebraska

File Name:

Att22CapacityLeadApplicantImpDoc.pdf

ATTACHMENT 22: NOT APPLICABLE

ATTACHMENT 23:

Capacity – Neighborhood Implementation Entity Documentation

Applicant:

City of Omaha, Nebraska

File Name:

Att23CapacityNeighborhoodImpEnt.pdf

ATTACHMENT 23: NOT APPLICABLE

ATTACHMENT 24:

Capacity – Housing Implementation Entity Documentation

Applicant:

City of Omaha, Nebraska

File Name:

Att24CapacityHousingImpEnt.pdf

Attachment 24: Additional Capacity – Housing Implementation Entity Documentation

Westhaven Park: The Henry Horner Homes in Chicago's Near West Side became infamous in the public's imagination as the setting of Alex Kotlowitz's bestseller *There Are No Children Here*, made into a TV movie starring Oprah Winfrey. Due to the high percentage of vacant and uninhabitable units at Horner, the plaintiffs in the Mother's Guild litigation successfully argued in federal court that the Chicago Housing Authority's neglect of the property constituted "constructive demolition." The resulting consent decree governed and guided the redevelopment of the site. The CHA had been awarded a HOPE VI grant to redevelop the site. Brinshore was selected by a Working Group comprised of the CHA, the residents and plaintiff class of the consent decree, the local elected official and the City of Chicago to be the Master Developer of Westhaven Park, the new mixed-finance, mixed-income, mixed-tenure and mixed-use project on the site of the former Henry Horner Homes.

In 2003, Brinshore prepared a Transformation Plan that was approved by HUD which spelled out the terms of the Master Plan to redevelop the site. The Master Plan called for 742 units of redevelopment on 26 acres, with 35% of the units for public housing replacement rental units, and the balance a mix of affordable and market-rate for-sale and rental units. Brinshore was responsible for the day-to-day development activities, including identifying and securing a total of more than $234 million, comprised of more than $186 million to fund the rental units and commercial space and approximately $48 million to fund the for-sale development of the for-sale condominiums; providing construction completion, operating deficit, and tax credit compliance guarantees; contracting with and managing architects/engineers and contractors, and leading resident and community involvement.

On-site development efforts have resulted in the completion of six phases of development creating a high quality, mixed-income community that includes 608 rental units in walkups, townhomes and an elevator building, and 139 for-sale condominiums in walkups and an elevator building. Of the 608 total rental units completed, or to be completed by November 2018, 332 are public housing replacement, 140 are tax credit affordable, and 136 are market units. Of the 139 for-sale condominiums sold, 19 were affordable and 120 were market-rate. Brinshore exceeded the MBE and WBE requirements in the construction of 25% and 5%, respectively achieving an average of 29.2% and 8%, respectively. Their efforts at resident hiring resulted in more than 60 Section 3 residents being hired to work on Brinshore's projects. These units exceed the Section 504 requirements for handicapped accessibility and for sensory impairment. The buildings achieved high levels of environmental sustainability, including Energy Star Certification, LEED Certification at the Silver Level, and they incorporate innovative environmentally friendly features, including vegetative roofs, green infrastructure, high efficiency HVAC, photovoltaics, and extra insulation. The site is well-served by public transport, including a new fixed rail elevated station on-site, and several bus routes.

The project is well-managed by Brinshore's partner, Michaels' Interstate Realty Management. Brinshore is responsible for the asset management of the site. The development has been well received by the market and is currently 97% occupied, including all three commercial storefronts. The Westhaven Park development addresses larger needs of the new community beyond housing. There are community rooms built in to three of the phases, three retail store fronts, a public park and a private park, community gardens, and management and maintenance

facilities for each phase. In between phases of the development is the highly desirable Suder Magnet Montessori Elementary School. The Near West Side Community Development Corporation's Home Visitors Program provides case management and social service connections on-site to the residents of Westhaven.

The Near West Side was ravaged in the aftermath of the Martin Luther King, Jr. assassination in 1968, but now the evidence of the riots on Madison Street are all but erased. The community impact caused by the Westhaven Park redevelopment can be evidenced through several metrics. The property values in the surrounding area have increased fourfold from the time the development began. High numbers of Bulls and Blackhawk attendees at the United Center three blocks to the south park on the streets alongside community residents, indicate the change of perception of the community. While the crime problem has not disappeared, it is greatly reduced from the days of the Horner Homes. Private investment in the surrounding area has taken off, with new construction market-rate rental apartments and condominiums, having the impact of diversifying the incomes in the community. Commercial development has followed residential, including a nearby shopping center with full-service grocery store, bank, library branch, hockey training facility and drug store. The Westhaven Park development has accomplished its goals of integrating the Near West Side into the fabric of the city, by creating a great place to live and work.

The Highlander: Brinshore was procured through a national competition to partner with 75 North Revitalization Corporation, a nonprofit funded by the Sherwood Foundation, that purchased a former public housing site from the Omaha Housing Authority. Renamed, "The

Highlander" the development will be a one-of-a kind, mixed-income, mixed-use community that will serve as a catalyst for the redevelopment of North Omaha. Brinshore worked along with project partners 75 North and Purpose Built Communities to create a holistic revitalization plan that includes the creation of high quality mixed-income housing, the pursuit of cradle-to-college education, and the provision of comprehensive community wellness and enrichment resources. Highlander will be a national model for combining philanthropic, private, and public investment to create a mixed-income, mixed-use community on a former public housing site.

The development program will include 280 mixed-income residential units in 220 apartments and 60 detached single-family houses. The first residential phases of approximately 100 units are now completed. In addition to the housing component, the Accelerator Campus is a "beehive" of activity centered on education, commerce and food services. The New Markets Tax Credit financed transaction closed in early 2016. Key to the education strategy is an innovative partnership between philanthropy, 75N, Purpose Built Communities and the local public elementary school. In exchange for a significant philanthropic investment, the school will transform into a high performing school of choice for neighborhood residents with a longer school day, school year, teacher/principal selection and training, and more local control of school governance.

ATTACHMENT 25:

Capacity – People Implementation Entity Documentation

Applicant:

City of Omaha, Nebraska

File Name:

Att25CapacityPeopleImpEnt.pdf

ATTACHMENT 25: NOT APPLICABLE

ATTACHMENT 26:

Capacity – Overall Community Involvement Documentation

Applicant:

City of Omaha, Nebraska

File Name:

Att26CapacityOverallCommunityInv.pdf

ATTACHMENT 26: NOT APPLICABLE

ATTACHMENT 27:

Capacity – References

Applicant:

City of Omaha, Nebraska

File Name:

Att27CapacityReferences.pdf

Brinshore_-Westhaven Park

AhlamKhouri

Development Manager

Chicago Housing Authority

60 East Van Buren, 13th Floor

Chicago, Illinois 60605

Akhouri@thecha.org

Phone: (312) 913-7596

Fax: (312) 913-7597

Brinshore -Red Maple Grove

Jennifer Green

Interim Executive Director

Indianapolis Housing Agency

1935 N Meridian Street

Indianapolis, IN 46202

jgreen@indyhousing.org

Phone: (317) 714-3395

Fax: (317) 261-7271

City References- CNI Neighborhood Lead

Holistic Neighborhood Revitalization - Prospect Village

Rondae Hill, Neighborhood Association President

1610 North 35th Street, Omaha, NE 68111

402-216-9308

rondaehill@ymail.com

City References- HNR - Deer Park- CNI Lead

Mike McGuire, Neighborhood Association President

2402 S. 13th Street, Omaha, NE 68108

402-840-9018

michaelmcguire862@gmail.com

75 North Reference

Project: Highlander

Randy Schmailzl, President

Metropolitan Community College

Fort Omaha Campus, Building 30

531-622-2415

ATTACHMENT 28:

Need – Immediate Project Capital Needs

Applicant:

City of Omaha, Nebraska

File Name:

Att28NeedImmediateCapital.pdf

1.0 OVERVIEW/DEVELOPMENT SUMMARY

Pursuant to the Omaha Housing Authority, NE (OHA) agreement with Alley Poyner Macchietto Architecture (APMA), a Physical Needs Assessment was conducted for the Spencer Family Homes development. Preliminary data including site and unit data was received from OHA during the onsite visit, and the walkthrough portion of the needs assessment was completed on August 23, 2018. The walkthrough included at a minimum, 100% of the site and a sampling of 20% of the dwelling buildings (all buildings observed), and 10% of the dwelling units. As part of the overall needs assessment, review and recommendations for the site, site amenities, unit size, layout, and functional obsolescence were given full consideration. No invasive or destructive testing was performed. Some deficient conditions or characteristics may be discovered by a more in-depth investigation, which was not included as part of this assessment. Lead was abated approximately 15 years ago. Hazardous materials (i.e., asbestos) may be present within the buildings, which may be disturbed as part of the anticipated work. It will be necessary for OHA to employ a licensed environmental consultant to complete a survey for hazardous materials before obtaining permits for any future construction.

Spencer Family Homes are located in the City of Omaha, NE and were acquired by OHA in 1952. The development contains one hundred and eleven (111) dwelling units. The units consist of nine (9) one-bedroom units, fifty-six (56) two-bedroom units, thirty-nine (39) three-bedroom units, four (4) four-bedroom units, two (2) five-bedroom units, and one (1) seven-bedroom unit. The Spencer Family development has four (4) section 504 units, which does not meet the minimum requirements of 5% for section 504 units. Attached, as an appendix, are photographs depicting the building conditions and typical deficiencies identified in the report.

2.0 BUILDING EVALUATION

2.1 Site

2.1.1 Description

The Spencer Family Homes site appears to be well maintained, and generally in fair condition. There are approximately 23,600 square feet of resident parking that appears to be in fair condition. It is recommended that the parking be re-paved, re-sealed and re-striped in the next year. There is approximately 5,165 square feet of concrete walkways providing access to the various unit. These walkways are in moderate condition and require minimal repairs. Dumpsters are located within fenced enclosures. Landscaping is minimal and in poor condition. The lawn areas appear in poor condition and need of seeding and fertilizing. Trees appear to be trimmed away from buildings and clear from potentially damaging roofs and building facades.

2.1.2 Recommendation

Landscape materials are in poor condition and sparse. It is recommended that materials in poor condition be replaced and additional materials be installed to supplement the minimal landscaping throughout the property. Re-seed and fertilize areas in need of grass.

Parking areas should be repaired and re-striped. Concrete sidewalks and walkways should be repaired as needed. Water, sewer, and gas lines are reaching the end of their useful life and should be replaced soon.

Metropolitan Utility District has suggested that OHA bring gas in from the west for the west side of the development as the original gas lines are under the interstate to the east.

2.2 Structure

2.2.1 Description

The Spencer Family Homes buildings are one- and two-story Row/Townhouse type buildings that are in overall poor condition. Building exteriors and systems appear to be in overall poor condition. The buildings are built on a slab on grade foundation and clad with brick and wood siding. Metal frame windows installed over 24 years ago allow water to penetrate the exterior wall cavity in multiple locations with damage visible both on the exterior and interior of the building. The exterior brick

includes missing mortar joints, missing bricks and spalling in several areas. Handrails are missing at some porches causing safety and accessibility concerns. Gable-style asphalt shingle roofs were were replaced in 2015-2016.

Gas-fired forced air furnaces, and unit-level hot water heaters are located in interior mechanical closets. The majority of the hot water heaters are less than 10 years old and are not recommended for replacement in the near future, however a few units were observed to have older hot water heaters that will require replacement in the next year or two. Aging water lines and piping have reached the end of their useful life and are beginning to cause structural problems. These lines are in need of replacement.

2.2.2 Recommendation

It is recommended that the aging water and gas lines be replaced. Window air conditioner units are dripping condensate on brick and siding and causing water staining that should be addressed. Window screens at window air conditioner units are unattached at bottom edge and hang at an angel; they need to be removed or adjusted in size to eliminate this condition. When the Agency replaces the windows, ensure replacement with ENERGY STAR double pane vinyl type windows.

Exterior screen doors were observed with damage and should be replaced and exterior front and back doors were observed with visible gaps at jambs and need adjusting. A visible seam/break in new asphalt shingle roofs would require further investigation to determine cause.

2.3 UNIT

2.3.1 Description

The units located at Spencer Family Homes have been assessed with an overall condition of poor.

Most unit kitchens were found to be in poor condition and are showing signs of excessive wear and tear, including cabinets, countertops, and appliances that are in poor condition and should be modernized in the next year. Unit bathrooms are also found to be in poor condition, requiring updates. Toilets are 3.0 gallon per flush toilets, bathtubs and surrounds are in poor condition and should be replaced in the next year. Only a few bathrooms have mechanical exhaust which has resulted in moisture and mold issues. All unit flooring observed is resilient flooring in poor condition - stained, mismatched and worn VCT were observed at many of the floor surfaces - and should be replaced in the next one to five years.

Interior painted wall and ceiling finishes appeared to be in poor condition, with localized damaged paint and wall repaired observed. Interior doors and door hardware have experienced localized damage and deterioration, and much of the door hardware is in poor condition. The lighting throughout is incandescent and in poor condition. A number of smoke detectors were found with bad batteries or were disconnected.

2.3.2 Recommendation

A modernization of the units is recommended in the near future. Special attention should be given to kitchens, bathrooms, smoke detectors, and lighting. The Agency has not begun replacing older toilets with more efficient 1.6 gallon per flush type toilets; it is recommended that the Agency replace the older toilets during the next few years.

It is recommended that smoke detector batteries and/or smoke detector units be replaced. When replacing this lighting, the Agency should consider more energy efficient light emitting diode (LED) lighting.

It is recommended that the VCT be replaced with carpet, ceramic tile, or LVT as VCT is below market rate standards. As part of this replacement it is recommended that new wood base and ceramic tile base be installed where appropriate.

Casework is in poor condition. Damaged cabinets and countertops were observed in some of the units. It is recommended that the kitchen cabinets and countertops be replaced.

It is recommended that all interior wall and ceiling surfaces throughout all buildings be repaired and repainted. Doors and hardware should be replaced.

2.4 ACCESSIBILITY

2.4.1 Description

Spencer Family Homes does not meet the 5% minimum requirements for section 504 units with only four (4) section 504 units currently in its inventory.

Though some of the Uniform Federal Accessibility Standards (UFAS) requirements have been met in these units, there are several deficient items noted during the walk through portion of the needs assessment, including parking, accessible routes, and entryways.

Cost estimates for comprehensive unit renovation may vary depending upon architectural design features that may be required in order to accommodate floor space re-configuration. Estimates for 504 modernization recommendations are compiled based on RSMeans ADA Compliance Pricing Guide and specification requirements for 504 are extracted from the UFAS, FED-STD-795 dated April 1, 1988. PIH Notice 2002-01 (HA) dated January 22, 2002 provides further guidance as it pertains to implementation of the 504 standards.

The Agency has made reasonable accommodations to the project for visitability, including desginating accessible parking spaces conveniently located near the buildings.

2.4.2 Recommendation

In Unit: Relocate hood vent/light controls to an acceptable height, and lower wall cabinets in kitchens to acceptable heights. Special attention should be given to the conversion of two additional units to the accessibility standards.

On Site: When repainting the parking lot striping, the international accessibility symbol should be reapplied following the details outlined in UFAS. Since traffic codes often govern sign height, ADA Accessibility Guidelines do not specify a height for parking signs and the UFAS only require that the sign not be obstructed by a vehicle parked in the space. A height of at least 60 inches (measured to the bottom edge) is generally advisable (taking care not to make the sign a protruding object), although a higher height is better for signs at van spaces.

(3.0) Total Physical Needs Summary

(3.1) Major Category	(3.2) Immediate	(3.3) Years 1-5	(3.4) Years 6-10	(3.5) Years 11-15	(3.6) Years 16-20	(3.7) Total Needs	(3.8) Immed. Need Per Unit	(3.8) Years 1-20 Per Unit
Site - Standard	$ 1,242,900	$ 437,405	$ 1,000,835	$ 1,001,849	$ 433,166	$ 4,116,156	$ 11,197	$ 25,885
Site - Green	$ 1,260,500	$ 447,516	$ 1,010,946	$ 1,026,169	$ 450,777	$ 4,195,909	$ 11,356	$ 26,445
Common Buildings - Standard	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Common Buildings - Green	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Unit Exteriors - Standard	$ 4,280,200	$ -	$ 341,869	$ 2,502,819	$ 919,163	$ 8,044,051	$ 38,560	$ 33,909
Unit Exteriors - Green	$ 4,372,600	$ -	$ 329,468	$ 2,956,037	$ 438,943	$ 8,097,048	$ 39,393	$ 33,554
Unit Interiors - Standard	$ 5,635,200	$ 925,959	$ 1,979,075	$ 1,623,854	$ 3,186,815	$ 13,350,902	$ 50,768	$ 69,511
Unit Interiors - Green	$ 6,656,000	$ 1,108,637	$ 2,422,720	$ 2,065,184	$ 3,830,656	$ 16,083,197	$ 59,964	$ 84,930
Mechanical -Standard	$ 1,622,700	$ 70,562	$ 458,390	$ 1,425,405	$ 673,809	$ 4,250,867	$ 14,619	$ 23,677
Mechanical - Green	$ 1,925,900	$ 83,684	$ 625,184	$ 1,581,108	$ 841,184	$ 5,057,060	$ 17,350	$ 28,209
Total -Standard	$ 12,781,000	$ 1,433,927	$ 3,780,169	$ 6,553,927	$ 5,212,954	$ 29,761,977	$ 115,144	$ 152,982
Total - Green	$ 14,215,000	$ 1,639,837	$ 4,388,318	$ 7,628,498	$ 5,561,560	$ 33,433,214	$ 128,063	$ 173,137
Other	$ 1,300,000					$ 1,300,000	$ 11,712	
Amount of PNA relating to Lead Paint/Asbestos	$ 250,000					$ 250,000	$ 2,252	
Amount of PNA relating to Section 504 Compliance	$ 50,000					$ 50,000	$ 450	
New Construction - Standard	$ -					$ -	$ -	
New Construction - Green	$ -					$ -	$ -	

(3.9) TOTAL PHYSICAL NEEDS - Standard	$ 29,761,977	
(3.10) TOTAL PHYSICAL NEEDS - Green	$ 33,433,214	
(3.11) TOTAL INCREMENTAL COSTS of Green	$ 2,999,725	
(3.12) INCREMENTAL COSTS of Utility Savers Only	$ 212,051	
(3.13) ANNUAL SAVINGS of Utility Savers Only	$ 154,811	
(3.14) SIMPLE PAYBACK of Utility Savers Only	1.4	years

Electric Savings:	$	124,427.15
Natural Gas Savings:	$	-
Oil Savings:	$	-
Water Savings:	$	30,384.30

A.1 - Interior wall typical

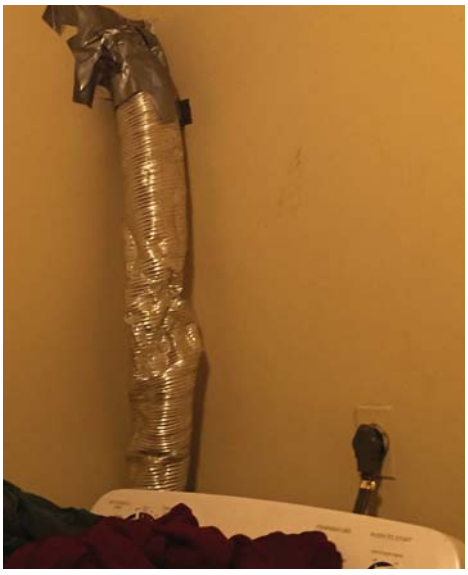
A.2 - Interior wall typical

A.3 - Interior wall typical

A.4 - Interior wall typical

A.5 - Interior condition

A.6 - Ceiling typical

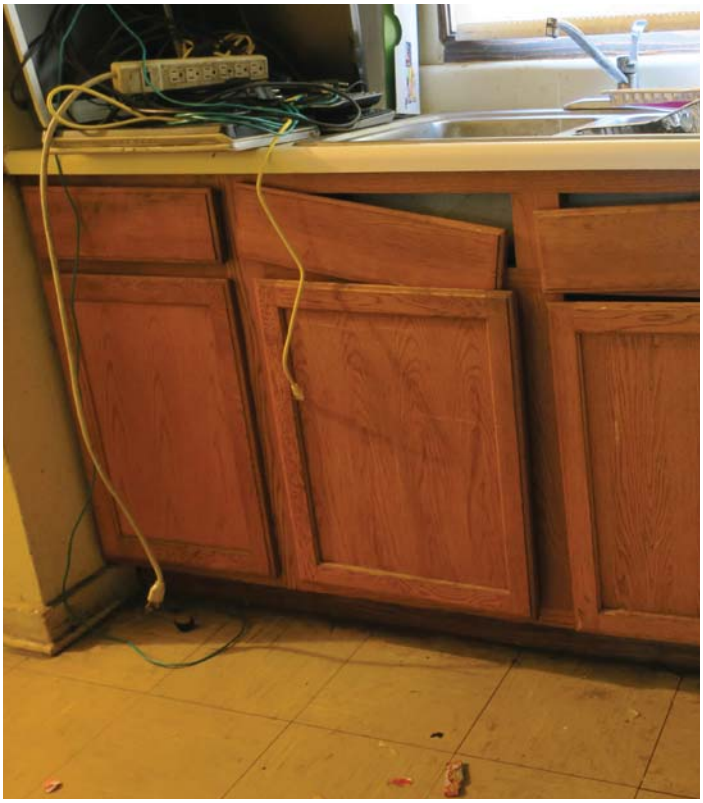

A.7 - Venting typical

A.8 - Interior flooring typical

A.9 - Interior flooring typical

A.11 - Appliances typical

A.13 - Bathroom typical



A.10 - Kitchen typical

A.12 - Kitchen typical

A.14 - Bathroom typical

A.15 - Bathroom

A.16 - Door typical

A.17 - HVAC typical

A.18 - Window AC

A.19 - Smoke detector typical

A.20 - Ceiling typical

A.21 - Ceiling typical

A.22 - HVAC typical

A.23 - HVAC typical

A.24 - Exterior typical

A.25 - Spalling brick

A.26 - Exterior water damage typical

A.27 -Exterior typical

A.28 - Exterior typical

A.29 - Roof venting typical

A.30 -Window AC typical

A.32 - Exterior typical

A.34 - Exterior typical

A.31 - Exterior typical

A.33 - Exterior typical

A.35 - Gutters typical

ATTACHMENT 29:

Need – Structural Deficiencies Documentation

Applicant:

City of Omaha, Nebraska

File Name:

Att29NeedStructuralDeficiencies.pdf

ALLEY·POYNER
MACCHIETTO
ARCHITECTURE

September 12, 2018

Omaha Housing Authority
1805 Harney Street
Omaha, Nebraska 68102

Re: Structural Deficiencies

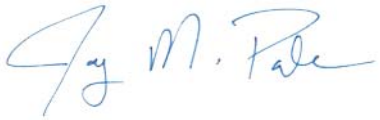
Alley Poyner Macchietto Architecture conducted an inspection on August 23, 2018 of the Spencer Family Homes Development. We observed 100% of the site, 20% of the dwelling buildings, and 10% of the dwelling units. We have determined that the complex has significant immediate capital needs. Structural elements, building systems and on-site infrastructure were observed and documented to be in need of substantial repair or replacement.

Structural damage from building settlement can be seen through cracked plaster, settlement of stoops and damaged bricks. Issues relating to water penetration can be observed in interior units, including cracked plaster, missing or damaged paint and water damage to finishes.

The electrical and mechanical systems do not meet current code and have substantial deficiencies. Ventilation, where provided, is antiquated and several window air conditioners were observed to be of an age and condition they should be replaced with a built-in system. Several of the existing window air conditioners were observed to have be installed in locations that produce security concerns and what we can assume are easy access for hot/moist summer air and pests to enter the unit.

We have incomplete information on the condition of the sewer and storm drains but based on their age and our substantial experience in this neighborhood, we are recommending the owner anticipate substantial site costs. This neighborhood (similar to most of the older parts of our city located near the Missouri River) still has combined sanitary and storm sewers. This complicates efforts to modernize the sites in compliance with contemporary standards. We anticipate substantial additional site costs and often find abandoned foundations and site infrastructure on sites.

Respectfully,



Jay M. Palu, AIA
Partner
Alley Poyner Macchietto Architecture, Inc.

ATTACHMENT 30:

Need – Design Deficiencies Documentation

Applicant:

City of Omaha, Nebraska

File Name:

Att30NeedDesignDeficiencies.pdf

Spencer Family Homes' many design deficiencies are illustrated in the attached Property Needs Assessment. Previous and recent physical needs assessments have identified the following deficiencies:

(a) substantially inappropriate building design and site layout when compared to the surrounding neighborhood creates inappropriate density;

The site layout is a super-block, isolating the site and stigmatizing the residents. The two-story barracks style building type has grown increasingly inappropriate for the area and marks it as public housing. The existing development was configured to maximize the number of buildings on the site, without regard to the composition or character of the adjacent neighborhood. The existing site plan has no relation to the adjacent street grid and produces a number of nearly identical buildings and dwelling unit entrances that have limited visibility from the street or in some instances zero visibility from adjacent streets. No other residential property in this neighborhood looks like Spencer or suffers from this void of defensible space.

The density of the buildings, lack of street connectivity to the neighborhood and the limited street frontage of many buildings are signatures of the existing complex.

(b) inadequate room size and/or unit configurations to meet the needs of existing residents;

The units at Spencer are small and poorly configured with considerably less space than current standards. In addition, the required number of accessible units are not provided. The dwellings have minimal entry stoops and a small awning for weather protection, this lack of private or semi-private protected exterior space and overall deficiencies in common amenity space are consistent with the density goals of the development and reflect the unfortunate planning associated with public housing in Omaha in the last century.

Bathrooms are insufficient with only one full bathroom per unit, even in those with five bedrooms. These bathrooms are small in comparison with modern-day construction and the layouts do not provide adequate maneuvering space. In many units the bathrooms are on the second floor, adding to the overall accessibility issues. The units have inadequate storage space, specifically in the kitchen and bathrooms which have limited cabinets that are in poor condition. Kitchens are limited on counter space, we observed a 5-bedroom unit and a 4-bedroom unit having nine feet of counter space. Across the entire development, bedroom and closet sizes are also small in comparison with modern-day construction. In a 5-bedroom unit at Spencer, most bedrooms are less than 125 SF with a small closet. Some bedrooms are as small as 110 SF. Increasing the size of the bedrooms or bathrooms is not feasible due to the type of construction and overall size of the dwelling units. Here is a list of measurements we completed for one of each of the existing units (based on scans of original blueprints).

- 1BR/1Bath 530 sq ft versus 700 square feet standard (24.3% under standard)
- 2BR/1Bath 786 sq ft versus 900 square feet standard (12.7% under standard)

- 3BR/1Bath 925 sq ft versus 1,200 square feet standard (22.9% under standard)
- 4BR/1Bath 1,285 sq ft versus 1,500 square feet standard (14.3% under standard)
- 5BR/1Bath 1,588 sq ft versus 1,700 square feet standard (6.6% under standard)

(c) lack of defensible space related to building layout and orientation;

The orientation of the buildings – with units facing a courtyard, and the vast majority of buildings having their ends facing the street – creates a security concern with few opportunities for "eyes on the street." Unclear division between public and private spaces, non-delineated boundaries for front- and back-yards, and significant distances from the street to the units create safety issues. Dark overgrown landscape along the perimeter, underutilized open space between buildings, and lack of frontage on public streets also create security issues and a lack of defensible space for residents and the community.

(d) disproportionately high and adverse environmental health effects associated with ongoing residency;

Poor ventilation in the kitchens and bathrooms have created excessive humidity and resulted in mold build up that contributes to an unhealthy living environment. All windows and exterior doors require replacement to address both security, health and energy conservation needs. There is no central air conditioning anywhere in the development, and condensate from the well-worn window-mounted units runs down the outside of the buildings staining and deteriorating the brick exterior. The window air conditioner units also hinder egress and reduce natural lighting into already dark units.

(e) inaccessibility for persons with disabilities: insufficient ADA accessible units (i.e. currently less than 5 percent of units), lack of accessible entrances and common areas.

The majority of the Spencer Family Homes site and units are not designed to be accessible to residents with disabilities and major improvements would need to be made to bring the buildings up to current standards. Curb cuts are inadequate in number and walkways are in need of repair and replacement as traversing the site is currently difficult for pedestrians, particularly residents with disabilities. The non-handicap units in Spencer are not visitable for residents in wheelchairs as doorways and interior dimensions are too tight. Renovations would require relocation of walls and doors which can be a costly. Fewer than 5% of the units are handicap accessible, and units are not fully adaptable to the needs of persons with disabilities. While select units have been modified for people with disabilities, the units are not up to current standards and many areas of the site are entirely inaccessible.

A recent PNA (see Attachment) notes these additional deficiencies in design:

1. Rehabilitation of the property would require 100% vacancy/relocation. Due to requirements for major mechanical, electrical, and plumbing system and piping replacements, occupied rehabilitation would be unmanageable.
2. Rehabilitation of the structures would include environmental remediation requirements relative to hazardous building materials including the potential of asbestos and mold.
3. Masonry and concrete that is cracked, crumbling, spalling, heaving or settling, or may be a safety issue is to be repaired or replaced.
4. The exterior envelope was constructed in a period of low energy costs and little regard to energy conservation. The improvements to the exterior envelope for energy conservation and to improve indoor air quality are limited in a rehabilitation as cost exceeds full replacement value.

ATTACHMENT 31:

Need – Part I Violent Crimes Documentation

Applicant:

City of Omaha, Nebraska

File Name:

Att31NeedPartIViolentCrimes.pdf

City of Omaha
Jean Stothert, Mayor

September 11, 2018

Todd R. Schmaderer
Chief of Police

Omaha Police Department
"To Serve and Protect"
505 South 15th Street
Omaha, Nebraska 68102-2769
(402) 444-5600
fax (402) 444-5898
www.OmahaPolice.org

The Honorable Ben Carson
Secretary
U. S. Department of Housing and Urban Development
451 - 7th Street S.W.
Washington, DC 20410

Re: Certification of Part I Violent Crimes

Dear Secretary Carson:

Please consider this letter as written certification of Part I Violent Crimes in the City of Omaha, Nebraska, for the boundaries of the "Choice Neighborhood Initiative" grant. Data identifying the number of Part I Violent Crimes in the Choice Neighborhood were extracted from the Omaha Police Department's (OPD's) electronic Records Management System, and data identifying population counts came from the 2010 U. S. Census. Data analysis was performed by the OPD Crime Analysis Unit.

For the three-year period of 2015, 2016, and 2017, there were 142 Part I Violent Crimes in the Choice Neighborhood. According to the U. S. Census Bureau, 2012-2016 American Community Survey 5-Year Estimate, this area had a total 2016 population of 5,393. For the entire three-year period, the annual Part I Violent Crime Rate for the Choice Neighborhood was 8.78 per 1,000 residents.

For the same period, there were 7,768 Part I Violent Crimes in the City of Omaha, which had a 2016 population of 443,072. For the entire three-year period for the City, as a whole, the annual Part I Violent Crime Rate was 5.84 per 1,000 residents.

The attachment to this letter breaks down, by year, the types of violent crime for the "Choice Neighborhood Initiative" focus area.

Should you have any questions regarding the data certified by me in this letter, please do not hesitate to contact me.

Sincerely,

Todd R. Schmaderer
Chief of Police
Omaha Police Department

chf011020
attachment

OMAHA POLICE DEPARTMENT RESPONSE TO REQUEST

Request For Information: CNI Grant Application Spencer Housing 2015 to 2017
Requested By: Christopher Wayne, City Planner - Neighborhood Planning Manager, chris.wayne@cityofomaha.org
Request Data: 2015, 2016, 2018 - Part 1 Violent Crime Victim Counts

Crime Type	2015 Number of Victims	2016 Number of Victims	2017 Number of Victims
Homicide	3	4	1
Sex Assault* (current UCR Rape definition applied)	5	8	2
Robbery	11	13	11
Aggravated Assault	31	31	22
Total	50	56	36

Please note that these statistics represent the number of victims reported to police and have not been subjected to the Uniform Crime Reporting rules for offense or hierarchy

In order to maintain complete and accurate records in the databases, all files used to compile this report are dynamic. Dynamic files allow continuous data entry, which could result in additions, deletions, and/or modifications at any time. Due to the dynamic nature of the data, numbers may vary in previous or subsequent reports.

ATTACHMENT 32:

Market Analysis

Applicant:

City of Omaha, Nebraska

File Name:

Att32MarketAnalysis.pdf

REAL ESTATE STRATEGIES, INC.
63 Chestnut Road, Suite 6
Paoli, PA 19301

Phone 610.240.0820
Fax 610.240.0822

September 13, 2018

Honorable Jean Stothert
Mayor, City of Omaha, Nebraska
1819 Farnam Street, Suite 300
Omaha, NE 68183

RE: Market Analysis Summary – North 30th Choice Neighborhood

Dear Mayor Stothert:

In accordance with our subcontract, Real Estate Strategies, Inc. (RES) has analyzed market conditions influencing components included in the North 30th Choice Neighborhoods Implementation Application. In particular, we have analyzed likely market support for the proposed mixed-income rental residential development program, a proposed new construction for-sale housing program, and new retail/commercial space included in the Choice Neighborhood Transformation Plan. The targeted severely distressed housing project is the Omaha Housing Authority's (OHA) Spencer public housing; the delineated Choice Neighborhood (CN) is the North 30th CN generally bounded by N. 33rd Street to the west but extending around Adams Park to 36th Street; Pinkney Avenue to the north; U.S. Highway75N to the east (with a small section east of the highway that is part of Spencer Homes; and Cuming Street to the south.

RES has analyzed the likely market support for the proposed mixed-income development program envisioned by the CN Transformation Plan, which includes a total of 425 rental residential units to be constructed in five phases and another 100 for-sale units to be built over the next five years. We also have addressed market conditions influencing other development initiatives in the North 30th CN including retail and commercial space.

The Plan includes a total of 120 replacement units, which is greater than a one-for-one replacement of the 111 units at Spencer Homes, the severely distressed public housing project being targeted. Other components include 172 Low-Income Housing Tax Credit (LIHTC) units without additional subsidies, 133 market-rate rental units, and 100 homeownership units.

The findings and recommendations reported in this market analysis summary are based on research conducted between July and September 2018. In addition, we have incorporated information presented in more recent market-related documents prepared by other parties.

Summary of Findings and Recommendations

- **There is ample market support for the proposed rental housing development program.** A total of 425 mixed-income rental units will be developed, including units covered by Project-Based Voucher (PBV) and LIHTC assistance, as well as market-rate components. RES has documented extremely low vacancy rates in LIHTC, public housing, and rent-subsidized rental properties within the delineated Housing Market Area

(HMA). Demographic projections indicate there will be ample demand for the proposed rental unit mix, which includes 60 senior units and 365 units for individuals and families.

- **Rents and absorption are achievable in the market.** The rents proposed for the LIHTC and market-rate units are considered to be achievable at the development sites. The experience of Phase 1 of Highlander Apartments shows that high quality apartments are extremely marketable to very low, low-income and market-rate tenants who are able to pay the rents. The market-rate rents are well below those of newer market-rate properties south of the HMA. Absorption of Phase 1 of Highlander was extremely fast with all units leased prior to completion. The property currently has a long wait list that includes households seeking affordable *and* market-rate units.
- **There is market support for 100 units of the single-family for-sale housing program in the Choice Neighborhood.** Three established non-profit development organizations active in and near the CN (Holy Name Development Corporation, GeSu Housing and Habitat for Humanity) will continue to develop homes targeted to households at 50-80% AMI. The pricing and monthly costs to the buyer assume HOME funding and other subsidies such as forgivable second mortgages, similar to other for-sale units constructed in and near the CN. The time frame calls for 20 units per year to be completed over five years, which is based on the past experience of these developers. These homes have been reserved prior to their completion.
- **An analysis of retail trade area consumer expenditures, retail sales, and existing store locations by RES shows demand for additional retail development.** Uses with high potential include a grocery offering a range of fresh meat and produce in addition to other household goods along with restaurants and other convenience-oriented goods and services. There is only one smaller name-brand grocery, Aldi, in the Retail Trade Area, with over 28,000 people. A grocery store was identified by Spencer residents as a primary need.

Description of the Choice Neighborhood

The 0.83 square mile CN is distressed. In addition to the ratings on the HUD distress factors, Esri estimates that household incomes were extremely low. Almost one third (32.8%) of households had 2018 incomes below $15,000; the median household income was estimated to be $24,078, which is only one third of the $75,401 median for the City of Omaha. The CN's 2018 ethnic composition is 62% African-American and 14% Hispanic of any race. The neighborhood, and Spencer Homes in particular, also have a significant refugee population, primarily from Somalia, Sudan and Myanmar. The CN population is small, with only 2,689 people in 953 households, but it experienced a 4% increase in both population and households from 2010 to 2018, according to Esri estimates. This is due to recent construction of the mixed-income Highlander Apartments, Phase I with 101 units at 30th Street and Patrick, as well as other affordable properties. Projections by Esri show a 2.5-2.9% increase in households and population by 2023, though this growth is only about 60-65% the City's projected rate.

According to data from the Omaha Housing Authority (OHA), 324 people resided in 112 units at Spencer Homes as of July 2018. Incomes are extremely low; 66% have incomes less than $10,000, 23% have incomes of $10,000-$19,999 and 11% have incomes of $20,000-$39,999. Half of the residents work; others are on SSI and TANF. Fifty-six percent of residents are under the age of 18, 5% are over 55 with only 2% 62 or older. Eighty-one percent are African-American.

As of 2018, the CN's estimated housing vacancy rate was a high 16%, more than double the vacancy rate in the City (7.6%). This does not include the large number of vacant lots zoned for both residential and commercial use. Of the 1,134 housing units in the CN, 31% were owner-occupied, a rate much lower than the City's 51%. Esri estimates that the average value of the CN's owner-occupied housing is only half that of homes in the City. While Esri estimates the median value in the CN at $78,163, a July 2018 neighborhood inspection by RES indicated that

the values are most likely significantly lower, as there are a large number of homes in only fair to poor condition. Few homes have sold in the past year and a large share of listings are for foreclosed or pre-foreclosure properties. However, there also are some stable blocks with well-maintained homes in good to excellent condition.

The neighborhood also has issues with crime and schools. With regard to crime during the three years from 2015 to 2017, the Omaha Police Department reported on Part 1 Violent Crime Victim Counts. During 2015 there were a total of 50 victims, including three homicides. For 2016, the number of victims increased to 56 with four homicides. For 2017, the number of victims decreased to 36 with a decline to one homicide and a large decline in aggravated assaults. With regard to educational attainment, 22% of CN residents age 25 and older do not have a high-school diploma or equivalent, compared to 12% in Omaha. Schools serving the CN have not received good ratings. Kennedy Elementary is a Title I school, meaning that Federal assistance is being provided because the school is in an impoverished area or students are in danger of failing. A positive accomplishment in the area of education is the CN's attraction of funding for the construction of an Early Learning Center located adjacent to Kennedy Elementary. This facility is now under construction and should be completed by late 2019-early 2020.

Despite these challenges, the CN has many positive attributes that can provide significant benefits in achieving the objectives of the Transformation Plan. The CN will derive ongoing benefit from its proximity to Downtown Omaha, which continues to attract young residents in new and redeveloped loft and warehouse buildings. Access is easy via bus on 30th Street and nearby exits on US-75N. The CN is also very close to Creighton University and the University of Nebraska Hospital and Medical Center, anchor institutions to the south of the CN, and major employment generators. Just over one mile to the north of the CN is Metropolitan Community College's (MCC) main Fort Omaha campus, the second largest of the college's campuses (total MCC enrollment is 25,000 credit and 20,000 non-credit students).

The most significant development within the boundaries of the CN is the Accelerator, a 65,000-square foot community facility that opened in January 2018. It was developed by the non-profit organization 75 North and was funded by philanthropic donations, the City of Omaha, Brinshore Development and New Market Tax Credits. It includes branches of Metropolitan Community College and Creighton University, 75 North's and other office space, the very popular Hardy Coffee shop, a restaurant food hall (under construction), Whispering Roots (an urban farm and aquaponics facility opening soon), a meeting/banquet hall and park. Its distinctive modern architecture along 30th Street provides an identity for, and gateway to the rest of the CN. All but 2,100 square feet are leased.

Across the street from the Accelerator to the east is the Charles Drew Health Center, a federally qualified health center. To the north is the Urban League of Nebraska, and one block further north is a new Walgreens. To the south is a gas station with convenience store. Parks, schools and churches are additional neighborhood anchors, including Kennedy Elementary School, Adams Park, Martin Luther King Community Center and Salem Baptist Church. With the recently completed Phase I of Highlander Apartments adjacent to the Accelerator, a significant amount of public investment and mission-driven private investment is already in place. Phase 2 of Highlander with 60 affordable senior apartments is awaiting approval of Low-Income Housing Tax Credits by the Nebraska Investment Finance Authority (NIFA).

Analysis of the Market for Residential Units

Tables 1 and 2 below present details of the Transformation Plan's housing component, which includes 425 mixed-income rental units. The percent of public housing units to total units in the Plan is 28.2%.

TABLE 1
Choice Neighborhood Housing Development Program - Summary by Unit Mix

Income Mix	Total	%
Rental Units		
Replacement Units	120	28.2%
Affordable Units (No Replacement Units)	172	40.5%
Market Rate Units	133	31.3%
Total Rental Units	**425**	100.0%
For-Sale Units	**100**	
Total Rental and For-Sale Units	**525**	

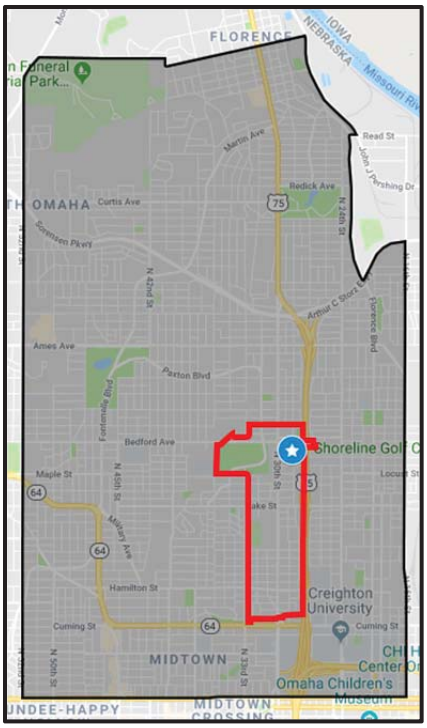
TABLE 2
Choice Neighborhood Rental Housing Development Program by Bedroom Mix

Rental Phasing by Bedroom Mix	1	2	3	4	5
Highlander Phase 1	17	51	33	0	0
Phase 2: Nobility Senior	48	12	0	0	0
Phase 3: Highlander Overlook and Row	0	38	50	1	0
Phase 4: Kennedy Square I	40	49	6	0	0
Phase 5: Kennedy Square II	0	42	33	3	2
Total Units by Bedroom	**105**	**192**	**122**	**4**	**2**

SOURCE: Brinshore Development

Housing Market Area (HMA) delineation for the CN is based on information obtained by RES during interviews, including an appraiser and market analyst who prepared several market studies for Highlander Apartments, affordable and market-rate property managers, city planners, other real estate professionals, and the expertise of the market analysts. RES has defined the HMA to include the northeast side of Omaha which is generally bounded by the Missouri River and Carter Lake (excluding Eppley Airfield Omaha Airport) on the east, I-680 on the north, N. 60th Street on the west and Dodge Street (US 6) on the south. Map 1 shows the delineated HMA and the location of the Choice Neighborhood within it (outlined in red).

MAP 1
Choice Neighborhood and Housing Market Area



HMA Demographics

Table 3 (following page) provides population and household data from the 2000 and 2010 Census for the HMA, as well as 2018 estimates and 2023 projections by Esri. Although the population decreased by 4.6% from 2000 to 2010 (annual average of -0.5%), it rebounded by 2018 (+5.3%, annual average of 0.7%). The population is projected to increase another 4.0% (annual average of 0.8%) by 2023. The number of households also decreased between 2000 and 2010. By 2018 the trend reversed, and the household count is projected to increase by another 4.2% (0.8% per year) over the next five years. The average household size (2.55 persons) is projected to be stable.

Several factors have contributed to population and household growth in the HMA. These include development of Highlander Apartments, other affordable Low-Income Housing Tax Credit projects and new single-family homes by Habitat for Humanity. In addition, there has been redevelopment activity on the east side of US-75N, as well as at the southern edge of the HMA near Creighton University.

TABLE 3
Housing Market Area Population and Household Trends

	Population	Households
2000 Census	93,628	35,625
2010 Census	89,311	33,649
2018 Estimate	94,066	35,457
2023 Projection	97,860	36,953
Avg. Annual Percent Change 2000-2010	-0.5%	-0.6%
Avg. Annual Percent Change 2010-2018	0.7%	0.7%
Avg. Annual Percent Change 2018-2023	0.8%	0.8%

SOURCES: Esri; Real Estate Strategies, Inc.

Economic Influences on the Choice Neighborhood

The CN is located on the northeast side of Omaha and is readily accessible by buses on N. 30th Street and US-75N. The city's busiest transit center is less than one mile north at N. 30th Street and Ames Avenue, providing access to shopping and to jobs. According to July 2018 BLS data, the four-county Omaha area had a very low unemployment rate of 3.1% and Douglas County's rate was only slightly higher at 3.3%. These were much lower than the U.S. rate of 4.2% during July. Unemployment has decreased by 1% in the region and Douglas County in the past year. For the HMA and CN, 2018 estimates were available from Esri, which estimated unemployment in the City of Omaha at 4.9%, while the HMA was almost double that at 8.7% and the CN was more than twice that at 18.0%. According to June 2018 BLS data, total employment in the Omaha area was 510,600. The largest non-farm employment sectors were trade, transportation and utilities (96,800), education and health services (80,200), professional and business services (71,900) and government (66,400). Overall employment increased by 1.3% over the past year with the most notable increases in construction, leisure and hospitality. Major employers in the City include Offutt Airforce Base, CHI Health (Creighton Health), the University of Nebraska Medical Center, Methodist Health System, Hy-Vee, Walmart, Union Pacific Railroads, Mutual of Omaha, Valmont Industries and ConAgra Foods.

The Nebraska Department of Labor published employment projections for the Omaha Consortium, the Nebraska counties included in the Omaha MSA. The most recent projections, prepared in 2016, show total employment to 2026. The total employment is projected to increase from an estimated 490,488 in 2016 to 547,729 by 2026, an increase of 57,241 or 11.7%, an average annual growth rate of 1.1%. Both the reported and projected employment growth is positive for revitalization proposed in the CN and increased opportunities for employment of residents.

Residential Demand

Demand for market-rate housing in the HMA is being driven by household growth, proximity to Creighton University (8,400 students), the University of Nebraska Medical Center, and the popular millennial neighborhoods of Midtown Crossing and the northern section of Downtown Omaha. The success of Highlander in attracting tenants to its market-rate and affordable units is indicative of the interest in new housing in the CN. The property leased up immediately and it has a long wait list for both market-rate and affordable units. Its market-rate units are less expensive than the new market-rate apartments in nearby neighborhoods to the south of the CN.

Table 4 provides tabulations of HMA households by age and income in 2018 and 2023 by Esri. Forty-eight percent of all households have incomes less than $35,000 and 63% have incomes under $50,000. The 2018 60% AMI maximum in the Omaha MSA is $48,960 for a four-person household. Among those over age 65, 60% have incomes under $35,000 and 65% have incomes under $40,000 (2-person maximum at 60% AMI is $39,180). By

2023, Esri projects that the number of households with incomes under $50,000, regardless of age, will decrease by 2.6%, while the number of senior households with incomes under $40,000 will increase by 10% or 503 households. Of particular note is the estimate of households with incomes from $35,000-$74,999 who are the target group for market-rate rental housing in the HMA. Thirty-one percent or 10,827 households fall into this category and the number is projected to increase by 5.5% (595) over the next five years, indicating increased demand for the CN's proposed market-rate rentals.

TABLE 4

2018 Households by Income and Age of Householder

	<25	25-34	35-44	45-54	55-64	65-74	75+	Total
HH Income Base	2,079	6,989	6,203	6,077	6,572	4,482	3,055	35,457
<$15,000	659	1,223	1,059	1,121	1,484	883	818	7,247
$15,000-$24,999	367	889	663	549	846	745	864	4,923
$25,000-$34,999	326	963	788	671	729	756	452	4,685
$35,000-$49,999	353	1,133	933	914	966	798	337	5,434
$50,000-$74,999	253	1,233	1,032	1,035	989	556	295	5,393
$75,000-$99,999	68	686	655	611	578	297	171	3,066
$100,000-$149,999	36	587	651	657	575	283	77	2,866
$150,000-$199,999	11	156	201	256	184	77	25	910
$200,000+	8	118	221	263	220	87	15	932
Median HH Income	$25,317	$39,390	$43,343	$45,516	$37,685	$32,565	$22,352	$36,778

2023 Households by Income and Age of Householder

	<25	25-34	35-44	45-54	55-64	65-74	75+	Total
HH Income Base	2,161	7,102	6,519	5,891	6,444	5,299	3,537	36,953
<$15,000	652	1,066	981	912	1,263	910	862	6,646
$15,000-$24,999	356	781	560	440	759	805	954	4,655
$25,000-$34,999	332	930	779	585	679	896	512	4,713
$35,000-$49,999	383	1,160	939	882	942	973	409	5,688
$50,000-$74,999	281	1,308	1,095	1,001	999	689	361	5,734
$75,000-$99,999	79	792	763	666	637	370	235	3,542
$100,000-$149,999	52	739	879	826	727	424	135	3,782
$150,000-$199,999	14	186	249	283	204	113	42	1,091
$200,000+	11	140	273	296	234	118	27	1,099
Median HH Income	$26,649	$43,841	$50,000	$52,209	$42,087	$35,398	$24,224	$40,280

Change 2018-2023

	<25	25-34	35-44	45-54	55-64	65-74	75+	Total
HH Income Base	82	113	316	-186	-128	817	482	1,496
<$15,000	-7	-157	-78	-209	-221	27	44	-601
$15,000-$24,999	-11	-108	-103	-109	-87	60	90	-268
$25,000-$34,999	6	-33	-9	-86	-50	140	60	28
$35,000-$49,999	30	27	6	-32	-24	175	72	254
$50,000-$74,999	28	75	63	-34	10	133	66	341
$75,000-$99,999	11	106	108	55	59	73	64	476
$100,000-$149,999	16	152	228	169	152	141	58	916
$150,000-$199,999	3	30	48	27	20	36	17	181
$200,000+	3	22	52	33	14	31	12	167
Median HH Income	$1,332	$4,451	$6,657	$6,693	$4,402	$2,833	$1,872	$3,502

SOURCES: Esri; Real Estate Strategies, Inc.

Drivers of demand for affordable housing, including public and LIHTC housing, are rents that are affordable and the need to replace obsolete public housing, including the 112 units at Spencer Homes. According to OHA, all but one unit at Spencer was occupied as of July 2018 and the property is typically full. The greatest demand is for two-bedroom units, as evidenced by the fact that of the 122 names on the wait list, 75% are waiting for a two-bedroom unit. Similarly, the unit sizes specified by households waiting for all public housing suggest highest demand for one- and two-bedroom units.

Based on the overall OHA wait list, there is a need for units ranging from one to four-bedrooms. As of July 31, 2018, there were 948 households on the wait list. Of these, 47% need one-bedroom, 40% need two-bedrooms, 4% need three-bedrooms and 9% need four or more bedrooms. OHA also has Housing Choice Vouchers with a 98% utilization rate. Only 4-5% of its vouchers are project-based (138), though it has put out RFPs to landlords to add another 140 vouchers. Voucher recipients have had difficulty finding landlords willing to rent to them; more developments with project-based vouchers would alleviate that problem.

Table 5 below shows the capture rates for the family and senior rental housing proposed for the CN. These rates are extremely low, ranging from 0.9% and 1.6% for the affordable senior and family units respectively, and 1.2% and 2.3% for the market-rate senior and family units respectively, indicating that there is ample support for the rental program.

TABLE 5
Capture Rates for Proposed Senior and Family Rental Units

	2018	2023
Senior Rental Capture Rates		
HHs 65+ with Incomes Under $40,000 (60% AMI)	4,893	5,395
Planned Affordable Units	48	48
Capture Rate	1.0%	0.9%
HHs 65+ with Incomes $40,000-52,250 (60980% AMI)	837	1,020
Planned Market-Rate (Unrestricted) Units	12	12
Capture Rate	1.4%	1.2%
Family Rental Capture Rates		
HHs Under 65 with Incomes Under $50,000 (60% AMI)	16,636	15,381
Planned Affordable Units	244	244
Capture Rate	1.5%	1.6%
HHs Under 65 with Incomes $50,000-74,999 (60-80% AMI)	4,542	4,684
Planned Market-Rate (Unrestricted) Units	109	109
Capture Rate	2.4%	2.3%

SOURCES: Esri; Real Estate Strategies, Inc.

Performance of the HMA Rental Housing Supply

Market-Rate Rentals

The moderate income and market-rate rental housing units to be developed in the CN will need to compete with a range of rental housing options in the HMA. The most comparable market-rate units today are the 39 units at Highlander, where rents are $700 for one-bedroom, $760-$825 for two-bedrooms, and $1,250 for three-bedroom flats. Two-bedroom townhouses are $1,200 and the three-bedroom ones are $1,250. All are occupied with a wait

list with 74 names for the market-rate apartments. These rents are comparable to older market-rate buildings without any amenities but are well below the rents at newer properties near the HMA.

RES surveyed eight market-rate properties in and near the HMA, all of which are south of the CN closer to Downtown or in Midtown Crossing. There are no quality market-rate rental properties in the CN. In general, rents at older market-rate buildings range from $640-$750 for one-bedroom, $700-$855 for two-bedrooms and $1,100 for three-bedrooms. However, new construction or newly rehabilitated units in loft and warehouse buildings have significantly higher rents, but also have many more in-unit and common area amenities. One-bedroom units range from $765-$1,600; two-bedrooms range from $995-$1,879 and three-bedrooms range from $1,450-$1,800, Three-bedroom units are less common. Several of the newer buildings are still leasing up, while others open for a couple of years have occupancies in the mid- to upper-90% range. Given the large number of newer market-rate properties coming into the market Downtown, some buildings are offering one month's free rent as a concession.

Affordable Rentals

During July and August 2018, RES also surveyed six affordable general occupancy and four affordable senior properties in the HMA that have LIHTC rents. These will be the most comparable to planned development in the CN, although there are other properties with project-based deep subsidies whose residents pay 30% of adjusted income for gross rent.

The most comparable family development is Highlander Apartments, which competed the 101-unit Phase I during the past year. Phase I of Highlander is part of the redevelopment of the former Pleasantview Homes (OHA) site by Brinshore Development. The very attractive buildings include one, two and three-bedroom apartments with excellent finishes and project amenities such as a pool, playground and fitness center not typically found in LIHTC properties in North Omaha. Rents for one-third of units are at 50% AMI, one third are at 60% AMI and one third are market-rate. The property is fully occupied with a 265-person wait list for the affordable units, 183 names for 50% AMI units and 82 names for 60% AMI units. Affordable rents for the flats range from $570-$600 for one-bedroom, $670-$795 for two-bedrooms and $775-$945 for three-bedrooms for well-sized units. The 17 larger townhome units at 60% AMI rent for $825 for two-bedrooms and $945 for three-bedrooms. Highlander's affordable rents are lower than several LIHTC properties, but higher than some others. Brinshore has applied for LIHTCs for a second phase, Nobility Point Apartments, which will have 60 senior apartments, including 48 affordable units, and will be located adjacent to the existing Highlander buildings.

Holy Name Housing Corporation has developed multiple family and senior properties in the HMA including several in the CN. Projects range from 18-44 units in single-family homes and 2-5-unit buildings. Its properties are fully occupied with wait lists ranging from one to two years. All units are for households at 60% AMI; typical rents are $530-$600 for two-bedroom units, $520-$625 for three-bedrooms, and $615-$629 for four-bedroom units. Tenants are responsible for all utilities. Rents here are lower than at Highlander, but all of the buildings are single-story and the properties have no common area amenities. Holy Name has additional lots for future development, some of which may be rent to own projects.

White Lotus Group completed the 110-unit 30 Metro Apartments at 30th and Fort Streets during 2017. The property is located across the street from Metropolitan Community College. Rents are $585 for studios, $685 for one-bedroom units and $820-$887 for one-bedroom units, all at 60% AMI. Rents are higher than the 60% AMI rents at Highlander, even though there are fewer common area amenities compared to Highlander. This has been a factor in its slower lease-up according to the management company.

NP Dodge operates three LIHTC properties in the HMA, one of which is a senior building just west of the CN. Salem Village at Miami Heights (opened in 2007) has 52 senior units targeted to households at 50% and 60% AMI. One-bedroom rents are $660-$695 and two-bedroom rents are $725-$750. The one-bedroom rents are

higher than Highlander, while the two-bedrooms are slightly lower. The building has a community room and underground parking and is 96% occupied. NP Dodge's other two buildings are on the east side of US-75N and are older family properties consisting of townhomes and fourplexes. Two-bedroom units at 60% AMI rent for $699-$720 and three-bedroom units are $845. Both properties are full. Other than a garage, there are no common area amenities.

Performance of For-Sale Housing

RES researched sales data and homes for sale in the ZIP codes that comprise the HMA. In ZIP code 68111 which includes the CN but extends farther north to Sorensen Parkway and west to Fontanelle Boulevard, Zillow indicated that there were too few recent sales over the past year to estimate values. RES found 90 current listings ranging from $30,000 to $189,700; however, 44% were either foreclosure or pre-foreclosure listings. The median listing price for the non-foreclosure properties is $50,500 with only 12 homes listed for $70,000 or more. Several new affordable homes developed by Gesu Housing have sold for $128,000 which includes a forgivable second mortgage (after 10 years in residence).

In ZIP code 68131 which covers the south end of the CN and the south end of the HMA west to approximately Saddle Creek Road, the median value according to Zillow is $125,200. Zillow considers it to be stable and prices are projected to increase 6.3% over the next year.

In ZIP code 68110, which is east of US-75N from approximately Hamilton Street to Storz Expressway on the north, Zillow also showed no median value due to too few sales. Current home listings are low, generally between $15,000 and $65,000. However, this ZIP code has several blocks of new homes built on the site of the former Logan Fontanelle public housing development. The homes were built with City subsidies and targeted to households earning up to $70,000. In the past three years, these homes have sold at prices ranging from $52,000 to $165,000 depending on the housing style. Typical home sales have been in the $130,000-$150,000 range. According to Omaha planning officials and Realtors marketing the homes, they were well received and there has been little turnover.

ZIP code 68104 is west of the CN, but extends as far west as 72nd Street, beyond the border of the HMA. The median value is $113,000 and according to Zillow, home values have increased 16% over the past year with a further increase of 6.2% projected over the next year. Zillow considers the market here to be very healthy.

According to discussions by RES with real estate brokers and developers of affordable and market-rate homes, there is significant interest in affordable for-sale homes, but limited demand at this time for true market-rate homes in the CN. Gesu Housing, a non-profit developer active in the area west of the CN, has sold 67 homes in 16 years. Three-bedroom homes with 1,350 square feet are appraised at $128,000 but cost $180,000-$200,000 to build. Qualified buyers have incomes from 60-80% AMI and receive down payment assistance and a 0% second mortgage, half of which is forgiven if the owner lives in the house for at least 10 years. The buyer is responsible for payments on a $68,000 conventional mortgage, with payments of approximately $650-$700 per month including taxes and insurance. Gesu will be building 10 homes east of the CN between US-75N and 24th Street in 2019. Subsidies are from the City of Omaha through CDBG and HOME, as well as NIFA. Gesu will be constructing similar homes in the CN and considers them to be easily marketable, assuming similar subsidies are available.

Habitat for Humanity presently is building homes at the northwest corner of the CN near Adams Park. The homes are targeted to households at 30-60% AMI; most buyers are in the 50% AMI range. Habitat has built 40 homes over the past three years with a total value of $8 million. Homes are valued at $130,000-$140,000 but cost

$212,000 to build. Buyers receive a low interest loan through Omaha 100. Habitat has land to build additional houses.

These developers and real estate brokers report that it is difficult to sell new homes for the cost of land and construction. Most of the lots are priced below $4,000 and even that amount is considered to be high. Many of the recent buyers are immigrants from Sudan and Myanmar who have lived in Omaha for many years and cannot afford to purchase homes in the CN without subsidies. Market-rate townhouses built on 24th Street as the recession hit in 2008 were difficult to sell at the 2010 price of $168,000. One unit recently sold for $99,999, but the Realtor indicated it was in poor condition.

There is an opportunity for for-sale single-family detached homes, duplexes and townhouses in the CN, assuming prices can be kept in the $100,000-$150,000 range initially, depending on unit size and type. As development of rental housing in the CN proceeds, some of the homes should command higher sales prices. New homes at the south end of the CN are likely to command higher prices in the near term than homes at the CN's northern end, given their just south of Highlander, and proximity to the medical center, Creighton University and downtown Omaha. Table 6 shows the capture rate for 100 planned for-sale homes of the HMA's households with incomes ranging from $40,000-$74,999 (50-80% AMI), the targeted range for these homes. The rate is only 1.1% of the eligible households, an extremely low rate.

TABLE 6
For-Sale Housing Capture Rate

	2018	2023
HHs with Incomes $40,000-74,999 (50-80% AMI)*	9,017	9,528
Planned Units	100	100
Capture Rate	1.11%	1.05%

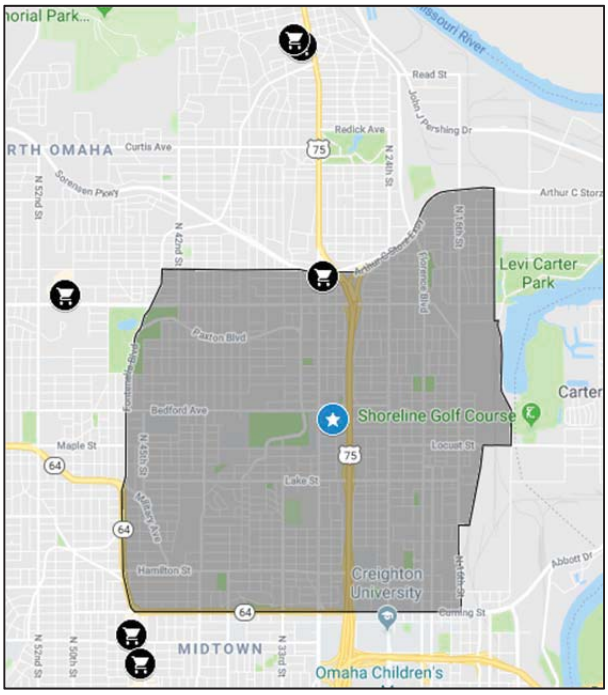
* Assumes household will need at least $40,000 to afford the monthly payments up to the maximum allowable.

SOURCES: Esri; Real Estate Strategies, Inc.

Analysis of the Market for Retail/Commercial Space

As shown in Map 2, RES has delineated a Retail Trade Area for retail/commercial space in the CN based on discussions with real estate brokers and developers active in and around North Omaha. The CN is a retail desert. Other than the recently opened Hardy Coffee Shop and soon-to-open food hall at the Accelerator, along with the Walgreens at N.30th and Lake Streets, there is very little shopping within the CN. The next closest chain store is Family Dollar, 0.4 miles north on N.30th Street, while the closest chain grocery store is the Aldi located on N.30th Street and Sorensen Parkway, one mile away. Other shopping nodes are more difficult to reach via bus as they require multiple transfers. Walmart is located on 58th Street at Ames Avenue, three miles from the CN. The largest retail concentration proximate to the CN is on Saddle Creek Road, California and 45th Streets, also almost three miles away. It has both a Family Fare and Walmart Neighborhood Market, as well as an Ace Hardware, Auto Zone and some fast food restaurants. In a Spencer Homes resident survey, one of the top neighborhood priorities was a grocery store.

MAP 2
Retail/Commercial Trade Area; Grocery Stores



The Trade Area has an estimated 28,723 residents in 10,438 households in 2018. It also benefits from the purchasing power of an estimated 873 businesses having 8,215 employees. Data from Esri report a total of 75 stores and 27 food and drink establishments in the Trade Area; retail trade demand is $174.5 million and demand for food and drink is $18.2 million, with a retail gap of $39 million in retail trade and $5.6 million in food and drink. There is almost $30 million in grocery store demand with a gap of $12.8 million. The gap actually is larger because some of the grocery sales are in small, low quality stores. The only larger grocery in the Trade Area is Aldi, though it is not a full line store. Assuming a sales productivity level of $500 per square foot, there is potential demand for a total of almost 60,000 square feet of grocery store space. Adjusting for the existing Aldi, there is demand for another grocery similar in size to Aldi that offers fresh meat and produce, as well as other food and household staples. RES was not able to identify any grocer that is expanding in Omaha and would be a likely candidate for the CN. However, there could be opportunities with small independent grocers catering to the large immigrant population in the CN, chains that are doing well in other low and moderate income Midwest cities, or a food cooperative. As the CN adds residents, the opportunities will only increase. While there is a very large gap in general merchandise stores, the CN is not a likely location given the size and configuration of sites.

The success of Hardy Coffee in the Accelerator and Scooter's coffee shop, 0.8 miles north on N.30th Street and Ames Avenue, indicates that Trade Area residents and employees are looking for more dining options. The Trade Area has a demand for $16 million in restaurants and eating places, with a $5.6 million gap. This gap could accommodate approximately 20,000 square feet of restaurant space in the total Trade Area. This could include fast food, quick service and ethnic restaurants.

According to Cushman & Wakefield Lund, a prominent Omaha commercial brokerage, the total Omaha retail market absorbed 77,255 square feet of space through the second quarter of 2018. The firm notes stable growth in the market despite less favorable conditions (disruptions and store closings) across the U.S. Across Omaha, Lund Company shows an average asking retail rent of $13.94, which ranges from $10.20 in the Southeast submarket and $11.46 in the Northeast (sub-market for the Retail Trade Area) to $20.09 in Downtown Omaha. Vacancy stood at 6% across the market and a very low 2.5% in the Northeast. Low vacancy paired with positive net absorption suggests a market ready for new construction or conversion to retail use. Nonetheless, some brokers commented on the stigma around the N.30th Street area, from Cuming Street to Ames Avenue, usually expressed in terms of crime and safety. Regardless of its veracity or lack thereof, this stigma is a barrier to attracting shoppers from outside the Choice Neighborhood prior to further investment. Therefore, initial efforts should focus on retail and services to meet the needs and wants of neighborhood residents.

According to OMNE Partners, the commercial brokerage and management firm handling the Accelerator, there should be strong enough interest from retailers and services to support an additional 15,000 square foot retail building, possibly phased as two 7,500 square foot buildings. This could also provide opportunities for entrepreneurial businesses. Due to the community-based nature of the Accelerator, OMNE has not been permitted to lease space to some types of tenants that have expressed interest, including hair and nail salons, a juice shop, rehab centers, tattoo removal, general office users, Wing Stop, and T-Mobile. Based on their discussions, Subway is another possibility. A bank or credit union would be a good addition in the CN. The existing Accelerator space is non-traditional, making it interesting and flexible, but also making it difficult to quantify for chain retailers and restaurants. It would be easier to attract such retailers to new space designed along lines with which they are familiar. This means street facing storefronts or small shopping strips.

Based on discussions with other commercial brokers, typical retail leases in neighborhood locations range from $11-$17/square foot/year with terms of 3-5 years. This range is "triple-net," meaning that tenants their share of real estate taxes, common area costs/utilities, and insurance in addition to rent. Spaces in the Walmart shopping

center at 50th Street and Ames Avenue (west of the Trade Area) top this range at $17/square foot. Walmart's presence drives rents to this level, and the center stays reasonably well-occupied. Current tenants are Subway, H&R Block, Brow Beauty, U.S. Cellular, A-1 Discount Cleaners, and First National Bank. Only one space with 1,565 SF is vacant. Tenants interested in N, 30th Street will look for up to 1,500 square feet, though some will need less space. Some may pay $15, but $11-$13 would be more realistic without a large anchor store. Small, local retailers, restaurants, and services ("mom-and-pops") cannot usually pay this high a rent unless their overall space needs are low (e.g. 350-750 square feet). Therefore, if such tenants are desired, ways to reduce or offset their rents must be considered.

Firm Qualifications and Conditions of Our Work

RES is an independent, third-party real estate market research firm with more than 25 years of experience preparing market analyses for projects located in various cities throughout the United States and Canada. RES has prepared analyses for several Choice Neighborhoods Transformation Plans and market studies in connection with Choice Implementation Grant applications. Our principals hold Counselor of Real Estate (CRE) designations; our work has been peer-reviewed by the National Council of Housing Market Analysts (NCHMA). Additional information on the qualifications of our firm may be found on our web site, www.resadvisors.com.

This letter report constitutes a limited consulting report, since it does not contain the full documentation resulting in our determination that there is market support for the proposed residential, commercial, and economic development projects and initiatives proposed for the Choice Neighborhood. All documentation and related information has been retained in our files and will be made available to you upon request. RES has not ascertained the legal and regulatory requirements applicable to the proposed project, including state and local government regulations, permits and licenses. No effort was made to determine the possible effect on the proposed project of present or future federal, state or local legislation or of any environmental or ecological matters. Further, the information contained herein is based on estimates, assumptions and other information developed from research of the market, our knowledge of the real estate industry and other factors, including certain information provided by representatives of the City of Omaha, Omaha Housing Authority, and other organizations responsible for Choice implementation actions. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results will vary from those described, and the variations may be material. Further, RES has not evaluated management's effectiveness, nor are we responsible for future marketing efforts and other management actions upon which actual results will depend.

If you have any questions about this market analysis summary, please call me at (610) 240-0820, or you can contact me by email at msowell@resadvisors.com.

Very truly yours,

Margaret B. Sowell

Margaret B. Sowell, CRE
President

ATTACHMENT 33:

Letter regarding proposed PBVs from PHA

Applicant:

City of Omaha, Nebraska

File Name:

Att33LetterPBVsFromPHA.pdf

Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102- ~ 402.444.6900 ~ www.ohauthority.org

September 10, 2018

Ben Carson, Secretary
U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, D.C. 20410

RE: 2018 Choice Neighborhoods Implementation Grant – Commitment of Project-Based Vouchers

Dear Mr. Carson:

As part of the Omaha Housing Authority's (OHA) application for 2018 Choice Neighborhoods Implementation Grant, OHA is committing 111 project-based vouchers (PBVs). The Omaha Housing Authority has an existing PBV program and is committed to dedicating the 111 PBVs as replacement housing for this project.

Thank you for your consideration. If you have any questions regarding this matter, please contact me by telephone at 402-444-6900 ext. 247 or by email at cjohnson@ohauthority.org.

Sincerely,

Christine Johnson
Interim Chief Executive Officer
Omaha Housing Authority

ATTACHMENT 34:

Current Site Plan

Applicant:

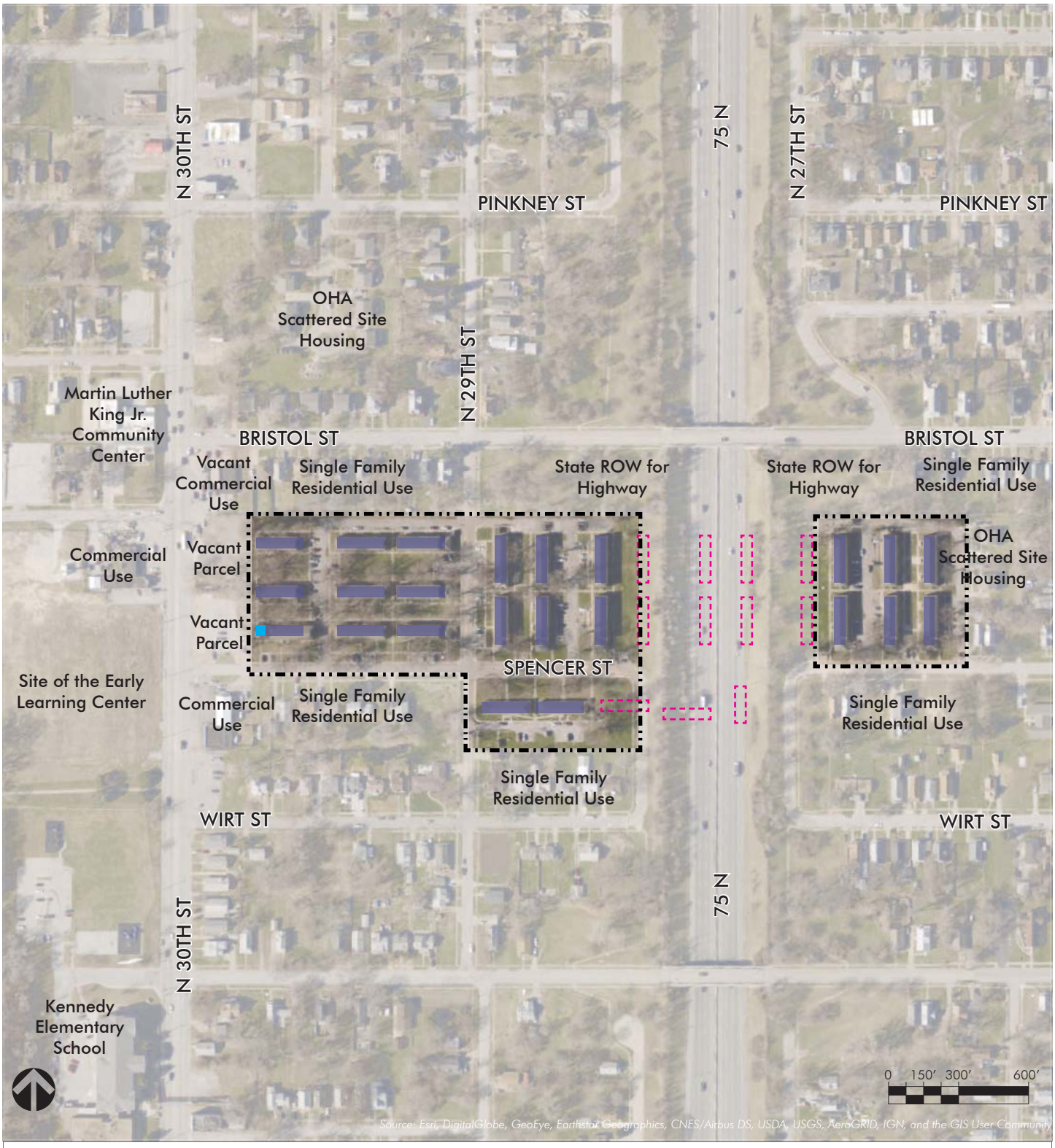
City of Omaha, Nebraska

File Name:

Att34CurrentSitePlan.pdf

Attachment 34

Current Site Plan Aerial - Target Housing Site



ATTACHMENT 35:

Conceptual Site Plan Design

Applicant:

City of Omaha, Nebraska

File Name:

Att35ConceptualSitePlan.pdf

Attachment 35

Conceptual Site Plan Design - Neighborhood Concept Diagram

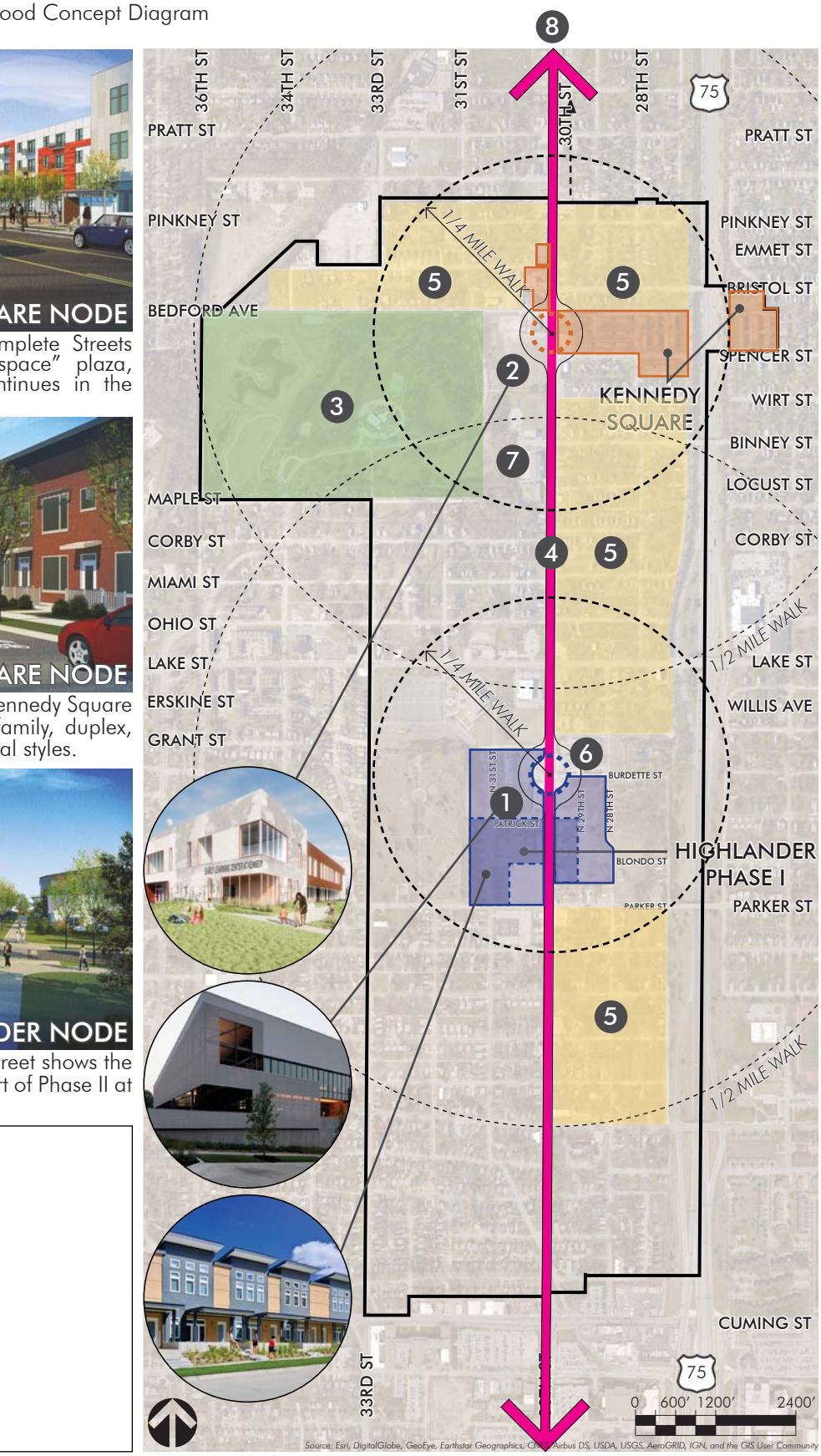
At the Kennedy Square Node, the Complete Streets approach is enhanced by a "shared-space" plaza, featuring a change in paving that continues in the roadway.

The Spencer Homes site, located at the Kennedy Square Node, will be redeveloped with single-family, duplex, and townhomes of a variety of architectural styles.

This view looking North across N. 30th Street shows the Nobility Point Senior Building, which is part of Phase II at the Highlander Node.

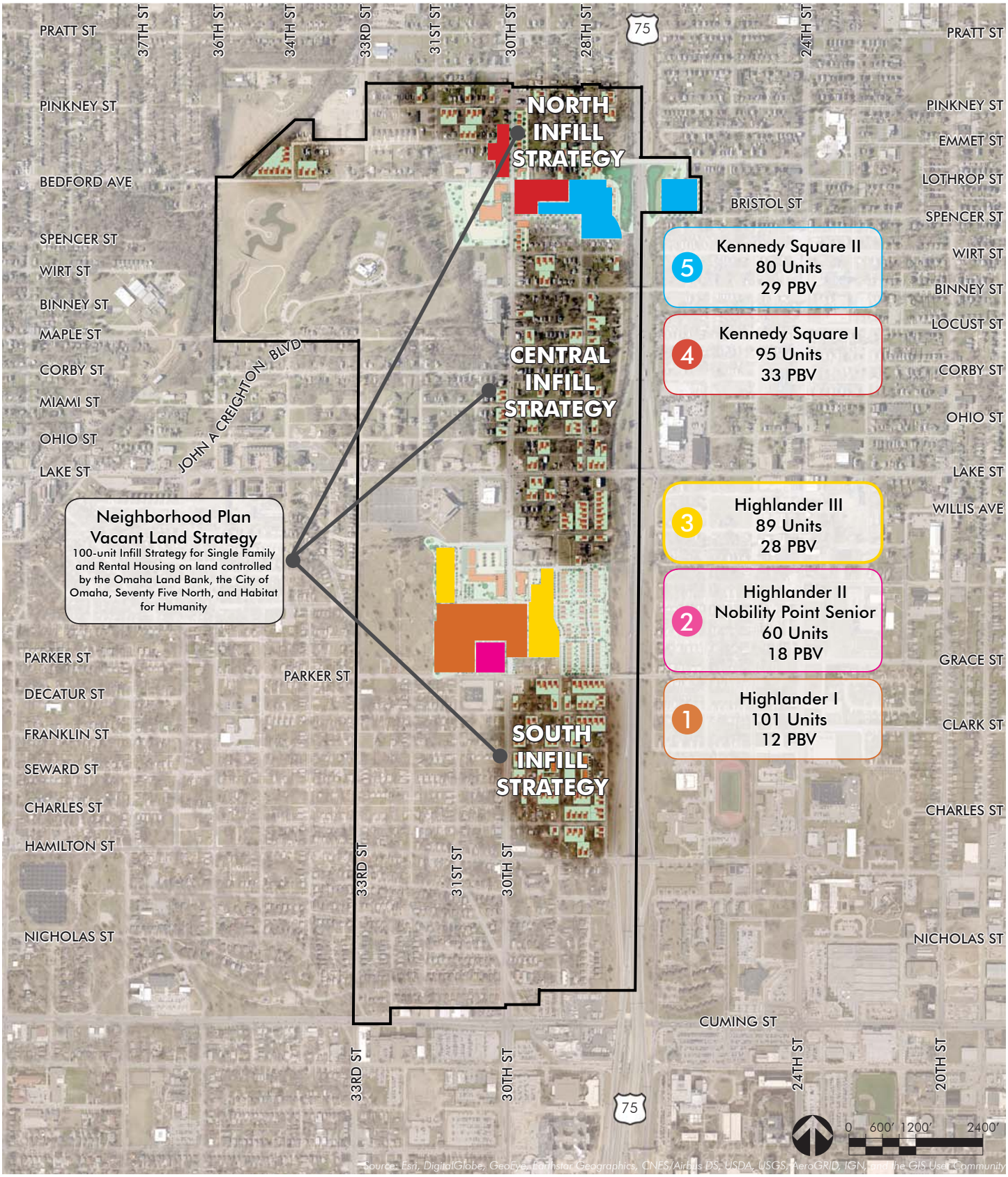
KEY

- KENNEDY SQUARE NODE
- HIGHLANDER NODE
- 1 ACCELERATOR
- 2 OMAHA EARLY LEARNING CENTER AT KENNEDY
- 3 ADAMS PARK
- 4 N. 30TH ROAD DIET/COMPLETE STREET
- 5 NEIGHBORHOOD PLAN INFILL HOUSING
- 6 CHARLES DREW
- 7 KENNEDY ELEMENTARY SCHOOL
- 8 METROPOLITAN COMMUNITY COLLEGE



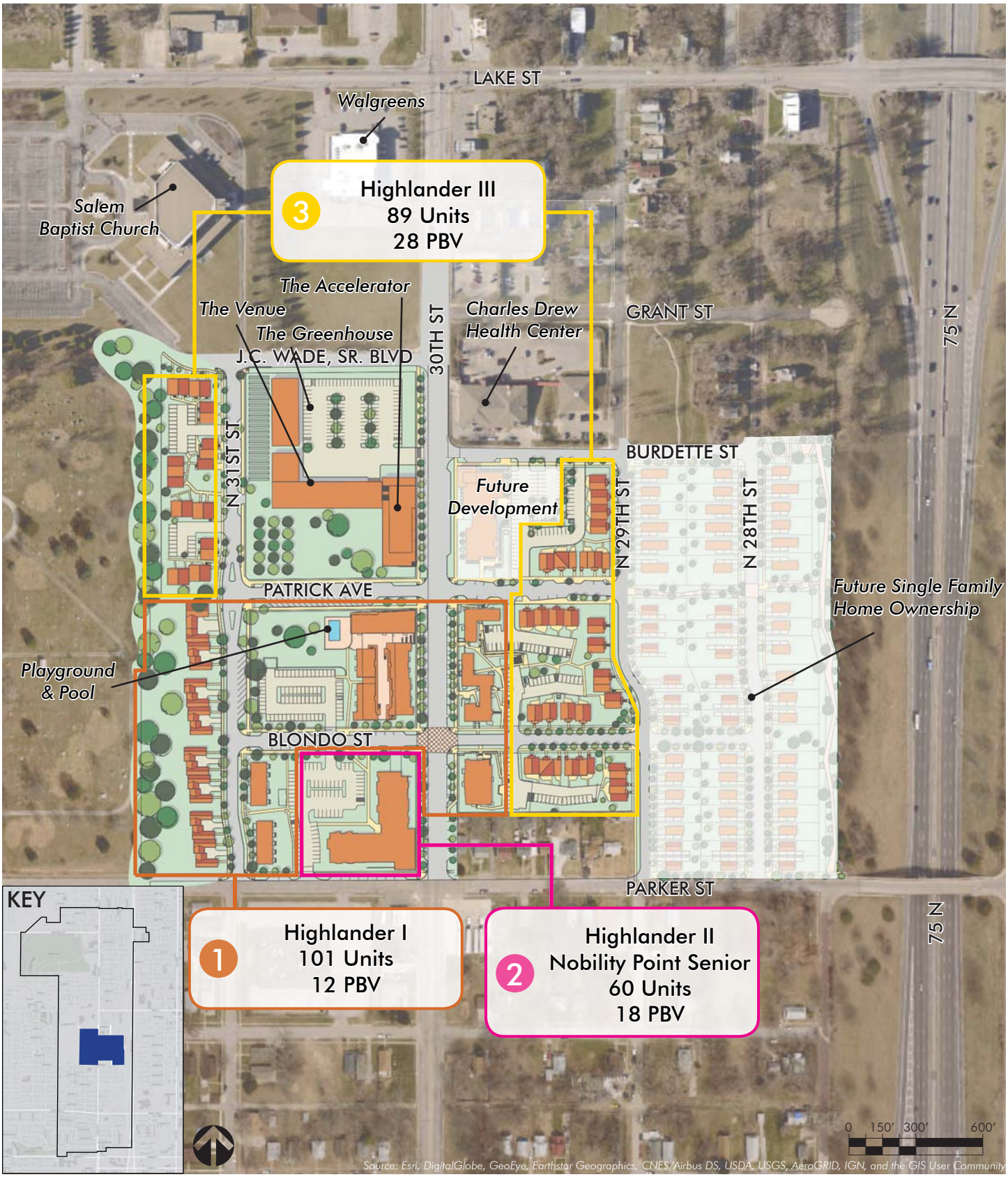
Attachment 35

Conceptual Site Plan Design - Housing Plan Phasing & Neighborhood Infill



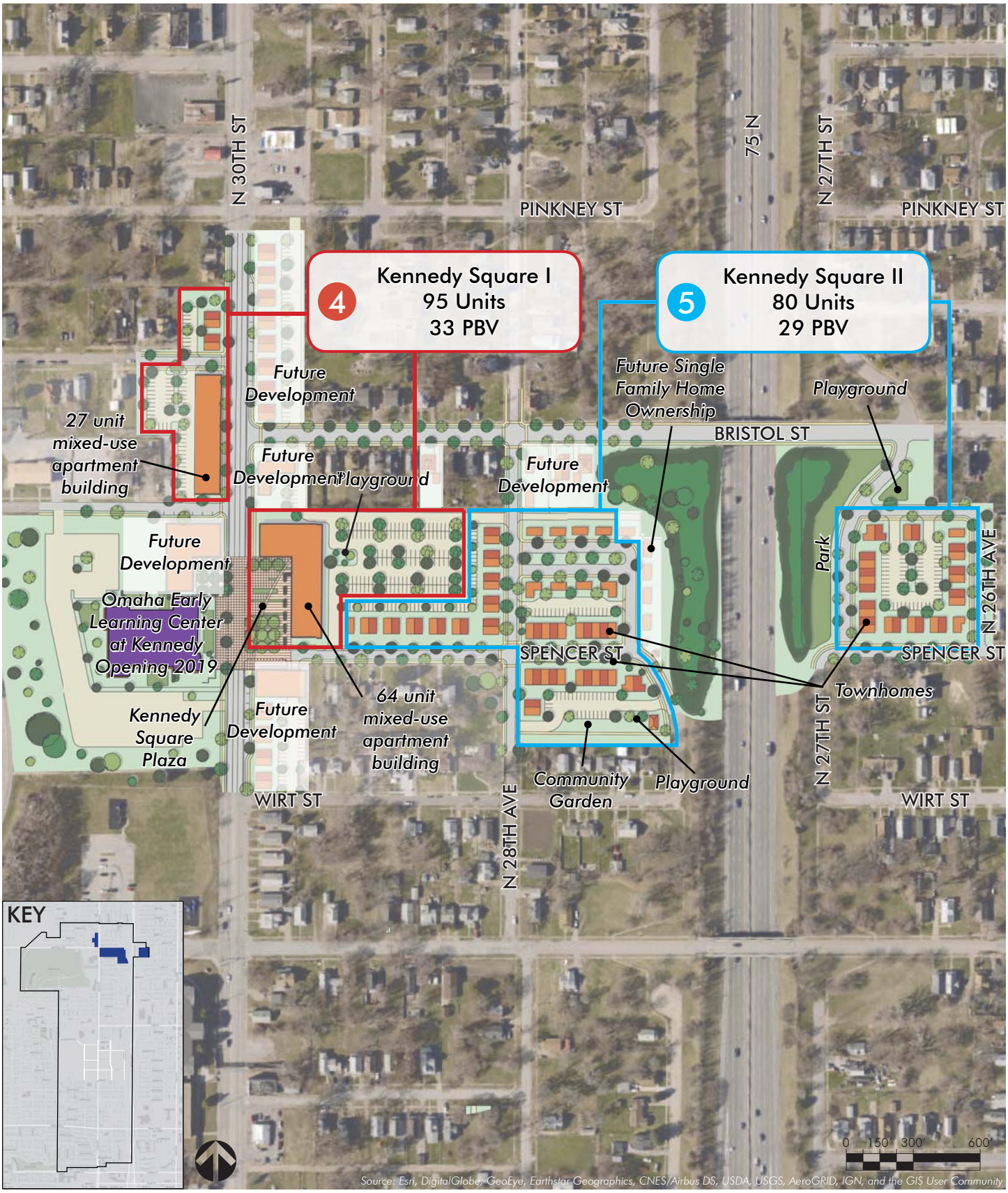
Attachment 35

Conceptual Site Plan Design



Attachment 35

Conceptual Site Plan Design



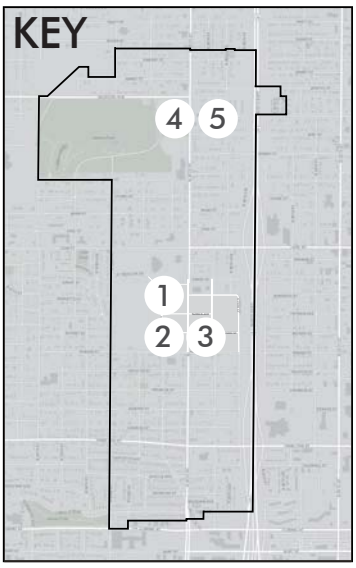
Attachment 35

Conceptual Site Plan Design

This view looking North across N. 30th Street shows the Nobility Point Senior Building—the next phase at "Highlander." North 30th Street is shown with a completed road diet, turning the five-lane thoroughfare into a pedestrian-, bicycle-, and transit-friendly "main street", with one lane in each direction, a turning lane, protected bike lanes, shorter crosswalks, and new Metro bus stop shelters. This Complete Streets approach includes on-street parking—minimizing visitor parking on residential cross streets and supporting mixed-use development.

At "Kennedy Square" the Complete Streets approach is enhanced by a "shared-space" plaza, featuring a change in paving that continues in the roadway. In furthering the road-diet's traffic calming effects, this landscaped plaza also provides much-needed gathering space for the entire community. On the right is the Walking School Bus and behind the brick garden walls are the Omaha Early Learning Center at Kennedy's "learning gardens." In the distance is the 95-unit, mixed-use Kennedy Square I, which has retail and community amenities opening up to the plaza.

The Spencer Homes site itself will be redeveloped with single-family, duplex, and townhomes of a variety of architectural styles. The styles at Spencer represent those discussed during the residents and community meetings—including Craftsman, American Classic, and a variety of contemporary styles, which are built at "Highlander." Streets will be marked as "sharrows," to better integrate the use of bicycles as part of the North 30th Complete Street approach and connect to Omaha's Metro Trails, which will connect North 30th to the Omaha's parks.



ATTACHMENT 36:

Building Elevations

Applicant:

City of Omaha, Nebraska

File Name:

Att36BuildingElevations.pdf

Attachment 36

Building Elevations - Inspiration / Phase 2 - Highlander Phase II - Nobility Point Senior

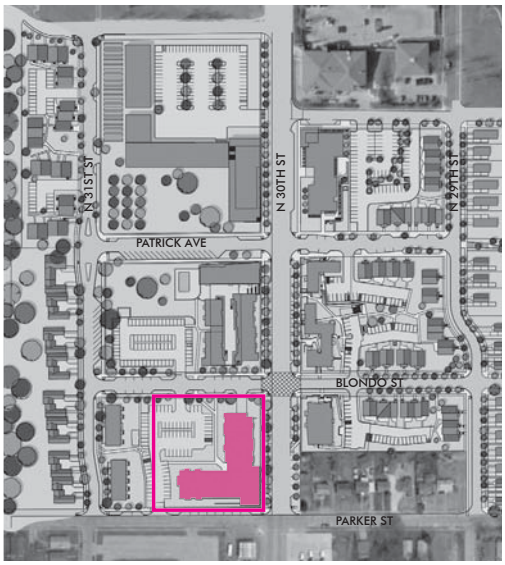
Contemporary Inspiration within Highlander

Traditional Inspiration within the Neighborhood

ALLEY·POYNER MACCHIETTO ARCHITECTURE

Phase 2 - Highlander Phase II - Nobility Point Senior Housing Scale: 1"=40'-0"

Phase 2: Highlander II will feature a contemporary style building at N. 30th & Parker which will be composed of 60 senior housing units.



Attachment 36

Building Elevations - Phase 3 - Highlander Phase III

LANDON BONE BAKER ARCHITECTS

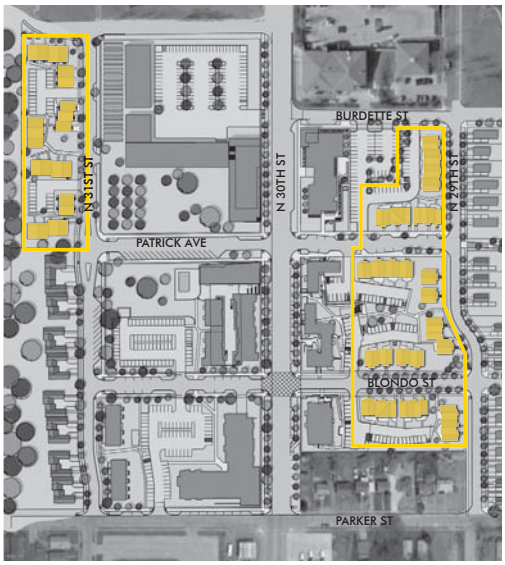
Highlander Phase III - Stacked Townhomes

Scale: 1/32″=1′-0″

Highlander Phase III Townhomes

Scale: 1/32″=1′-0″

Phase 3: Highlander III will feature a series of contemporary townhomes. The units will scatter along the west side of N 29th St. from Burdette to Parker Streets. This phase will also include modern stacked townhomes which will be located at the north west corner of the Highlander site.



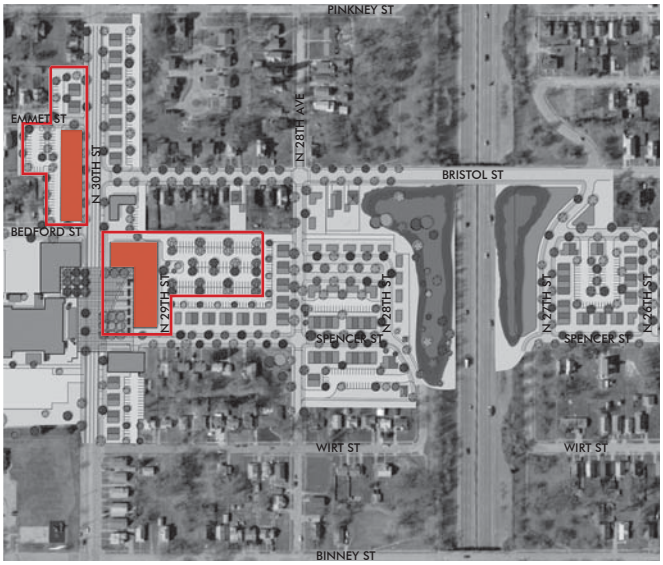
Attachment 36

Building Elevations - Phase 4 - Kennedy Square 1

Kennedy Square I - Mixed Use Building Scale: 1"=40'-0"

Kennedy Square I - Mixed Use Building at Plaza Scale: 1"=40'-0"

Phase 4: Kennedy Square I will include a public plaza as an extension of the road diet along with two mixed-use buildings along N. 30th St.



Attachment 36

Building Elevations - Phase 5 Kennedy Square II

LANDON BONE BAKER ARCHITECTS

Kennedy Square II - Townhomes Scale: 1/32″=1′-0″

ALLEY·POYNER MACCHIETTO ARCHITECTURE

LRK Looney Ricks Kiss

Kennedy Square II - Single Family & Duplexes Scale: 1/32″=1′-0″

Phase 5: Kennedy Square II will consist of single family, duplexes and townhomes all made up of 2BR & 3BR units.

ATTACHMENT 37:

Schematic Drawings

Applicant:

City of Omaha, Nebraska

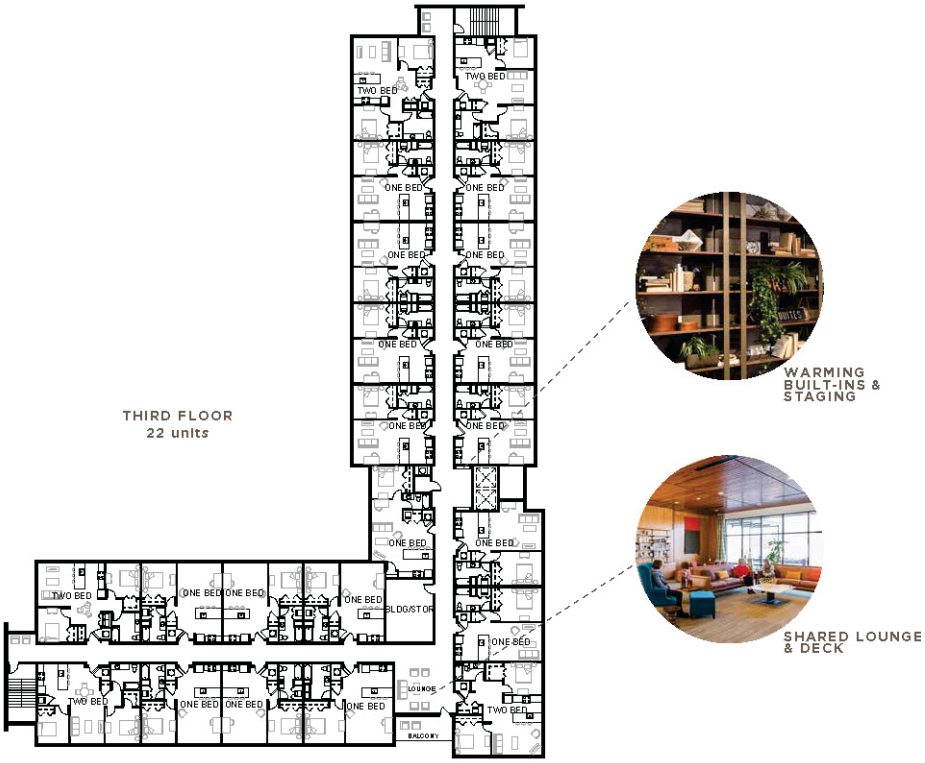
File Name:

Att37SchematicDrawings.pdf

Attachment 37

Schematic Design - Phase 2 - Highlander II - Nobility Point Senior Housing

ALLEY·POYNER MACCHIETTO ARCHITECTURE

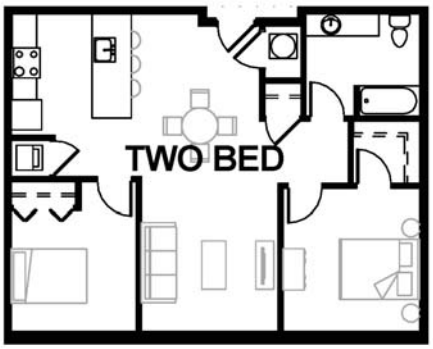


WARMING BUILT-INS & STAGING

SHARED LOUNGE & DECK

Scale: 1/32″ = 1′-0″

1 BED/1 BATH - 690 sf

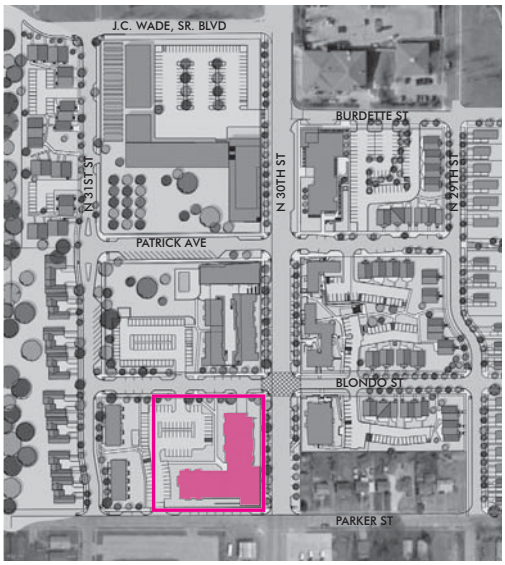


2 BED/1 BATH - 890 sf

0 4′ 8′ 16′

Scale: 1/16″ = 1′-0″

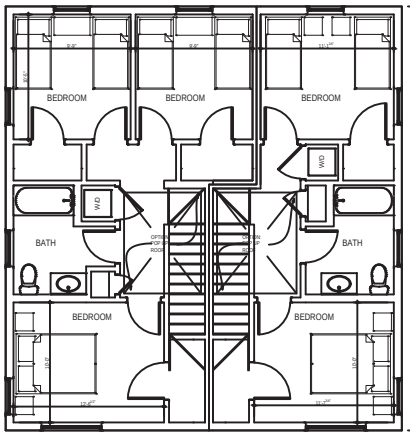
Phase 2: Highlander II will feature a contemporary style building at N. 30th & Parker which will be composed of 60 senior housing units.



Attachment 37

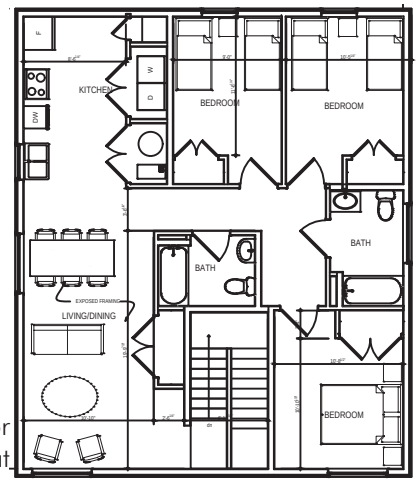
Schematic Design - Phase 3 - Highlander III

LANDON BONE BAKER ARCHITECTS

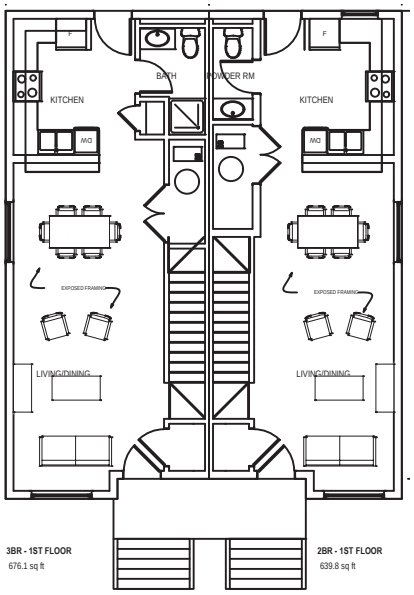


2nd Floor
3 Bedroom

2nd Floor
2 Bedroom

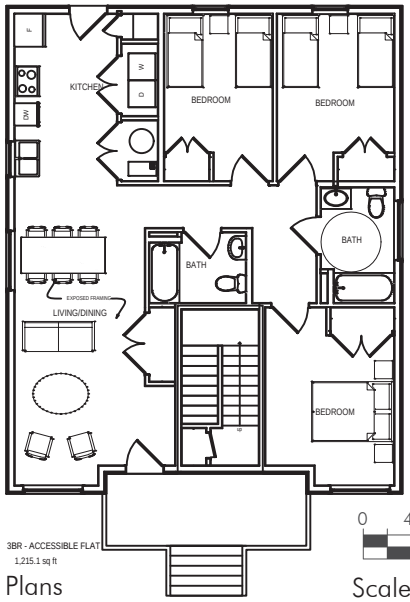


2nd Floor
3 Bedroom Flat



1st Floor
3 Bedroom

1st Floor
2 Bedroom

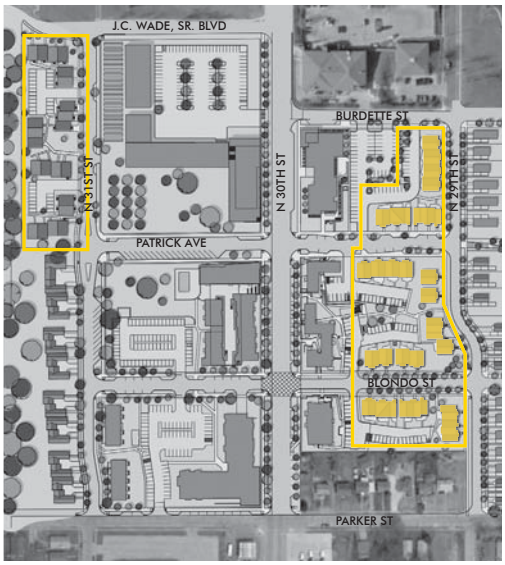


1st Floor
3 Bedroom ADA

0 4′ 8′ 16′

Townhome Prototypical Building Plans

Scale:1/16″=1′-0″



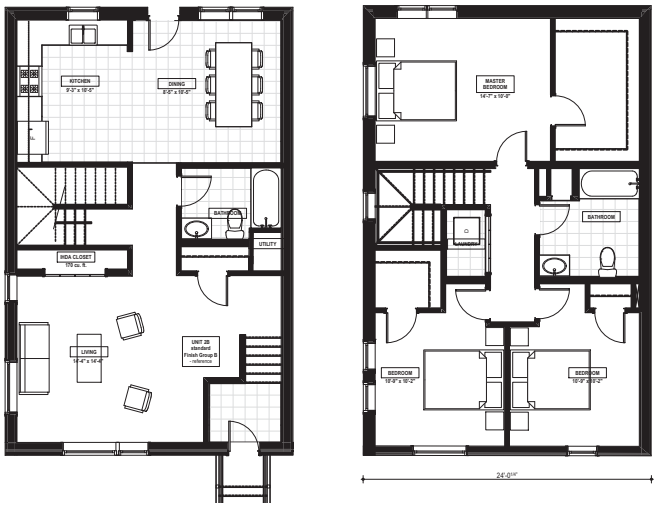
Phase 3: Highlander III will feature a series of contemporary townhomes. The units will scatter along the west side of N 29th St. from Burdette to Parker Streets.

Attachment 37

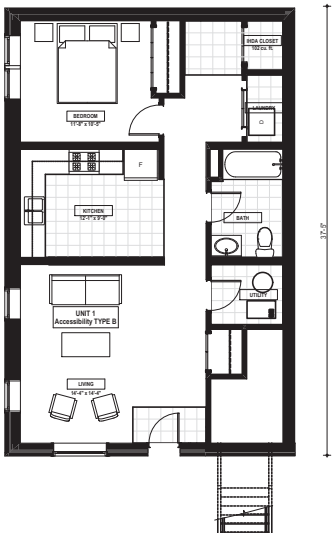
Schematic Design - Phase 3 - Highlander III

LANDON BONE BAKER ARCHITECTS

2nd/3rd Floor
3 Bedroom Townhouse



1st Floor
1 Bedroom Flat

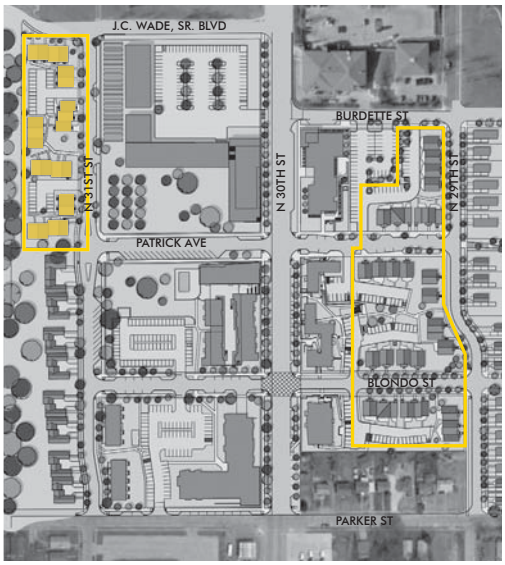


0 4′ 8′ 16′

Scale: 1/16″=1′-0″

Stacked Townhomes Prototypical Building Plans

Stacked Townhomes Prototypical Elevations Scale: 1/32″=1′-0″



Phase 3: Highlander III will also include modern stacked townhomes. These units will be located at the north west corner of the Highlander site.

Attachment 37

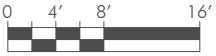
Schematic Design - Phase 4 - Kennedy Square I

ALLEY·POYNER MACCHIETTO ARCHITECTURE

Prototypical Building Plan

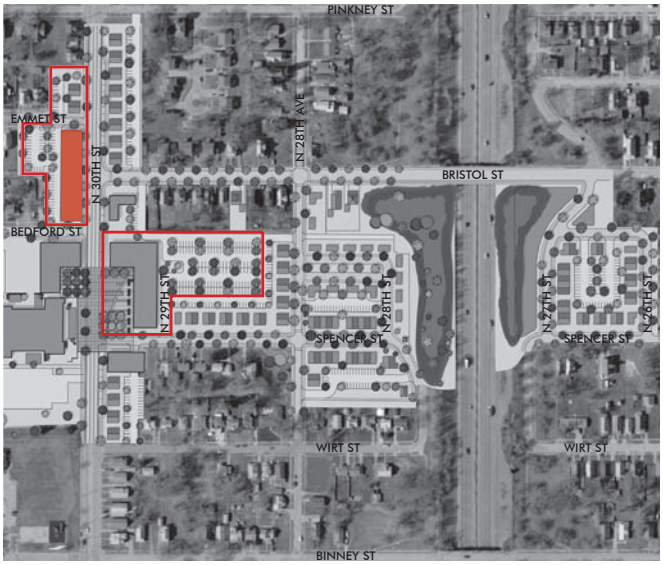
Scale:1/32″=1′-0″

Prototypical Unit Plans



Scale:1/16″=1′-0″

Phase 4: Kennedy Square I will include a mixed-use building along the west edge of N. 30th St. The building will consist of 27 1BR & 2BR units.



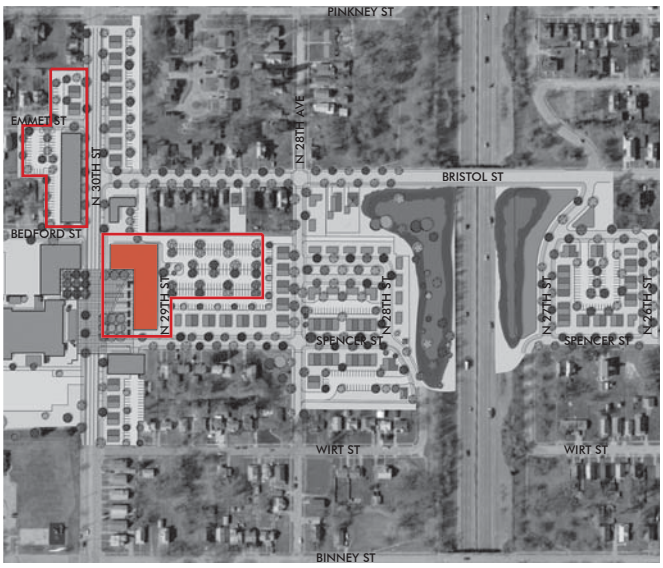
Attachment 37

Schematic Design - Phase 4 - Kennedy Square I

Kennedy Square I Mixed Use Typical Building Section at Plaza Scale: 1"=40'-0"

Kennedy Square I Mixed Use Typical Building Elevation at Plaza Scale: 1"=40'-0"

Scale: 1"=40'-0"

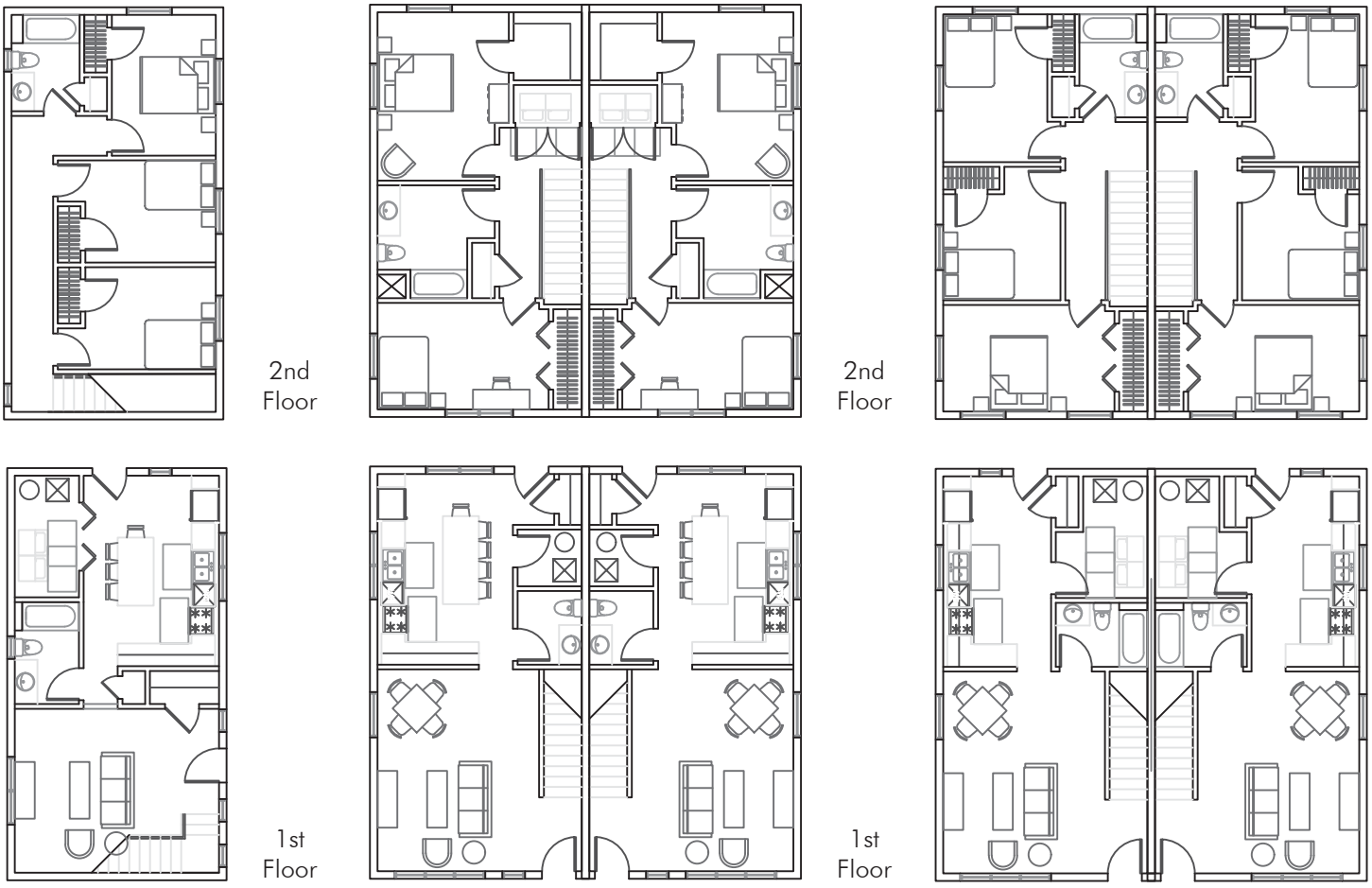


Phase 4: Kennedy Square I will include a similar mixed-use building on the east side of N. 30th St. on the plaza. The building will consist of a mix of 64 2BR & 3BR units.

Attachment 37

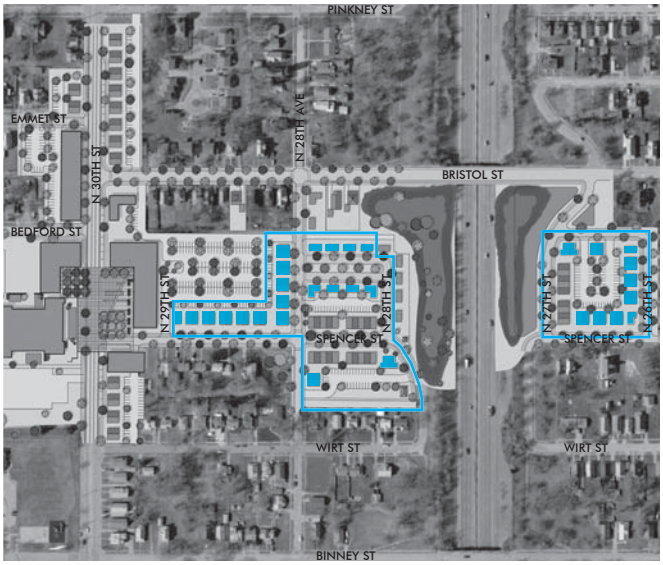
Schematic Design - Phase 5 - Kennedy Square II

ALLEY·POYNER MACCHIETTO ARCHITECTURE



Prototypical Building Plans

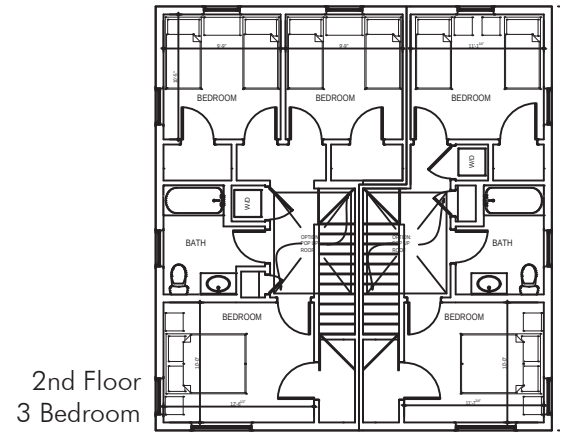
Phase 5: Kennedy Square II will consist of single family and duplex homes made up of both 2BR & 3BR units.



Attachment 37

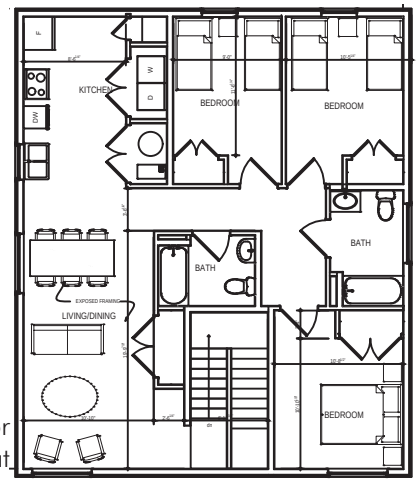
Schematic Design - Phase 5 - Kennedy Square II

LANDON BONE BAKER ARCHITECTS

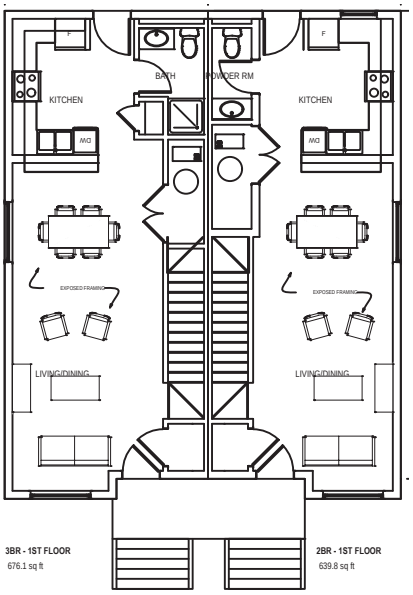


2nd Floor
3 Bedroom

2nd Floor
2 Bedroom

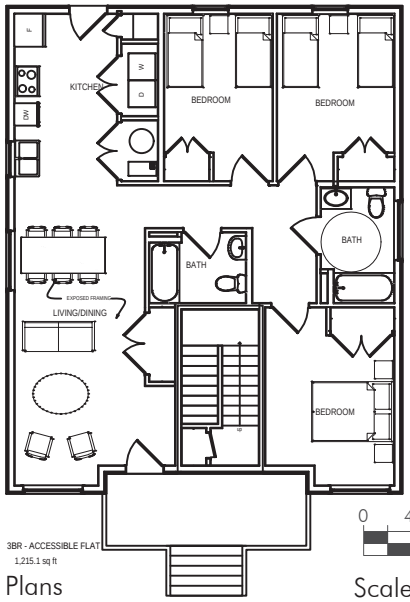


2nd Floor
3 Bedroom Flat



1st Floor
3 Bedroom

1st Floor
2 Bedroom



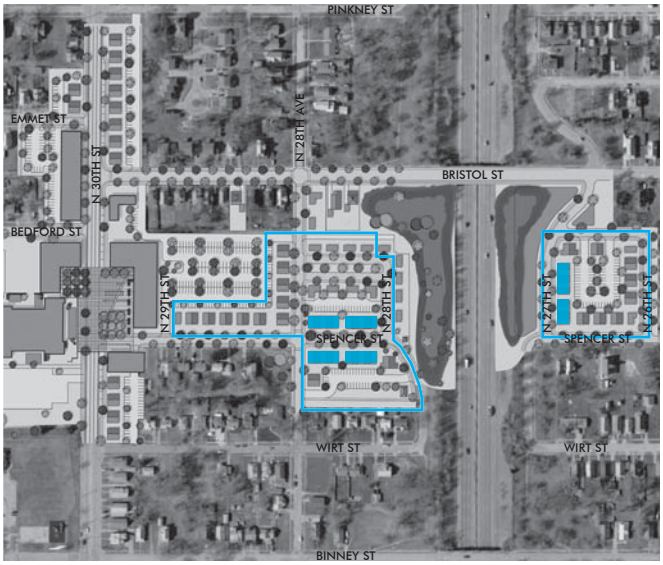
1st Floor
3 Bedroom ADA

0 4′ 8′ 16′

Townhome Prototypical Building Plans

Scale: 1/16″=1′-0″

Phase 5: Kennedy Square II will also be made up of various sequences of townhomes including 2BR & 3BR units.



ATTACHMENT 38:

Land Use Approvals

Applicant:

City of Omaha, Nebraska

File Name:

Att38LandUseApprovals.pdf

City of Omaha
Jean Stothert, Mayor

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

David K. Fanslau
Director

September 11, 2018

RE: Zoning Confirmation Letter

To Whom It May Concern:

This letter certifies the following: as of the date of this letter and based on initial review of concept drawings included for submission within the North 30th CHOICE Neighborhoods Implementation Grant Application, the proposed housing strategy (described in the following list) is in conformance with the Future Land Use Element of the City of Omaha Master Plan. The proposed development is permitted in the existing R5, R7, CC and GC District zoning.

1. Highlander Phase 1 – 101 units
2. Phase 2: Highlander Phase 2: Nobility Point Senior – 60 units
3. Phase 3: Highlander Phase 3: Highlander Overlook and Row - 89 units
4. Phase 4: Kennedy Square I- 95 units
5. Phase 5: Kennedy Square II - 80 Units

Any alterations to the existing zoning that may be more appropriate would be supported by the City of Omaha.

If you have any additional questions, please contact Cheri Rockwell, Acting Assistant Director - Urban Planning at 402-444-5150 ext. 2055 or cheri.rockwell@cityofomaha.org.

Sincerely,
OMAHA CITY PLANNING DEPARTMENT

David K. Fanslau
Planning Director

ATTACHMENT 39:

CDBG Leverage Documentation

Applicant:

City of Omaha, Nebraska

File Name:

Att39CDBGLeverage.pdf

City of Omaha
Jean Stothert, Mayor

Office of the Mayor
1819 Farnam Street, Suite 300
Omaha, Nebraska 68183-0300
(402) 444-5000
FAX: (402) 444-6059

September 10, 2018

Ben Carson
Secretary
U.S Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

Dear Secretary Carson:

The City of Omaha is the lead applicant for the Choice Neighborhood Implementation grant for the North 30th Transformation Plan. The City is committed to the transformation of this neighborhood, and will contribute $1.5 million of Community Development Block Grant (CDBG) funds to this effort. The following table explains how CDBG funds will be spent.

Street Construction	$1,250,000
Property Acquisition	$250,000
Total	**$1,500,000**

There are many City blocks with unimproved streets in the project area. CDBG funds will be used to build new roads that will support infill housing. Most of the lots targeted for infill housing are already owned by the City or a housing development partner working on this project, but not all. A small amount of money is set aside for property acquisition costs.

Additionally, $2 million of HOME Investment Partnership Program funds will support the project. HOME funds will be used to provide second mortgages to homebuyers in the area.

Thank you,

Jean Stothert

Jean Stothert,
Mayor

ATTACHMENT 40:

Neighborhood Investment Documentation (HUD-53239)

Applicant:

City of Omaha, Nebraska

File Name:

Att40NeighborhoodInvestment.pdf

OMB Approval No. 2577-0269
(exp. 4/30/2018-renewal pending OMB approval)

Attachment 40: *Neighborhood Investment Resources*

List all funds that will be used for Neighborhood Development only. For each resource you list, you must provide a commitment document behind this Attachment that meets the standards described in the match and leveraging section of the NOFA. The amounts listed on this form must be consistent with the amounts listed on the Sources & Uses Attachment and the amounts in each resource commitment document.

Source of Neighborhood Leverage Resource	Dollar Value of Resource	Page # of Commitment Document	HUD Use Only Amount Approved
City of Omaha- CDBG	$ 1,500,000	A:40-2	$
City of Omaha- HOME	2,000,000	A:40-2	
City of Omaha- Public Works Dept	253,000	A:40-3	
City of Omaha- Public Works Dept	547,000	A:40-3	
City of Omaha- Public Works Dept	69,000	A:40-3	
City of Omaha- Public Works Dept	3,340,016.61	A:40-4	
75North	26,155,254	A:40-6	
City of Omaha- Parks, Rec & Public Property Dept.	3,417,814.45	A:40-7	
Gesu Housing, Inc	2,291,800	A:40-8	
Holy Name Housing Corporation	3,500,000	A:40-9	
Keep Omaha Beautiful	120,000	A:40-10	
Nebraska Enterprise Fund	250,000	A:40-11	
Nebraska Enterprise Fund	125,000	A:40-11	
Omaha Early Learning Centers	11,200,000	A:40-13	
The Buffett Early Childhood Fund	2,000,000	A:40-14	
Page Total	$ 56,768,885.06		$ 0.00

Page ____ of ____

City of Omaha
Jean Stothert, Mayor

Office of the Mayor
1819 Farnam Street, Suite 300
Omaha, Nebraska 68183-0300
(402) 444-5000
FAX: (402) 444-6059

September 10, 2018

Ben Carson
Secretary
U.S Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

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Total	**$1,500,000**

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Additionally, $2 million of HOME Investment Partnership Program funds will support the project. HOME funds will be used to provide second mortgages to homebuyers in the area.

Thank you,

Jean Stothert

Jean Stothert,
Mayor

City of Omaha
Jean Stothert, Mayor

Public Works Department
Omaha/Douglas Civic Center
1819 Farnam Street, Suite 601
Omaha, Nebraska 68183-0601
(402) 444-5220
Fax (402) 444-5248

Robert G. Stubbe, P.E.
Public Works Director

September 11, 2018

To Whom It May Concern:

The Omaha Public Works Department supports the North 30th Choice Neighborhood Implementation Application Grant under the Department of Housing and Urban Development ("HUD"). The Public Works Department is committed to this important initiative that will redevelop the Spencer Homes Public Housing property and the broader North Omaha neighborhood.

Over the past three years, the Public Work Department has invested approximately $253,000 to resurface streets in this area. The following table presents a summary of investments into area streets:

Completed Projects	
Lake Street, 28th to 33rd completed in 2018	$125,000
29th and Erskine Residential Area in 2017	$128,000
Total	**$253,000**

Many resurfacing projects are proposed for his area, and the cost estimate to complete these projects is $547,000. Public Works is committed to funding these projects.

Planned Resurfacing Projects	
33rd Street, Lincoln Boulevard to Hamilton	$96,000
33rd Street, Hamilton to Blondo	$146,000
33rd Street, 33rd Avenue to Erskine	$39,000
33rd Street, Erskine to Lake	$35,000
33rd Street, Lake to JA Creighton	$84,000
JA Creighton, Bedford to Paxton	$60,000
Hamilton, 30th to 33rd	$87,000
Total	**$547,000**

Our Residential resurfacing program is based on public complaints. Streets receiving significant complaints are placed on the street resurfacing list. Binney Street from North 30th Street to North 24th Street is on that list and should be resurfaced within the next five years. The portion of Binney Street located in the target area runs from North 30th Street to the North Freeway, and the cost estimate for this project is $69,000.

The City is committed to resurfacing North 30th Street: Mill and overlay 30th Street from Cuming Street to Ames Avenue and re-stripe 30th from north of Cuming and south of Ames converting the outside lanes to bike lanes and add a parking lane on the west side. Signals will also be modified or rebuilt to accommodate the change in lane configuration.

A road diet will be established for North 30th Street. This project is underway. Preliminary design is nearly finished.

North 30th Street Road Diet		
NEPA	$100,070.32	contract
Prelim Design	$214,506.29	contract
Final Design	$100,000.00	subject to negotiation
Construction	$2,612,000.00	estimate
Const. Engineering	$313,440.00	12% construction
Total	**$3,340,016.61**	

As shown in the previous table, the estimated cost of this project is approximately $3.3 million.

Sincerely,

Robert G. Stubbe, P.E.
Public Works Director

2112 N. 30th Street
Suite 200
Omaha, NE 68111

402.502.2770

www.seventyfivenorth.org

September 13, 2018

Ben Carson
U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

RE: North 30th Transformation Plan Leverage Commitment

Mr. Carson,

Seventy Five North Revitalization Corp. (Seventy Five North) is pleased to continue its partnership with the City of Omaha, the Omaha Housing Authority and Brinshore Development in pursuit of the North 30th Choice Neighborhood Implementation Application Grant under the U.S. Department of Housing and Urban Development (HUD).

Seventy Five North is committed to the continued revitalization of the North 30th Transformation Plan area and excited to support the redevelopment of Spencer Homes. It is our mission to foster high-quality educational, residential, business and lifestyle opportunities for those living within the North 30th Transformation Plan area. We were founded as an organization for this sole purpose.

The goals and proposed activities outlined in the North 30th Transformation Plan area application directly align with our organizational objectives as they support community access to the resources needed to move families out of intergenerational poverty. We pledge to partner with the City of Omaha and the Omaha Housing Authority over the 5 years of the Choice Neighborhood Implementation grant to execute and advance the plans outlined in this proposal. It is estimated that between 325 and 345 Spencer Homes residents will benefit from the additional leverage and services described in this letter.

Seventy Five North commits to provide the following resources in the North 30th Transformation Plan area:

Board of Directors

Thomas Warren
Urban League of Nebraska

Susan A. Buffett
The Sherwood Foundation

Dana Bradford
Waitt Brands

Kenneth E. Johnson, Sr.
City of Omaha, Retired

Kristin Williams
The Sherwood Foundation

Marty Shukert
RDG Planning and Design

Dana Washington
Boys Town

David Arnold
Buildertrend Solutions

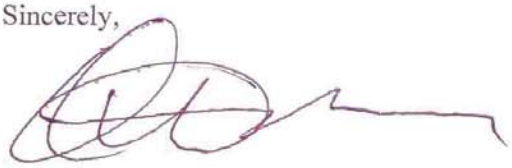
- **$15,250,000** in subordinate debt in the 101 unit Highlander Phase 1 residential development which received a certificate of substantial completion on August 17, 2018. The debt is structured with an interest accruing at the applicable federal rate with no payments until a balloon at maturity (2056). The development received tax exempt bonds and 4% LIHTC from the Nebraska Investment Financing Authority and closed in July 2016.

- **$3,174,741** in the 60 unit Highlander Phase 2: Nobility Point Senior residential development. The debt is structured with an interest accruing at the applicable federal rate with no payments until a balloon at maturity (40 year term). This commitment is firm but construction is pending with NIFA's non-competitive 9% LIHTC CRANE program and is expected to close in 2019.

- **$26,155,254** in the 63,000 sf Community Accelerator development through our wholly owned subsidiary Highlander Phase 1 QALICB, Inc. This development closed in February 2016. The core and shell of the building is complete and the following building tenants are operational as of January 2018: Seventy Five North office, Metropolitan Community College, Creighton University, Hardy Coffee Company and The Venue at Highlander event space. This investment is firmly committed, funded and in escrow.

Please contact me directly with any questions.

Sincerely,



Othello Meadows
President & CEO
Seventy Five North Revitalization Corp.
402-502-2770
Othello@seventyfivenorth.org
www.seventyfivenorth.org

City of Omaha
Jean Stothert, Mayor

Parks, Recreation &
Public Property Department

Omaha/Douglas Civic Center
1819 Farnam Street, Suite 701
Omaha, Nebraska 68183-0701
(402) 444-5900
FAX (402) 444-4921

September 7, 2018

To Whom It May Concern;

The Omaha Parks, Recreation, and Public Property Department ("Parks Department") supports the North 30th Choice Neighborhood Implementation Application Grant under the Department of Housing and Urban Development ("HUD"). The Parks Department is committed to this important initiative that will redevelop the Spencer Homes Public Housing property and the broader North Omaha neighborhood. This 60-acre park includes tennis courts, a playground, picnic areas, walking trails, an innovative wetland/storm water design, basketball courts, and a popular community center, among other amenities.

Over the past three years, the Parks Department and the Public Works Department have invested over $3.4 million to improve Adams Park, which is located two blocks west of Spencer Homes. The following table presents a summary of investments into Adams Park.

Adams Park Expenses 5/18/15 through 5/18/18:	
Design/Engineering during wetland construction (CDM Smith):	$93,757.65
Wetland Civil Construction (Hawkins):	$2,718,866.84
Wetland Landscaping Construction (Next Phase):	$605,189.96
Total:	**$3,417,814.45**

Sincerely,

Brook Bench, Director
Omaha Parks, Recreation, and Public Property Department

cc: William H. Lukash, AICP, PG, Omaha Planning Department

Gesu Housing, Inc.

Non-Profit Affordable Housing

September 7, 2018

I am pleased to continue my partnership with the City of Omaha in support of the North 30th Choice Neighborhood Implementation Application Grant under the Department of Housing and Urban Development (HUD). Gesu Housing, Inc. is committed to this important initiative that will redevelop the Spencer Homes Public Housing property and the broader North Omaha Neighborhood. We have a history of working in and throughout North Omaha and have documented below our past contributions to this neighborhood. We are pledging to partner with the City of Omaha over the 5 years for the Choice Grant. Our organization has been working with the City of Omaha in a successful partnership in the Prospect Hill Neighborhood and we have seen firsthand how the City of Omaha's programs have a proven ability to raise the level of economic independence among public housing residents.

The mission of Gesu Housing is to build quality, energy efficient, affordable homes to assist families in realizing a safe, secure, stable living experience while strengthening and revitalizing their neighborhoods. The North 30th Choice Neighborhood Initiative and its proposed activities are in line with our own goals by supporting families to long-term homeownership, consequently, the existing neighborhood fills with pride and with people building their own traditions which will endure through future generations. This advances our own objectives and supports residents by providing opportunities to stabilize the neighborhood and increase the success of families.

The following chart details Gesu Housing HUD matching funds with new three-bedroom homes completed between 5-18-15 to 5-18-18. The number of new homes detailed does not reflect the total number homes completed by Gesu Housing for these dates.

Date of Agreement	HUD Funding	# of New Homes
3-11-14	$400,000	5
6-16-15	$500,000	5
10-16-16	$300,000	3
4-11-17	$540,000	3
10-24-17	$300,000	3
5-8-18	$251,800	5
GRAND TOTAL	$2,291,800	

I have witnessed the transformational work carried out by the City of Omaha and their community partners, and I am eager to continue this partnership to help public housing residents achieve independence. Thank you very much for considering this application, and I hope that you will choose to continue this invaluable service to North Omaha.

Sincerely,

Gesu Housing - Executive Director/COO

A:40-8

Gesu Housing, Inc. • 5008½ Dodge Street, Suite B • Omaha, NE 68132-2920
Office Phone: 402.614.4776 • Fax: 402.614.4178 • www.gesuhousing.com

EQUAL HOUSING OPPORTUNITY

HOLY NAME HOUSING CORPORATION

Building a Strong Community One Home At A Time

September 10, 2018

To Whom it May Concern,

Holy Name Housing is pleased to continue our partnership with the City of Omaha in support of the North 30th Choice Neighborhood Implementation Application Grant under the Department of Housing and Urban Development (HUD). Holy Name Housing is committed to this important initiative that will redevelop the Spencer Homes Public Housing property and the broader North Omaha Neighborhood. We have a history of working in and throughout North Omaha. Holy Name Housing has remodeled or built new over 700 units of housing and as of today maintains over 300 properties in North Omaha.

Within the North 30th Choice Neighborhood Initiative area over the last 3 years, Holy Name Housing has built 17 new homes for an investment of just over $3.5 million. We are anxious to begin redeveloping this neighborhood in earnest over the next 5 year for the Choice Grant. Holy Name Housing Corporation will bring its experience of providing tax credits, trust funds, HOME funds and conventional loans. Our organization has been working with the City of Omaha in a successful partnership in the Prospect Hill Neighborhood by building over 30 new homes and we have seen firsthand how the City of Omaha's programs improved the lives of families.

The mission of Holy Name Housing Corporation is to serve as developer, builder and property manager. The North 30th Choice Neighborhood Initiative and its activities are in line with our own goals of supporting families by all types of housing; single family rental / rent to purchase, senior housing, row housing and apartments. This year along, Holy Name Housing Corporation will complete or start over 30 units of housing just to the west of this neighborhood. The North 30th Choice Neighborhood Initiative will advance our own objectives and supports the families by stabilizing an area and increasing the success of families.

Over 30 years Holy Name Housing Corporation has witnessed the transformational work carried out by the City of Omaha as it has worked with its community partners such as us. I am eager to continue this partnership in helping residences achieve independence that comes from quality, affordable housing. Thank you very much for considering this application, and I hope that you will choose to continue this invaluable service to North Omaha.

Sincerely,

Michael Gawley
Executive Director

A:40-9

4324 Fort Street • Omaha, Nebraska 68111 • 402-453-6100 • Fax 402-451-7187
www.HolyNameHousing.org

EQUAL HOUSING OPPORTUNITY

Keep Omaha Beautiful

1819 Farnam St, Suite 306
Omaha, NE 68183
Phone: 402-444-7774
www.KeepOmahaBeautiful.org

Board Officers

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Tally Mertes

Vice President
Ken West

Treasurer
Nathan Preheim

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Patrick Finigan

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Thomas Freeman
Marla Fries
Cindy Gray
Matthew Hansen
Mary Palu
Heather Tippey Pierce
Justin Vetsch
Leanne Ziettlow

Stewardship Council
Marty Grate
Lee Janecek
Tom Stalnaker

Executive Director
Christopher Stratman

September 12, 2018

City of Omaha Planning Department
c/o William Lukash
1819 Farnam Street, Suite 1100
Omaha, NE 68183

Dear Mr. Lukash:

Keep Omaha Beautiful (KOB) is a 501(c)(3) nonprofit organization that fosters environmental and community stewardship through education, service, and advocacy. As part of our mission, we are committed to helping ensure Omaha is a clean and sustainable community in which residents, organizations, and the environment thrive.

As a nonprofit partner with the North 30th Choice Neighborhood Implementation project, KOB will help address illegal dumping and litter issues in the targeted area. Both illegal dumping and littering are prone to the "broken window" syndrome; once a site appears as though it is an area where items can be dumped or littering appears acceptable, individuals are more likely to engage in dumping and littering behavior. Consequently, it is important to clean up and maintain these areas. It is also important to demonstrate care for these areas and ideally beautify them to further limit illegal dumping and littering.

In light of the aforementioned, KOB proposes to do the following to help reduce/prevent illegal dumping and littering in the targeted area:

- Work with the City Omaha's Parks & Recreation (Weeds & Litter Division) to confirm all major illegal dumping sites on public property in the targeted area. KOB will assist the Parks & Recreation Department with cleaning up these areas in a systematic and timely fashion, and ideally when/where feasible, transform the sites into useable community spaces/assets.

- Purchase motion-sensor cameras and specialized mounts that can be placed at troublesome locations for illegal dumping and used by the Parks & Recreation Department's Weeds & Litter Division and KOB to identify and potentially prosecute individuals/companies that engage in the illegal act.

- Heavily advertise the City of Omaha and KOB's spring and fall cleanup events in the targeted area. These cleanup events provide a free opportunity for Omaha residents to appropriately discard and recycle large bulky items that cannot be placed for curbside collection, such as old tires and broken furniture/appliances (which are often illegally dumped).

- Mobilize volunteers to conduct regular litter cleanups of the public areas within the targeted area. A systematic and intensive pre- and post-assessment (i.e., litter index) will be completed for the area.

- Potentially plant native, underrepresented trees in public/right-of-way spaces deemed appropriate. Adding natural beautification elements to a given area has been show to help reduce littering behavior and illegal dumping.

KOB proposes to support the project over the next five years at total cost of $100,000. Our organization will also utilize (match) at least $20,000 of additional funding and in-kind volunteer support over the course of the five-year project.

Sincerely,

Chris Stratman
Executive Director
Keep Omaha Beautiful

A:40-10

NEBRASKA ENTERPRISE FUND
Connecting Businesses to Resources

William Lukash
Omaha Planning Department

September 10, 2018

RE: Nebraska Enterprise Fund – Microfinance Programming Summary

Nebraska Enteprise Fund:

The Nebraska Enterprise Fund is a Community Development Finance Institution serving the state of Nebraska. It maintains a revolving loan fund and has assets exceeding $13 million available for lending to low to moderate income communities. Over the past three years, NEF has disbursed $10.54 mln in microbusinesses to 246 businesses. 68% of these borrowers are persons of color. NEF's lending has impacted 1,505 jobs. In addition to lending, NEF provides one-to-one business coaching and mentoring to potential and existing business owners as well as group training programs. Over the past three years, NEF has provided 3,415 one-to-one sessions and 2,288 participants have attended training programs.
NEF proposes to support the development efforts of the City of Omaha by:

1. Direct Lending and Gap Financing: A primary initiative is working with small and micro businesses in securing capital needed to start and expand their businesses. NEF provides direct loans from $1,000 to $150,000 to viable businesses that are not yet bankable for working capital, equipment, and owner occupied real estate. In other cases, entrepreneurs may secure part of the bank financing their business needs, but they do not have the full level of funding needed even after injecting their capital. In this case, NEF works with local bankers and the entrepreneur through a gap financing to augment the bank's efforts

2. Training: Training is NEF's second pillar of support. It provides group learning opportunities on key business skills including QuickBooks, Business Planning, Financial Management, Legal Issues, etc., along with its focused Business Acceleration Training which supports businesses in growing their sales, leading to higher revenues, income, net worth while contributing to a stronger business eco-system and vibrant business community.

3. One-on-one coaching and mentoring: NEF recognizes that diverse small businesses need business development services to succeed. NEF provides free one-to-one consulting and mentoring to existing and interested clients. Most consultations focus on the needs of the business and center on business planning, financial projections, market strategy, and management issues. This is a key area of support since businesses in diverse communities have limited access to these services.

The Budget:

NEF proposes to support the project over the next five years. It will provide microloans to start-up, growing, and expanding businesses. NEF proposes that $125,000 be used to fund the revolving loan fund. With this funding, NEF will utilize (match) at least $250,000 of additional funding to provide a vibrant loan fund available to qualifying businesses within the project area.

NEF further proposes to deliver technical assistance via group training and one-to-one consulting to entrepreneurs within the program area. NEF proposes a budget of $25,000 per annum or $125,000 over five years to support the delivery of technical assistance (and match an additional $125,000 of non-federal funds). This will allow NEF to provide regular training programs at the site as well as deliver one-to-one consultations to interested businesses.

330 N. Oakland Ave., Oakland, NE 68045 ■ www.nebbiz.org ■ Phone 402-685-5500 ■ Fax 888-952-3939

omaha early learning centers

September 12, 2018
Ben Carson
U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

RE: North 30th Transformation Plan Leverage Commitment

Mr. Carson,

On behalf of Omaha Early Learning Centers, I am excited to support Seventy Five North Revitalization Corp., the City of Omaha, the Omaha Housing Authority, Brinshore Development and the rest of the North 30th Transformation Plan team as they pursue a Choice Neighborhood Implementation grant to support the continued revitalization of this particular north Omaha community.

Omaha Early Learning Centers are high-quality early childhood educational centers that operate year-round, Monday-Friday from 7:00 am to 5:30 pm. Omaha Early Learning Centers are committed to supporting children, birth to 3 years old, develop the foundational skills that will assist them in becoming successful students.

Omaha Early Learning Centers additionally work with parents to help them become more self-sufficient and better teachers at home. By partnering with parents and a consortium of community partners, we create and promote the highest quality, outcome-based learning environments for parents and their children who are at-risk. Every person at Omaha Early Learning Centers is committed to helping young children grow up safely, healthily and eager to learn.

Omaha Early Learning Centers will welcome its third location, Kennedy Early Learning Center, in Fall 2019. To learn more about the Kennedy Early Learning Center and what it will bring to the North 30th Transformation plan area, please visit https://earlylearningcenter.ops.org.

As an integral component of the North 30th Transformation Plan, Omaha Early Learning Centers plans to own and operate a 50,000 square foot early learning center, adjacent to existing Howard Kennedy Elementary school, designed to serve the early childhood development needs in the broader North 30th Transformation Plan area with specific focus on the infants, toddlers, pre-k students and families residing in neighboring Spencer Homes.

We commit to provide the following to the early childhood education strategy in the North 30th Transformation Plan:

- $11.2 million in philanthropic fundraising toward the design and construction of the 50,000 square foot early learning center.

- An annual contribution of over $3.5 million ($17.5 million over 5 years) in operations dollars to sustain the year-round Kennedy Early Learning Center.

- The prioritization of Spencer Homes residents for enrollment slots in the Kennedy Early Learning Center.

It is estimated that between 20 and 30 Spencer Homes early learners will benefit from the additional leverage and services described in this letter.

Please contact me directly with any questions. Again, Omaha Early Learning Centers is pleased to support this important community-focused initiative.

Sincerely,

Jennifer Sturgeon

Jennifer Sturgeon
Omaha Early Learning Center
5810 South 42nd Street
Omaha, NE 68107
531-299-1499

THE BUFFETT EARLY CHILDHOOD FUND

September 12, 2018

The Buffett Early Childhood Fund is pleased to commit support and resources to the North 30th Choice Neighborhood Implementation Application Grant under the Department of Housing and Urban Development (HUD). It is estimated that between 25 and 30 Spencer Homes early learners will benefit from the additional leverage and services described in this letter.

Our Omaha-based foundation is committed to leveling the playing field for vulnerable babies, toddlers and preschoolers as they enter kindergarten. Decades of evidence shows that when children begin school behind their more affluent peers, they struggle to catch up and face difficulty throughout their educational careers, but that high-quality early childhood education can eliminate this achievement gap before it takes root. Since our founding, we have invested approximately $150 million in early childhood practice, policy and research in Nebraska and throughout the United States

The Buffett Early Childhood Fund commits to provide the following resources to the North 30th CNI Transformation Plan education strategy of the People Plan:

- **$2,000,000** toward the construction of the Omaha Early Learning Center at Kennedy, a high-quality early childhood education program for low-income infants, toddlers and preschoolers which will serve as the beginning of the high quality educational pipeline for children in this community.
- **$10,000,000** over the five-year grant period to support operations of the Omaha Early Learning Center at Kennedy.

Sincerely,

Jessie Rasmussen
President, Buffett Early Childhood Fund

808 CONAGRA DRIVE SUITE 200, OMAHA, NEBRASKA 68102
402-541-4030

ATTACHMENT 41:

Housing Leverage Documentation (HUD-53239)

Applicant:

City of Omaha, Nebraska

File Name:

Att41HousingLeverage.pdf

OMB Approval No. 2577-0269
(exp. 4/30/2018-renewal pending OMB approval)

Attachment 41: Housing Development Resources

List all funds that will be used for Housing Development only. For each resource you list, you must provide a commitment document behind this Attachment that meets the standards described in the match and leveraging section of the NOFA. The amounts listed on this form must be consistent with the amounts listed on the Sources & Uses Attachment and the amounts in each resource commitment document.

Source of Housing Development Resource	Dollar Value of Resource	Page # of Commitment Document	HUD Use Only Amount Approved
Horizon Bank- Phase 1	$ 6,900,000	9	$
Horizon Bank- Phase 3	6,560,000	10	
Horizon Bank- Phase 4	4,240,000	15	
75North- Phase 1	15,250,000	18	
75North- Phase 2	3,174,741	20	
The Sherwood Foundation- Phase 3	3,300,000	94	
The Sherwood Foundation- Phase 4	4,700,000	83	
The Sherwood Foundation- Phase 5	3,000,000	84	
RBC Tax Credit Equity, LLC	7,331,300	85	
Page Total	$ 54,456,041		$

Page ____ of ____

September 10, 2018

Todd Lieberman
Brinshore Development, LLC
666 Dundee Road, Suite 1102
Northbrook, IL 60062

RE: North 30th Leverage Commitment (Replacement Housing future phases)

Dear Todd,

We are thrilled to support Seventy 5 North Revitalization Corporation, the City of Omaha, the Omaha Housing Authority and Brinshore Development, LLC and others in seeking a Choice Neighborhoods grant to implement the North 30th Transformation Plan.

Horizon Bank is deeply committed to producing high quality affordable and mixed-income housing throughout the Midwest. With our corporate headquarters in Nebraska, we are excited to see the great work at Highlander extend North to Spencer Homes.

Horizon is pleased to commit the following permanent debt on the following pages, subject to (i) CHOICE grant funding, (ii) receipt of tax-exempt bond approval and (iii) commercially reasonable conditions to closing, to the North 30th Housing Strategy.

The total of Horizon's permanent loan commitments to the North 30th CHOICE Neighborhoods effort equals $17.72 million.

Phase 1: Highlander Phase 1[i]

- Permanent Loans on Mixed-Income Tax Exempt Bond Transaction:
  - $1,200,000 Permanent TIF Loan
    - 5.46% interest rate
    - 15 year term
    - 15 year amortization
  - $3,500,000 permanent loan (LIHTC units only)
    - 3.575% interest rate
    - 16 year term
    - 35 year amortization
  - $2,200,000 permanent loan
    - 5.25% interest rate
    - 16 year term
    - 35 year amortization

Phase 3: Highlander Overlook and Rows

- Permanent Loans on Mixed-Income Tax Exempt Bond Transaction:
  - $600,000 Permanent TIF Loan
    - 6.25% interest rate
    - 15 year term
    - 15 year amortization
  - $5,960,000 permanent loan (LIHTC units only)
    - 5% interest rate
    - 16 year term
    - 35 year amortization

Phase 4: Kennedy Square I

- Permanent Loans on Mixed-Income Tax Exempt Bond Transaction:
  - $650,000 Permanent TIF Loan
    - 6.25% interest rate
    - 15 year term
    - 15 year amortization
  - $3,590,000 permanent loan (LIHTC units only)
    - 5% interest rate
    - 16 year term
    - 35 year amortization

Per the terms of the NOFA, because Phase 2 and Phase 5 are intending to close through the 9% LIHTC CRANE non-competitive program, Horizon Bank's understand that these funds cannot count as leverage pursuant to the CHOICE grant application process, however, we nonetheless do provide this commitment to show our support of the project.

Phase 2: Nobility Point Senior

- $450,000 on Nobility Point Senior (9% CRANE program registered project)
  - $450,000
  - 6.25%
  - 30 year amortization

Phase 5: Kennedy Square I

- Permanent Loans on future CRANE transaction
  - $650,000 Permanent TIF Loan
    - 6.25% interest rate
    - 15 year term
    - 15 year amortization
  - $3,240,000 permanent loan (LIHTC units only)
    - 5% interest rate
    - 16 year term
    - 35 year amortization

Should you have any questions, please contact me at 402-876-2555. Thank you for the opportunity to work with you on incredible project!

Sincerely,

Janet Latimer
CEO

[i] This transaction received its certificate of substantial completion on August 18, 2018.

2112 N. 30th Street
Suite 200
Omaha, NE 68111

402.502.2770

www.seventyfivenorth.org

September 13, 2018

Ben Carson
U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

RE: North 30th Transformation Plan Leverage Commitment

Mr. Carson,

Seventy Five North Revitalization Corp. (Seventy Five North) is pleased to continue its partnership with the City of Omaha, the Omaha Housing Authority and Brinshore Development in pursuit of the North 30th Choice Neighborhood Implementation Application Grant under the U.S. Department of Housing and Urban Development (HUD).

Seventy Five North is committed to the continued revitalization of the North 30th Transformation Plan area and excited to support the redevelopment of Spencer Homes. It is our mission to foster high-quality educational, residential, business and lifestyle opportunities for those living within the North 30th Transformation Plan area. We were founded as an organization for this sole purpose.

The goals and proposed activities outlined in the North 30th Transformation Plan area application directly align with our organizational objectives as they support community access to the resources needed to move families out of intergenerational poverty. We pledge to partner with the City of Omaha and the Omaha Housing Authority over the 5 years of the Choice Neighborhood Implementation grant to execute and advance the plans outlined in this proposal. It is estimated that between 325 and 345 Spencer Homes residents will benefit from the additional leverage and services described in this letter.

Seventy Five North commits to provide the following resources in the North 30th Transformation Plan area:

Board of Directors

Thomas Warren
Urban League of Nebraska

Susan A. Buffett
The Sherwood Foundation

Dana Bradford
Waitt Brands

Kenneth E. Johnson, Sr.
City of Omaha, Retired

Kristin Williams
The Sherwood Foundation

Marty Shukert
RDG Planning and Design

Dana Washington
Boys Town

David Arnold
Buildertrend Solutions

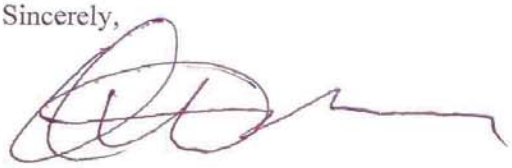
- **$15,250,000** in subordinate debt in the 101 unit Highlander Phase 1 residential development which received a certificate of substantial completion on August 17, 2018. The debt is structured with an interest accruing at the applicable federal rate with no payments until a balloon at maturity (2056). The development received tax exempt bonds and 4% LIHTC from the Nebraska Investment Financing Authority and closed in July 2016.

- **$3,174,741** in the 60 unit Highlander Phase 2: Nobility Point Senior residential development. The debt is structured with an interest accruing at the applicable federal rate with no payments until a balloon at maturity (40 year term). This commitment is firm but construction is pending with NIFA's non-competitive 9% LIHTC CRANE program and is expected to close in 2019.

- **$26,155,254** in the 63,000 sf Community Accelerator development through our wholly owned subsidiary Highlander Phase 1 QALICB, Inc. This development closed in February 2016. The core and shell of the building is complete and the following building tenants are operational as of January 2018: Seventy Five North office, Metropolitan Community College, Creighton University, Hardy Coffee Company and The Venue at Highlander event space. This investment is firmly committed, funded and in escrow.

Please contact me directly with any questions.

Sincerely,



Othello Meadows
President & CEO
Seventy Five North Revitalization Corp.
402-502-2770
Othello@seventyfivenorth.org
www.seventyfivenorth.org

THE Sherwood FOUNDATION®

September 12, 2018

The Sherwood Foundation is pleased to commit support and resources to the North 30th Choice Neighborhood Implementation Grant under the Department of Housing and Urban Development (HUD).

Our Omaha-based foundation is committed to racial and social justice through a variety of means for low-to-moderate income families. We believe social justice is the proactive reinforcement of policies, practices, attitudes, and actions that all produce equitable power, access, opportunities, treatment, impacts, and outcomes for all. Using a two-generation approach, we support programs and practices that bridge the opportunity gap for families and help students achieve their greatest potential.

We are pleased to support Seventy Five North Revitalization Corporation, the City of Omaha, the Omaha Housing Authority and Brinshore Development, LLC and others ("CHOICE Team") in seeking a Choice Neighborhoods grant to implement the North 30th Transformation Plan.

The Sherwood Foundation commits to provide $11,000,000 to the North 30th mixed-income housing development, subject only to CHOICE grant funding. The funding will be provided to support mixed-income development activities as shown in the North 30th CHOICE Neighborhoods Implementation Grant application to HUD.

Our commitment is as follows:

- Phase 3: Highlander Family: $3,300,000 to leverage the construction of 89 mixed-income units within the Highlander neighborhood.
- Phase 4: Kennedy Square I: $4,700,000 to leverage the construction of 95 mixed-income units adjacent to the Early Childhood Center.
- Phase 5: Kennedy Square II: $3,000,000 to leverage the construction of 80 mixed-income units adjacent to Kennedy Square I.

We are proud to be a longstanding partner with Seventy 5 North and look forward to this tremendous opportunity. Please let me know if you have any questions. I can be reached at 402.913.2223 or kristinw@sherwoodfoundation.org.

Sincerely,

Kristin Williams, MPA, MSW
Director

RBC Capital Markets®

Tax Credit Equity Group
500 W. Madison St
Suite 2500
Chicago, IL 60661

Telephone: (312) 559-2080

April 8, 2016

Mr. Richard Sciortino
Brinshore Development, LLC
666 Dundee Road, Suite 1102
Northbrook, IL 60062

Re: ***Highlander Phase I Apartments***
Omaha, NE

Dear Rich:

Thank you for providing us the opportunity to submit a proposal on Highlander Phase I Apartments (the "Project"). This letter serves as our mutual understanding of the business terms regarding the acquisition of an ownership interests in Highlander Phase 1 LLC (the "Company"). RBC Tax Credit Equity, LLC, its successors and assigns ("RBC") will acquire a 99.99% interest, and RBC Tax Credit Manager II, Inc. ("RBC Manager") will acquire a 0.001% interest (collectively, the "Interest") in the Company.

1. **Project and Parties Involved.**

(a) The Project, located in Omaha, Douglas County, Nebraska will consist 62 apartment units for rent to families, within a larger overall development of 13 new buildings having 101 apartment units, subdivided by a condominium regime. Within the Project, all 62 units will be occupied in compliance with the low-income housing tax credit ("LIHTC") requirements of Section 42 of the Internal Revenue Code. The remaining 39 units in the larger development will be unrestricted "Market Rate" units and owned separately.

(b) The parties involved with the Project are as follows:

(i) **Managing Member**. The Managing Member is Highlander Phase 1 Manager, LLC, a Nebraska limited liability company owned 60% by Brinshore Development, LLC, and 40% by Seventy Five North Revitalization Corporation. Brinshore Development, LLC is an Illinois limited liability company, owned 50% by RJS Real Estate Services Inc., an Illinois corporation owned 100% by Richard Sciortino, and 50% by Brint Development, Inc., an Illinois corporation owned 100% by David Brint. Seventy Five North Revitalization Corporation is a Nebraska 501(c)(3) corporation. The Managing Member will make elections necessary to ensure its taxation as a corporation.

(ii) **Developer**. The Developer is Highlander Master Developer, LLC, a Nebraska limited liability company whose members are Brinshore Development, LLC with a 60% interest and Seventy Five North Revitalization Corporation with a 40% interest. The Developer will make elections necessary to ensure its taxation as a corporation.

(iii) **Guarantors**. Subject to RBC's review and approval of financial statements, the Guarantors are the Managing Member, the Developer, Brinshore Development, LLC and Seventy Five North Revitalization Corporation, on a joint and several basis.

2. **Investment Amount**. The Interest in the Company will be acquired for a total capital contribution of $7,331,300. This capital contribution is based on the Project receiving the tax credits described in Section 3 and represents $1.040 per tax credit dollar. This pricing assumes both the Developer and the Managing Member use cash basis accounting for tax purposes. Further, the pricing assumes depreciable basis of $17,791,165 consisting of 100% of residential depreciation of $16,768,165 being taken over 27.5 years, 100% of depreciation on site improvements of $620,000 being taken over 15 years, and 100% of depreciation on personal property of $403,000 being taken over 5 years, both adjusted for bonus depreciation, with the Project being placed in service in between February 2017 and May 2017. The capital contribution, subject to adjustments set forth in Section 5 below, will be payable to the Company in installments as set forth on **Exhibit A**.

3. **LIHTC**. The Project has or will receive a tax-exempt bond allocation in the approximate amount of $10,000,000, which will entitle it to federal low income housing tax credits in the approximate amount of $705,000 annually, calculated using the April 2016 credit factor of 3.18%, which rate will be locked at closing. The total LIHTC anticipated to be delivered to the Company is $7,050,000. The LIHTC will be available to the Company beginning in April 2017. It is expected that RBC will be allocated a total LIHTC amount of $7,049,300 (the "Projected LIHTC") during the credit period in the following amounts: $350,570 in 2017, $704,930 annually in each of the years 2018 through 2026 and $354,360 in 2027. Any decision to delay the commencement date of the LIHTC period beyond 2017 is subject to RBC's consent.

4. **Funding Sources**. We assume the Project will receive funding on the terms and conditions listed on **Exhibit B**. Any change in those funding sources or their terms and conditions are subject to RBC's consent.

5. **Adjustments**.

(a) Downward Capital Adjustment. The amount of LIHTC to be allocated to RBC during the credit period ("Certified LIHTC") will be determined promptly following receipt of cost certification from the accountant and Form 8609. If the Certified LIHTC is less than Projected LIHTC, RBC's capital contributions will be reduced by an amount (the "Downward Capital Adjustment") equal to the product of (i) $1.04 multiplied by (ii) the difference between Projected LIHTC and Certified LIHTC.

(b) Late Delivery Adjustment. The amount of LIHTC allocated to RBC for 2017 will be determined at the time the Project is fully leased. If the amount of the LIHTC allocated to RBC for calendar year 2017 is less than $350,570, RBC's capital contribution shall be reduced by an amount (the "Late Delivery Adjustment") equal to the difference between such amount(s) (adjusted for any Upward or Downward Capital Adjustment) and the amount of the LIHTC allocated to RBC for calendar year 2017, multiplied by 60%, and shall take into account delays in the dates on which RBC must pay its capital.

(c) Payment by Managing Member. If the Downward Capital Adjustment and the Late Delivery Adjustment exceed the total of all unfunded capital contributions, then the Managing Member will make a payment to the Company equal to the amount of such excess, and the Company will immediately distribute such amount to RBC as a return of its capital contribution. Except to the extent otherwise stated herein, this payment will not give rise to any right as a loan or capital contribution or result in any increase in the Managing Member's capital account.

(d) Early Delivery Adjustment. If the amount of the LIHTC allocated to RBC for calendar year 2017 is more than $350,570, RBC's capital contribution shall be increased by an amount (the "Early Delivery Adjustment") equal to the difference between such amount(s) (adjusted for any Upward or Downward Capital Adjustment) and the amount of the LIHTC allocated to RBC for calendar year 2017 , multiplied by 35%, and shall take into account delays in the dates on which RBC must pay its capital. This additional capital contribution will be paid by RBC at the time of its final capital contribution and will be applied first to any deferred developer fee, with any remaining amounts released to Net Cash Flow. The Early Delivery Adjustment will not exceed 5% of the total capital contribution.

(e) Upward Capital Adjustment. If the Certified LIHTC is more than the Projected LIHTC, RBC will pay an additional capital contribution (the "Upward Capital Adjustment") equal to the product of (i) $1.04 multiplied by (ii) the difference between the Certified LIHTC and the Projected LIHTC. This additional capital contribution will be paid by RBC at the time of its final capital contribution and will be applied first to any deferred developer fee, with any remaining amounts released to Net Cash Flow. The aggregate of the Early Delivery Adjustment and Upward Capital Adjustment will not exceed 5% of the total capital contribution.

6. **Managing Member Obligations**. Any amounts advanced by the Managing Member for the obligations set forth below will not be considered as loans or capital contributions reimbursable or repayable by the Company unless otherwise stated herein.

(a) Construction Completion. The Managing Member is responsible for overall construction completion in accordance with approved plans and specifications and will pay for any construction costs, costs to achieve permanent loan closing, repayment of all construction financing and costs necessary to fund reserves required to be funded at or before permanent loan closing.

(b) Operating Deficits.

(i) Pre-Stabilization. The Managing Member will fund operating deficits until the date (the "Stabilization Date") which is the first day of the month following a 3-month period (such 3-month period to commence after the permanent loan closing) in which the Project has maintained an average 1.15 debt service coverage ratio ("DSCR"); and

(ii) Post-Stabilization. Commencing with the Stabilization Date and continuing until the Release Date (defined below), the Managing Member will fund operating deficits of up to $260,000. Any funds paid by the Managing Member under this Section 6(b)(ii) shall be treated as an unsecured loan to the Company with interest at the rate of 5% per annum, to be repaid out of cash flow, refinancing, sale and liquidation proceeds as provided in Section 9 hereof.

The "Release Date" is the later of:

(A) the fifth anniversary of the Stabilization Date,
(B) the date the Project has achieved an average DSCR of 1.15 for the 12-month period immediately prior to the Release Date, and
(C) the date the Project has achieved a 1.15 DSCR for each of the 3 months immediately prior to the Release Date.

Notwithstanding the foregoing, if, as of the Release Date, the balance of the Operating Reserve described in Section 7(a) is less than $260,000, this obligation shall continue until the balance in the Operating Reserve is equal to or greater than $260,000.

(c) LIHTC Shortfall or Recapture Event. To the extent not already addressed by the Downward Capital Adjustment or the Late Delivery Adjustment, if the actual amount of LIHTC for any year is less than Projected LIHTC (unless due to a change of law), the Managing Member will make payments to RBC of an amount equal to the shortfall or recapture amount, plus related costs and expenses incurred by RBC.

(d) Repurchase. The Managing Member will repurchase RBC's interest upon the occurrence of certain events described in the Project Entity Agreement.

(e) Environmental Indemnity. The Managing Member will indemnify RBC against any losses due to environmental condition at the Project.

(f) Developer Fee. The Managing Member will guarantee payment of any developer fee remaining unpaid at the end of the LIHTC compliance period.

(g) Guarantors. The Guarantors will guarantee all of the Managing Member's obligations set forth in the Project Entity Agreement. Until the Release Date noted above, the Guarantors will maintain an aggregate net worth and liquidity level as determined by RBC after review of the Guarantors' financial statements but in no event a net worth of less than $10,000,000, of which $500,000 will be liquid. The Guarantors will provide RBC with annual financial statements.

7. **Reserves**.

(a) Operating Reserves. An operating reserve in the amount of $260,000 will be established and maintained by the Managing Member not later than RBC's third capital contribution. Withdrawals from the operating reserve will be subject to RBC's consent. Prior to the Release Date, the balance of the Operating Reserve shall not be reduced to less than $130,000. Expenditures from operating reserves will be replenished from available cash flow as described in Section 9(b) below.

(b) Replacement Reserves. The Company will maintain a replacement reserve, and make contributions on an annual basis equal to the greater of (i) $250 per unit and (ii) the amount required by the permanent lender, currently underwritten at $300 per unit. The amount of the contribution will increase annually by 3%. Annual contributions will commence with substantial completion of the first unit delivered. An initial deposit of $18,600 will be made no later than RBC's third capital contribution.

(c) Tax and Insurance Escrows. The Company will establish a real estate tax escrow of $45,532 and an insurance escrow of $13,020, or such greater amounts as may be required by Project lenders, no later than RBC's third capital contribution.

(d) TIF Reserve. The Company will establish a TIF reserve in such amount and at such time as may be required by Project lenders, but in no event later than RBC's second capital contribution.

8. **Fees and Compensation**. The following fees will be paid by the Company for services rendered in organizing, developing and managing the Company and the Project.

(a) Developer Fee. The Developer will earn a developer fee of $1,500,000 projected to be paid as follows:

(i) $250,000 (20% of paid fee) concurrent with RBC's first capital contribution;

(ii) $346,576 (29% of paid fee) concurrent with RBC's second capital contribution;

(iii) $430,000 (36% of paid fee) concurrent with RBC's third capital contribution;

(iv) $180,000 (15% of paid fee) concurrent with RBC's final capital contribution; and

(v) $293,424 (20% of total fee) is deferred and paid from net cash flow.

The deferred portion of the developer fee shall accrue interest at 5% per annum commencing as of the date of RBC's final capital contribution. If the deferred portion of the developer fee as of the closing is higher than currently projected, the scheduled payments of developer fee at RBC's third capital contribution and final capital contribution will, in the aggregate, not be less than $610,000. Payment of the deferred fee will be subordinate to all other Company debt as well as operating expense and reserve requirements. 60% of the developer fee shall be payable to Brinshore Development, LLC and 40% shall be payable to Seventy Five North Revitalization Corporation.

(b) Incentive Management Fee. An incentive management fee will be payable to the Managing Member on an annual basis in an amount equal to 90% of net cash flow as set forth on Section 9(b) below.

(c) Property Management Fee. The property management fee is underwritten at 5% of gross rental revenues. The management agent and the terms of the property management agreement are subject to the prior approval of RBC. If the management agent is an affiliate of any Guarantor, its fee will be subordinated to payment of operating costs and required debt service and reserve payments. The management agent shall also manage the condominium association and the related market rate development. If removed from the Project, the management agent shall be removed from the association and market rate development as well. Subject to a due diligence review, it is anticipated that Seldin Company will serve as the initial management agent.

(d) Asset Management Fee. The Company will pay RBC Manager an annual asset management fee of $7,000. The asset management fee will be paid annually commencing with the first anniversary of the closing date.

9. **Tax Benefits and Distributions**.

(a) Tax Benefits. Tax profits, tax losses, and tax credits will be allocated 99.99% to RBC, 0.001% to RBC Manager and 0.009% to the Managing Member.

(b) Net Cash Flow Distributions. Distributions of net cash flow (cash receipts less cash expenditures, payment of debt service, property management fee and asset management fee), will be made as follows:

(i) to RBC in satisfaction of any unpaid amounts due under Sections 5 and 6 above and for any other amounts due and owing to RBC;

(ii) to RBC Manager for any unpaid Asset Management Fees;

(iii) to the Operating Reserve to maintain a balance of $255,000 as required in Section 7(a);

(iv) to the payment of any unpaid Developer Fee;

(v) 35% of the remaining cash flow to the payment of the Philanthropic Investment loan as described in Exhibit B through 2032, and 85% thereafter;

(vi) to the payment of any debts owed to the Managing Member or its affiliates;

(vii) 90% of the remaining cash flow to the Managing Member as an incentive management fee; and

(viii) the balance to the Managing Member, RBC and RBC Manager in accordance with their percentage interests described in Section 9(a).

(c) Distributions upon Sale, Liquidation or Refinance. Net proceeds resulting from any sale, liquidation or refinance will be distributed as follows:

(i) to payment in full of any Company debts except those due to RBC, RBC Manager or the Managing Member and/or their affiliates;

(ii) to the setting up of any required reserves for contingent liabilities or obligations of the Company;

(iii) to RBC, in satisfaction of any unpaid amounts due under Sections 5 and 6 above and for any other amounts due and owing to RBC;

(iv) to RBC Manager for any unpaid asset management fees;

(v) to RBC for any excess or additional capital contributions made by it;

(vi) to the payment of any debts owed to the Managing Member or its affiliates including any unpaid developer fee;

(vii) to RBC Manager, 1% of such proceeds as a capital transaction administrative fee;

(viii) to RBC in an amount equal to any projected federal income tax incurred as a result of the transaction giving rise to such proceeds; and

(ix) the balance, 90% to the Managing Member, 9% to RBC and 1% to RBC Manager.

10. **Construction**. The Managing Member will arrange for a fixed or guaranteed maximum price construction contract in the anticipated amount of $13,782,055. The Contractor's obligations will be secured by a letter of credit in an amount not less than 15% of the amount of the construction contract or a payment and performance bonds in an amount not less than the amount of the construction contract. The Project will establish an owner's construction contingency held outside of the construction contract in the amount of $698,312 (5% of the construction costs), or such other amount as RBC may reasonably require following its review of construction documents, but in no event less than 5% of the construction contract. RBC, may, in its sole discretion, engage a construction consultant (i) to review plans and specifications and (ii) evaluate the construction progress by providing monthly reports to the Company. The cost of the construction consultant will be paid by the Company. RBC will endeavor share a vendor with Project lender.

11. **Due Diligence, Opinions and Projections**.

(a) Due Diligence: The Managing Member will provide RBC with all due diligence items set forth on its due diligence checklist, including but not limited to, financial statements for the Guarantors, schedule of real estate owned and contingent liabilities, plans and specifications, a current appraisal, a current (less than 6 months old) market study, a current (less than 6 months old) Phase I environmental report, rent and expense data from comparable properties, condominium documents, TIF documents, site/market visit and title and survey. The Managing Member agrees to reasonably cooperate with RBC (including signing such consents as may be necessary) in obtaining background reports on the Developer, Guarantors and other Project entities as determined by RBC.

(b) Legal Opinions. The Managing Member's counsel will deliver to RBC a local law opinion satisfactory to RBC. RBC's counsel will prepare a tax opinion and the Managing Member agrees to cooperate to provide all necessary documentation requested by RBC's counsel.

(c) Diligence Reimbursement. The Company will reimburse RBC $20,000 toward the costs incurred by RBC in conducting its due diligence review and for the costs and expenses of RBC's counsel in connection with the preparation of the tax opinion. RBC may deduct this amount from its first capital contribution.

(d) Projections. The projections to be attached to the Project Entity Agreement and that support the Tax Opinion will be prepared by RBC based on projections provided by the Managing Member. RBC's projections will include development sources and uses, calculation of eligible basis, operating and construction period cash flow analysis, 15-year operating projection, 30-year debt analysis and 15-year capital account analysis.

12. **Closing Contingencies**. RBC's obligation to close on the purchase of the Interest will be contingent upon RBC's receipt, review and approval of all due diligence including the items set forth on its due diligence checklist as well as the following:

(a) Project Entity Documents. Preparation and execution of RBC's standard Project Entity Agreement and other fee agreements containing representations and warranties, covenants, consent rights, and indemnities, each on terms and conditions satisfactory to RBC.

(b) Information and Laws. No adverse change in the information you have provided to us and no adverse change in existing law.

(c) Closing Date. The closing occurring on or before May 25, 2016.

RBC's obligation to close on the purchase of the Interest is NOT contingent upon RBC being able to syndicate the Interest to a third party investor. RBC will utilize its own capital to close on the purchase of the Interest.

13. **Termination and Confidentiality.**

(a) Termination Date. Once executed by both the Managing Member and the Guarantors and countersigned by RBC, this letter shall be a binding agreement and will remain in effect until the 180th day (the "Termination Date") after the date it is signed by the Managing Member. In recognition of the time which will be expended and the expenses which will be incurred by RBC in connection with the transaction contemplated hereby, the Managing Member agrees that, until the Termination Date, neither it nor any of its officers, employees, agents, or affiliates will solicit, entertain or negotiate with respect to any inquiries or proposals relating to the acquisition of an interest in the Company or the equity syndication of the Company or the Project without the prior written approval of RBC. In the event the Managing Member enters into an arrangement with a party other than RBC prior to the Termination Date, RBC will be entitled to pursue all remedies available to it. If RBC elects not to acquire the Interest based on the failure of any of the closing contingencies, the Managing Member and RBC will be mutually released from the terms and conditions contained in this letter.

(b) Confidentiality. The Managing Member agrees to keep the terms and conditions contained in this letter confidential and not to disclose the terms to any third party (other than attorneys and accountants of the Company) without the express prior written approval of RBC.

14. **Withdrawal of Letter of Intent**. Unless executed by the Managing Member and Guarantors prior to April 27, 2016 ("Withdrawal Date"), this Letter of Intent shall be considered withdrawn by RBC and void. Each party shall be responsible for their own costs and expenses incurred to that date. RBC may extend the Withdrawal Date in writing delivered to the Managing Member.

15. **Additional Items**.

(a) Reporting Obligations. The Managing Member will cause to be furnished to RBC on a prompt basis customary monthly, quarterly and annual financial statements and rent rolls for the Company, together with audited financial statements and tax returns and monthly construction reports.

(b) Non-Profit Right of First Refusal. Upon the expiration of the tax credit compliance period for the Project, the Company, pursuant to 42 (i) (7) (A), shall grant the Developer (provided it is a qualified non-profit organization) a right of first refusal to purchase the project for an amount sufficient to (i) pay all debts and liabilities of the Company, and (ii) pay the amount of the federal , state and local tax liability the Managing Member, RBC and RBC Manager would incur as a result of such sale.

(c) Purchase Option for Project. Upon the expiration of the tax credit compliance period for the Project, the Company shall grant the Managing Member an option to purchase the Project for the greater of (i) an amount sufficient to pay all debts and liabilities of the Company, and pay the amount of the federal, state and local tax liability the Managing Member, RBC and RBC Manager would incur as a result of such sale, or (ii) the fair market value (as restricted) of the Project as reduced by customary costs of sale, including customary sales commissions.

(d) Purchase Option for Interest. Upon the expiration of the tax credit compliance period for the Project, the Company shall grant the Managing Member an option to purchase the Interest for the greater of (i) an amount sufficient to pay the amount of the federal, state and local tax liability RBC and RBC Manager would incur as a result of such sale, or (ii) fair market value of the Interest.

(e) Choice of Appraiser or Broker. In the event an appraiser must be selected to determine Project value or a broker must be selected to market the Project under Sections 15(b)-(d) above, the Managing Member shall have the right to select such appraiser or broker, subject to the reasonable approval of the Managing Member.

(f) New Markets Tax Credit Investment. Subject to RBC's purchase of the Interest as described herein, RBC Community Development, LLC will reserve $5,000,000 to $6,000,000 of its Calendar Year 2014 New Markets Tax Credit allocation for the Highlander Accelerator project related to the Project.

(g) Countersigning Requirements. Before this letter will be countersigned, the items set forth in **Exhibit C** must be delivered to RBC.

(Remainder of page intentionally left blank)

If the foregoing is in accordance with your understanding of the terms and conditions, please indicate your acceptance on the enclosed copy and return it to the undersigned. This Letter of Intent will not be binding on RBC until countersigned by an authorized signatory on behalf of RBC following your execution of this letter.

Very truly yours,

Elliot Frolichstein-Appel
Vice President

The undersigned approves and accepts the terms of this Letter of Intent.

MANAGING MEMBER:
Highlander Phase I Manager, LLC

By: _____
Its: AUTHORIZED REPRESENTATIVE
Date: 04/11/16

DEVELOPER:
Highlander Master Developer LLC

By: _____
Its: AUTHORIZED REPRESENTATIVE
Date: 04/11/16

GUARANTOR:
Brinshore Development, LLC

By: _____
Its: AUTHORIZED REPRESENTATIVE
Date: 04/11/16

GUARANTOR:
Seventy Five North Revitalization Corporation

By: _____
Its: Executive Director
Date: 4/11/2016

RBC acknowledges and accepts the above signature of the Managing Member and the Guarantors. This binding Letter of Intent was accepted by RBC on Apr. 11, 2016.

By: _____
Name: Kenneth L. Lohiser
Title: Director

Don Bacon
2nd District, Nebraska

1516 Longworth House Office Building
(202) 225-4155

Congress of the United States
House of Representatives
Washington, DC 20515-3605

September 13, 2018

The Honorable Benjamin S. Carson, Sr. M.D.
Secretary
Department of Housing and Urban Development
451 7th Street SW
Washington, DC 20410

Dear Secretary Carson:

I am pleased to write this letter expressing my support for the application submitted by the City of Omaha, Nebraska as lead applicant for the FY2018 Choice Neighborhoods Implementation Grant Program to facilitate revitalization of the Spencer Homes and surrounding community. The City of Omaha, along with its collaborative partners, is poised with the support of the U.S. Department of Housing and Urban Development to implement a transformative plan that will replace distressed housing and improve outcomes for families that face income, educational, and health disparities in the proposed project area.

Part of the proposal's strength is the broad range of its private and public-sector support and the number of residents who participated in the planning process. In addition, the project leverages the success of similar revitalization projects in proximity. This comprehensive project provides the best chance of propelling this community toward sustainable transformation which will included affordable mixed-income housing, stronger connection to the neighborhood school, and infrastructure amenities which promote safety and healthy active lifestyles.

I encourage the U.S. Department of Housing and Urban Development to give their application all fair and due consideration under the law.

Sincerely,

Congressman Don Bacon
Member of Congress

DB/ljw

ATTACHMENT 42:

People Leverage Documentation (HUD-53239)

Applicant:

City of Omaha, Nebraska

File Name:

Att42PeopleLeverage.pdf

OMB Approval No. 2577-0269
(exp. 4/30/2018-renewal pending OMB approval)

Attachment 42: People (Supportive Services) Resources

List all funds or services that will be used for the People component of your Transformation Plan only. For each resource you list, you must provide a commitment document behind this attachment that meets the standards described the match and leveraging section of the NOFA. The amounts listed on this form must be consistent with the amounts listed on the Sources & Uses Attachment and the amounts in each resource commitment document.

Source of People Resource	Total Dollar Value of Resource	Amount that is a New Resource	Amount that is an Existing Resource	Page # of Commitment Document	HUD Use Only: Amount Approved- New Resource	HUD Use Only: Amount Approved- Existing Resource
Charles Drew Health Center, Inc	$ 1,032,600.00	$1,032,600.00	$	11	$	
Nebraska Early Childhood Collaborative	8,000,000.00	8,000,000.00		13		
Omaha Early Learning Centers	17,500,000.00	17,500,000.00		44		
The Buffett Early Childhood Fund	10,000,000	10,000,000		84		
The Sherwood Foundation	9,000,000.00	9,000,000.00		85		
Nebraska Enterprise Fund	250,000.00	$ 250,000.00		71		
Nebraska Enterprise Fund	125,000.00	$ 125,000.00		A:42-10		
Page Total	$ 45,907,600.00	$ 45,907,600.00	$	$	$	$

Charles Drew Health Center, Inc.
Growing a Healthy Community

September 12, 2018

Todd Lieberman
Brinshore Development, LLC
666 Dundee Road, Suite 1102
Northbrook, IL 60062

RE: North 30th Leverage Commitment (Replacement Housing future phases)

Dear Mr. Lieberman:

Charles Drew Health Center, Inc. (CDHC) is pleased to support Seventy 5 North Revitalization Corporation, the City of Omaha, the Omaha Housing Authority and Brinshore Development, LLC and others ("CHOICE Team") in seeking a Choice Neighborhoods grant to implement the North 30th Transformation Plan.

As a Federally Qualified Health Center (FQHC), CDHC is a community based, patient directed organization that delivers comprehensive, culturally competent, high quality primary health care services in and around the North 30th CNI Target Area. CDHC's care model includes integrated access to pharmacy, behavioral health including substance use disorders, and oral health care services in communities where economic, geographic, or cultural barriers limit access to affordable health care services. CDHC provides care for the most vulnerable individuals and families, including those experiencing homelessness, residents of public housing, recently incarcerated and veterans. CDHC is the only FQHC in Nebraska that has a "special population" designation for Healthcare for the Homeless and Public Housing Primary Care. In 2017, CDHC served 11,745 unique patients, including 279 inside CDHC health centers co-located within public housing towers and many others who reside in public housing.

As part of the North 30th Transformation Plan, CDHC intends to prioritize former residents of Spencer Apartments for services and in scheduling appointments. CDHC employs one (1 FTE) Public Housing Community Health Worker who will assist in scheduling and help to eliminate barriers to care for former Spencer residents.

2915 Grant Street | Omaha Nebraska 68111-3863 | www.CharlesDrew.com
Medical Services (402) 451-3553 | **Dental Services** (402) 453-1433 | **Pharmacy Services** (402) 451-3244
Behavioral Health Services (402) 810-9758 | **Administration** (402) 457-1200

Charles Drew Health Center, Inc.
Growing a Healthy Community

In addition, CDHC commits to provide over $1 million in resources in the North 30th CNI Target Area, including:

- Approximately $632,600 in medical, dental, and behavioral health care, and enabling services to residents of public housing;
- Approximately $250,000 in physical improvements and medical equipment installation at CDHC's future clinic location, located at 5319 N. 30th St. in the CNI Target Area, which has a targeted opening date of January 2019; and
- Approximately $100,000 in physical improvements to CDHC's future service delivery site, located within the Highlander Accelerator project in the CNI Target Area;
- Approximately $50,000 in physical improvements to improve care and service delivery at CDHC's existing satellite structure located at 2912 Manderson St., adjacent to the CNI Target Area.

If you have any questions, I would be happy to speak with you further about Charles Drew Health Center's commitment to this important project.

Sincerely,

Kenny D. McMorris, MPA, FACHE, CHCEF
Chief Executive Officer

2915 Grant Street | Omaha Nebraska 68111-3863 | www.CharlesDrew.com
Medical Services (402) 451-3553 | **Dental Services** (402) 453-1433 | **Pharmacy Services** (402) 451-3244
Behavioral Health Services (402) 810-9758 | **Administration** (402) 457-1200

nebraska early childhood
COLLABORATIVE

1111 N. 13th Street
Suite 128
Omaha, NE 68102
(531) 301-3021

Shannon Cotsoradis
Chief Executive Officer

September 13, 2018

Ben Carson
U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

RE: North 30th Transformation Plan Leverage Commitment – Workforce Development

Mr. Carson,

On behalf of the Nebraska Early Childhood Collaborative, I am excited to support Seventy Five North Revitalization Corp., the City of Omaha, the Omaha Housing Authority, Brinshore Development and the rest of the North 30th Transformation Plan team as they pursue a Choice Neighborhood Implementation grant to support the continued revitalization of this particular north Omaha community.

The Nebraska Early Childhood Collaborative (NECC) is a shared services organization that was created with two basic purposes in mind: to boost early childhood program quality across Nebraska by providing top-notch consultation, coaching, and training to early childhood professionals, and to improve efficiency in back-office operations for early childhood education organizations.

NECC has committed to providing a wide range of supportive services to the childcare providers in the North 30th Transformation plan area with specific focus on raising the quality of care for early childhood facilities directly impacting Spencer Homes families.

NECC operates a community-based business resource and training center offering low and no-cost services, professional development incentives and technical assistance for childcare providers throughout underserved Omaha communities. For more information, please visit our website at https://nebraskaearly.org.

NECC is proud to commit to provide the following to the workforce development strategy:

- A contribution of approximately $8 million in operating dollars to sustain the year-round business resource and training facility in the North 30th Transformation Plan area; and

- The prioritization of Spencer Homes men and women for enrollment slots into professional development services, workforce development trainings and other supportive services in the North 30th Transformation Plan area.

It is estimated that between 25 and 40 Spencer Homes early learners, and between 75 and 100 Spencer Homes families will benefit from the additional leverage and services described in this letter.

Please contact me directly with any questions at 531-301-3025. Again, the Nebraska Early Childhood Collaborative is pleased to support this important community-focused initiative.

Sincerely,

Shannon Cotsoradis
President & CEO

omaha early learning centers

September 12, 2018
Ben Carson
U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

RE: North 30th Transformation Plan Leverage Commitment

Mr. Carson,

On behalf of Omaha Early Learning Centers, I am excited to support Seventy Five North Revitalization Corp., the City of Omaha, the Omaha Housing Authority, Brinshore Development and the rest of the North 30th Transformation Plan team as they pursue a Choice Neighborhood Implementation grant to support the continued revitalization of this particular north Omaha community.

Omaha Early Learning Centers are high-quality early childhood educational centers that operate year-round, Monday-Friday from 7:00 am to 5:30 pm. Omaha Early Learning Centers are committed to supporting children, birth to 3 years old, develop the foundational skills that will assist them in becoming successful students.

Omaha Early Learning Centers additionally work with parents to help them become more self-sufficient and better teachers at home. By partnering with parents and a consortium of community partners, we create and promote the highest quality, outcome-based learning environments for parents and their children who are at-risk. Every person at Omaha Early Learning Centers is committed to helping young children grow up safely, healthily and eager to learn.

Omaha Early Learning Centers will welcome its third location, Kennedy Early Learning Center, in Fall 2019. To learn more about the Kennedy Early Learning Center and what it will bring to the North 30th Transformation plan area, please visit https://earlylearningcenter.ops.org.

As an integral component of the North 30th Transformation Plan, Omaha Early Learning Centers plans to own and operate a 50,000 square foot early learning center, adjacent to existing Howard Kennedy Elementary school, designed to serve the early childhood development needs in the broader North 30th Transformation Plan area with specific focus on the infants, toddlers, pre-k students and families residing in neighboring Spencer Homes.

We commit to provide the following to the early childhood education strategy in the North 30th Transformation Plan:

- $11.2 million in philanthropic fundraising toward the design and construction of the 50,000 square foot early learning center.

- An annual contribution of over $3.5 million ($17.5 million over 5 years) in operations dollars to sustain the year-round Kennedy Early Learning Center.

- The prioritization of Spencer Homes residents for enrollment slots in the Kennedy Early Learning Center.

It is estimated that between 20 and 30 Spencer Homes early learners will benefit from the additional leverage and services described in this letter.

Please contact me directly with any questions. Again, Omaha Early Learning Centers is pleased to support this important community-focused initiative.

Sincerely,

Jennifer Sturgeon

Jennifer Sturgeon
Omaha Early Learning Center
5810 South 42nd Street
Omaha, NE 68107
531-299-1499

THE BUFFETT EARLY CHILDHOOD FUND

September 10, 2018

The Buffett Early Childhood Fund is pleased to commit support and resources to the North 30th Choice Neighborhood Implementation Application Grant under the Department of Housing and Urban Development (HUD).

Our Omaha-based foundation is committed to leveling the playing field for vulnerable babies, toddlers and preschoolers as they enter kindergarten. Decades of evidence shows that when children begin school behind their more affluent peers, they struggle to catch up and face difficulty throughout their educational careers, but that high-quality early childhood education can eliminate this achievement gap before it takes root. Since our founding, we have invested approximately $150 million in early childhood practice, policy and research in Nebraska and throughout the United States

The **Buffett Early Childhood Fund commits to provide the following resources** in the North 30th CNI Target Area:

- **$2,000,000** toward the construction of the Omaha Early Learning Center at Kennedy, a high-quality early childhood education program for low-income infants, toddlers and preschoolers which will serve as the beginning of the high quality educational pipeline for children in this community.
- **$10,000,000** over the five-year grant period to support operations of the Omaha Early Learning Center at Kennedy.[1]

In addition to these direct investments by our foundation, we have also leveraged the following commitments from other sources:

- Toward the construction of the Omaha Early Learning Center at Kennedy:
  - **$9,200,000** from private funders
  - **$2,400,000** in New Market Tax Credits (expected to close 9/24/18)
- Toward the operations of the Omaha Early Learning Center at Kennedy:
  - **$6,950,000** from private funders over the five-year grant period.[1]
  - Other sources of funds for the operations of this program will total more than **$6,240,800** over the five-year grant period.

Sincerely,

Jessie Rasmussen
President, Buffett Early Childhood Fund

[1] This number may be reduced if additional Head Start/Early Head Start and/or other public funds are successfully secured.

THE Sherwood FOUNDATION®

September 14, 2018

The Sherwood Foundation is pleased to commit support and resources to the North 30th Choice Neighborhood Implementation Grant under the Department of Housing and Urban Development (HUD).

Our ongoing funding commitment to Omaha Public Schools to promote high quality early childhood and elementary education at Howard Kennedy Elementary School and the Early Childhood Center will continue well into the future.

Over the past five years, The Sherwood Foundation has worked closely with the Omaha Public Schools, People Lead, and Seventy Five North to implement a curriculum and school management strategy, increase the school day and year, provide teacher and principal training, and create a robust support network for families in the school.

With over $4,000,000 direct investments to date, we commit to providing funding to both Howard Kennedy Elementary, where approximately 40 children from Spencer Homes attend school, and the Early Learning Center. The funding will be provided to support the People Plan activities as evidenced in the North 30th CHOICE Neighborhoods Implementation Grant application to HUD to improve high quality early childhood and elementary education with a strong focus on improving outcomes for Spencer Homes children.

The funding commitment we are providing during the five-year grant period is comprised of the following:

- $7.5 million in support to Omaha Public Schools to provide extended day and year, administrative support and enhancements, teacher and principal training, and expansion of the support networks for families and youth at Howard Kennedy Elementary.
- $1.5 million in support of the Early Childhood Center, which is under construction.

While these two investments will support community residents, we anticipate at least 40-55 children from Spencer Homes to benefit from the world class education we are supporting at Howard Kennedy Elementary.

Please let me know if you have any questions. I can be reached at 402.913.2223 or kristinw@sherwoodfoundation.org.

Sincerely,

Kristin Williams, MPA, MSW
Director

A:42-9

NEBRASKA ENTERPRISE FUND
Connecting Businesses to Resources

William Lukash
Omaha Planning Department

September 10, 2018

RE: Nebraska Enterprise Fund – Microfinance Programming Summary

Nebraska Enteprise Fund:

The Nebraska Enterprise Fund is a Community Development Finance Institution serving the state of Nebraska. It maintains a revolving loan fund and has assets exceeding $13 million available for lending to low to moderate income communities. Over the past three years, NEF has disbursed $10.54 mln in microbusinesses to 246 businesses. 68% of these borrowers are persons of color. NEF's lending has impacted 1,505 jobs. In addition to lending, NEF provides one-to-one business coaching and mentoring to potential and existing business owners as well as group training programs. Over the past three years, NEF has provided 3,415 one-to-one sessions and 2,288 participants have attended training programs.
NEF proposes to support the development efforts of the City of Omaha by:

1. Direct Lending and Gap Financing: A primary initiative is working with small and micro businesses in securing capital needed to start and expand their businesses. NEF provides direct loans from $1,000 to $150,000 to viable businesses that are not yet bankable for working capital, equipment, and owner occupied real estate. In other cases, entrepreneurs may secure part of the bank financing their business needs, but they do not have the full level of funding needed even after injecting their capital. In this case, NEF works with local bankers and the entrepreneur through a gap financing to augment the bank's efforts

2. Training: Training is NEF's second pillar of support. It provides group learning opportunities on key business skills including QuickBooks, Business Planning, Financial Management, Legal Issues, etc., along with its focused Business Acceleration Training which supports businesses in growing their sales, leading to higher revenues, income, net worth while contributing to a stronger business eco-system and vibrant business community.

3. One-on-one coaching and mentoring: NEF recognizes that diverse small businesses need business development services to succeed. NEF provides free one-to-one consulting and mentoring to existing and interested clients. Most consultations focus on the needs of the business and center on business planning, financial projections, market strategy, and management issues. This is a key area of support since businesses in diverse communities have limited access to these services.

The Budget:

NEF proposes to support the project over the next five years. It will provide microloans to start-up, growing, and expanding businesses. NEF proposes that $125,000 be used to fund the revolving loan fund. With this funding, NEF will utilize (match) at least $250,000 of additional funding to provide a vibrant loan fund available to qualifying businesses within the project area.

NEF further proposes to deliver technical assistance via group training and one-to-one consulting to entrepreneurs within the program area. NEF proposes a budget of $25,000 per annum or $125,000 over five years to support the delivery of technical assistance (and match an additional $125,000 of non-federal funds). This will allow NEF to provide regular training programs at the site as well as deliver one-to-one consultations to interested businesses.

ATTACHMENT 43:

Anchor Institution Engagement

Applicant:

City of Omaha, Nebraska

File Name:

Att43AnchorInstitutionEngagement.pdf

Metropolitan Community College
PRESIDENT'S OFFICE

September 17, 2018

Ben Carson
U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

RE: North 30th Transformation Plan Leverage Commitment

Dr. Carson,

As President of Metropolitan Community College (MCC), I express my full support of the Choice Neighborhood Implementation grant proposal for much needed revitalization of the dynamic and diverse North Omaha community.

As Nebraska's largest public community college, MCC serves a four-county area that encompasses 40 percent of the state's population. The College has a long-standing history of strong, impactful collaborations and grant partnerships that build community and change lives. MCC North Express, one of MCC's nine locations, is a learning center strategically positioned in the North Omaha neighborhood. Housed at the Highlander Accelerator building, this site provides students and community members from the North 30th Transformation Plan area with ready access to meaningful education and training resources.

MCC North Express focuses on GED attainment, English as a Second Language learning, National Career Readiness Certification, Earn and Learn programs, academic and career planning, and financial literacy, all designed as stepping stones toward college or living-wage careers. The center also provides a Workforce Training Academy, a high-quality, focused education and training program serving local employers and employees, with specific focus on Spencer Homes residents, resulting in portable credentials and job placement. (See MCC North Express website at https://www.mccneb.edu/.)

MCC is pleased to support the North 30th Transformation Plan as its anchor institution. With an estimated annual operating cost of $500,000, the five-year financial commitment of the MCC North Express is $2.5 million, inclusive of and in addition to the following education and outreach services:

- Education, workforce development and training services, including for Spencer Homes residents;
- 180 Re-entry Assistance Program to assist incarcerated and previously incarcerated individuals with successful transition into the community;
- Annual schedule of high quality arts, humanities and cultural programming;
- Philanthropic fundraising toward MCC North Express operational and programmatic expenses.

Over the five-year Choice Implementation Grant period, MCC will provide a wealth of resources, programs and services to advance the North 30th Transformation Plan. Up to 350 Spencer Homes residents will benefit from the additional leverage and services described in this letter.

MCC looks forward to partnering with the North 30th Transformation Plan on this vital effort, and strongly recommends a favorable consideration of this grant application.

Sincerely,

Randy Schmailzl
College President

ATTACHMENT 44:

Organizational Chart

Applicant:

City of Omaha, Nebraska

File Name:

Att44OrganizationalChart.pdf

APPLICANTS

City of Omaha, NE - Lead Applicant

Omaha Housing Authority, NE - Co-Applicant

HOUSING

Lead Implementation Entity

Brinshore Development

Replacement of Spencer Homes Public Housing and Development of Quality Mixed-Income Housing

Supporting Partners:

- Omaha Housing Authority
- Spencer Home Resident Council
- City of Omaha
- Seventy Five North

PEOPLE

Lead Implementation Entity

Seventy Five North

Health, Education, Employment Opportunities, Community Supportive Services

Supporting Partners:

- Omaha Public Schools
- Omaha Early Learning Centers
- Charles Drew Clinic
- Creighton University
- Metropolitan Community College
- Whispering Roots
- Family Housing Advisory Services
- AIM Institute
- Urban League of Nebraska
- Financial Hope Collaborative

NEIGHBORHOODS

Lead Implementation Entity

City of Omaha

Safety, Economic Development Access & Transportation

Supporting Partners:

- Omaha Police Department
- Metro Transit
- Metro Community College
- Sherwood Foundation
- Seventy Five North
- Habitat for Humanity
- Holy Name
- GESU Housing
- Neighborhood Associations

ATTACHMENT 45:

Program Schedule

Applicant:

City of Omaha, Nebraska

File Name:

Att45ProgramSchedule.pdf

ATTACHMENT 45: PROGRAM SCHEDULE			
HOUSING			
Description	**Activity**	**Start**	**Finish**
Phase 1: Highlander (A)(B)	Replacement Housing	6/27/2016	8/17/2018
Phase 2: Highlander Senior- Nobility Point	Replacement Housing	10/1/2019	9/30/2020
Phase 3: Highlander Overlook and Row	Replacement Housing	10/1/2020	10/1/2021
Phase 4: Kennedy Square I	Replacement Housing	10/1/2021	12/30/2022
Phase 5: Kennedy Square II	Replacement Housing	10/1/2021	12/30/2022
Demolition of Spencer Homes	Demolition	3/1/2020	12/1/2020
NEIGHBORHOODS			
Description	**Activity**	**Start**	**Finish**
Street Construction	Neighborhood Enhancement	3/1/2019	3/30/2024
Walking School Bus	Neighborhood Enhancement	3/1/2020	3/1/2024
North 30th Streetscape- East Side	Neighborhood Enhancement	4/1/2022	4/1/2023
North 30th Street Resurfacing and Road Diet	Neighborhood Enhancement	4/1/2020	10/30/2020
Kennedy Square Streetscape	Neighborhood Enhancement	3/1/2022	3/1/2023
Playground	Activate Vacant Land	5/1/2022	6/1/2022
Property Acquisition	Activate Vacant Land	3/1/2019	3/1/2024
Housing Second Mortgage	Activate Vacant Land	3/1/2019	3/1/2024
Habitat for Humanity	Activate Vacant Land	3/1/2019	3/1/2024
Exterior Repair Program	Improve Substandard Housing	3/1/2019	3/1/2024
Nebraska Enterprise Fund	Provide Economic Development Support	3/1/2019	3/1/2024
Keep Omaha Beautiful	Improve Public Health, Safety, and Sense of Community	3/1/2019	3/1/2024
PEOPLE/EDUCATION			
Description	**Activity**	**Start**	**Finish**
OHA Resident Case Management	Provide necessary case management for Spencer Home residents	3/1/2019	3/1/2024
Counseling and Mentoring at Howard Kennedy	Increase student academic performance	3/1/2019	3/1/2024
Tuition Support for GED or College Coursework	Increase student academic performance	3/1/2019	3/1/2024
Financial Literacy	Increase resident self-sufficiency	3/1/2019	3/1/2024
Scholarship Fund for Interface School Highlander	Empower community residents through coding/programming	3/1/2019	3/1/2024
Community Health Worker Pilot	Increase enrollment in Medicaid or other health programs	3/1/2019	3/1/2024
Nutrition and Community Supported Agriculture- Whispering Roots	Increase access of healthy fruits/vegetables	3/1/2019	3/1/2024
Endowment for Supportive Services	Increase social service coordination	3/1/2019	3/1/2024

ATTACHMENT 46:

Previous Participation Certification (HUD-2530)

Applicant:

City of Omaha, Nebraska

File Name:

Att46PreviousParticipation.pdf

Previous Participation Certification

OMB Approval No. 2502-0118
(Exp. 05/31/2019)

US Department of Housing and Urban Development
Office of Housing/Federal Housing Commissioner

US Department of Agriculture
Farmers Home Administration

Part I to be completed by Principals of Multifamily Projects *(See instructions)* Reason for submission: OHA CNI Application		**For HUD HQ/FmHA use only**	
1. Agency name and City where the application is filed Omaha Housing Authority		2. Project Name, Project Number, City and Zip Code Spencer Homes, Omaha, NE	
3. Loan or Contract amount $ TBD	4. Number of Units or Beds TBD	5. Section of Act CNI	6. Type of Project (check one) ☐ Existing ☐ Rehabilitation ☑ Proposed (New)

7. List all proposed Principals and attach organization chart for all organizations

Name and address of Principals and Affiliates (Name: Last, First, Middle Initial) proposing to participate	8 Role of Each Principal in Project	9. SSN or IRS Employer Number
Brinshore Development, L.L.C.	Developer/Owner	36-4038750
Brint, David B.	Developer/Owner	175-50-4243
Sciortino, Richard J.	Developer/Owner	048-52-2122

Certifications: The principal(s) listed above hereby apply to HUD or USDA FmHA, as the case maybe, for approval to participate as principal(s) in the role(s) and project listed above. The principal(s) each certify that all the statements made on this form are true, complete and correct to the best of their knowledge and belief and are made in good faith, including any Exhibits attached to this form. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. The principal(s) further certify that to the best of their knowledge and belief:

1. Schedule A contains a listing, for the last ten years, of every project assisted or insured by HUD, USDA FmHA and/or State and local government housing finance agencies in which the principal(s) have participated or are now participating.
2. For the period beginning 10 years prior to the date of this certification, and except as shown on the certification:

a. No mortgage on a project listed has ever been in default, assigned to the Government or foreclosed, nor has it received mortgage relief from the mortgagee;
b. The principals have no defaults or noncompliance under any Conventional Contract or Turnkey Contract of Sale in connection with a public housing project;
c. There are no known unresolved findings as a result of HUD audits, management reviews or other Governmental investigations concerning the principals or their projects;
d. There has not been a suspension or termination of payments under any HUD assistance contract due to the principal's fault or negligence;
e. The principals have not been convicted of a felony and are not presently the subject of a complaint or indictment charging a felony. (A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a State and punishable by imprisonment of two years or less);
f. The principals have not been suspended, debarred or otherwise restricted by any Department or Agency of the Federal Government or of a State Government from doing business with such Department or Agency;
g. The principals have not defaulted on an obligation covered by a surety or performance bond and have not been the subject of a claim under an employee fidelity bond;

3. All the names of the principals who propose to participate in this project are listed above.
4. None of the principals is a HUD/FmHA employee or a member of a HUD/FmHA employee's immediate household as defined in Standards of Ethical Conduct for Employees of the Executive Branch in 5 C.F.R. Part 2635 (57 FR 35006) and HUD's Standard of Conduct in 24 C.F.R. Part 0 and USDA's Standard of Conduct in 7 C.F.R. Part 0 Subpart B.
5. None of the principals is a participant in an assisted or insured project as of this date on which construction has stopped for a period in excess of 20 days or which has been substantially completed for more than 90 days and documents for closing, including final cost certification, have not been filed with HUD or FmHA.
6. None of the principals have been found by HUD or FmHA to be in noncompliance with any applicable fair housing and civil rights requirements in 24 CFR 5.105(a). (If any principals or affiliates have been found to be in noncompliance with any requirements, attach a signed statement explaining the relevant facts, circumstances, and resolution, if any).
7. None of the principals is a Member of Congress or a Resident Commissioner nor otherwise prohibited or limited by law from contracting with the Government of the United States of America.
8. Statements above (if any) to which the principal(s) cannot certify have been deleted by striking through the words with a pen, and the relevant principal(s) have initialed each deletion (if any) and have attached a true and accurate signed statement (if applicable) to explain the facts and circumstances.

Name of Principal	Signature of Principal	Certification Date(mm/dd/yyyy	Area Code and Tel. No.
Brinshore Development, L.L.C.		9/1/18	(224) 927-5053
David Brint		9/1/18	(224)927-5052
Richard Sciortino		9/1/18	(224)927-5053
This form prepared by (print name) Peter Levavi		**Area Code and Tel. No.** (224)927-5057	

Schedule A: List of Previous Projects and Section 8 Contracts. Below is a complete list of the principals' previous participation projects and participation history in multifamily Housing programs of HUD/FmHA, State and local Housing Finance Agencies. **Note:** Read and follow the instruction sheet carefully. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If no previous projects, write by your name, "**No previous participation, First Experience**".

1. Principals Name (Last, First)	2. List of previous projects (Project name, project ID and, Govt. agency involved)	3.List Principals' Role(s) (indicate dates participated, and if fee or identity of interest participant)	4. Status of loan (current, defaulted, assigned, foreclosed)	5.Was the Project ever in default during your participation Yes	No	If yes, explain	6. Last MOR rating and Physical Insp. Score and date
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Hollow Tree I IL-96-00201-IL-96-00209 Illinois Housing Development Authority	Developer/Owner	Current		X		8/10/17
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Prairie Park IL-98-02004 - IL-98-02006 Illinois Housing Development Authority	Developer/Owner	Current		X		12/2/16
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Larkin Village IL-99-01000 - IL-99-01008 Illinois Housing Development Authority	Developer/Owner	Current		X		12/9/14
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Renaissance IL-99-00013 Illinois Housing Development Authority	Developer/Owner	Current		X		12/21/17
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Goldman Lofts IL-99-00012 Illinois Housing Development Authority	Developer/Owner	Current		X		12/21/17
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Hollow Tree II IL-00-00054 - IL-00-00058 Illinois Housing Development Authority	Developer/Owner	Current		X		8/11/17

Part II- For HUD Internal Processing Only

Received and checked by me for accuracy and completeness; recommend approval or refer to Headquarters after checking appropriate box.

Date (mm/dd/yyyy)	Tel No. and area code	☐ A. No adverse information; form HUD-2530 approval recommended.	☐ C. Disclosure or Certification problem
Staff	Processing and Control	☐ B. Name match in system	☐ D. Other (attach memorandum)

Supervisor	Director of Housing/Director, Multifamily Division	Approved ☐ Yes ☐ No	Date (mm/dd/yyyy)

Schedule A: List of Previous Projects and Section 8 Contracts. Below is a complete list of the principals' previous participation projects and participation history in multifamily Housing programs of HUD/FmHA, State and local Housing Finance Agencies. **Note:** Read and follow the instruction sheet carefully. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If no previous projects, write by your name, "**No previous participation, First Experience**".

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Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Melrose Commons IL-02-00283 Illinois Housing Development Authority	Developer/Owner	Current		X		3/14/17
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Westhaven Park Apartments IL-02-02111- IL-02-02125 City of Chicago	Developer/Owner	Current		X		2017 56c
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Sala Flats IL-03-00191 Illinois Housing Development Authority	Developer/Owner	Current		X		9/29/17 4/3/17 88b
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Mahalia Place IL-03-00228-IL-03-00239 Illinois Housing Development Authority	Developer/Owner	Current		X		2017 84c
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Westhaven Park Tower IL-05-02200 City of Chicago	Developer/Owner	Current		X		6/9/16
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Red Maple Grove Phase I IN-03-02500 - IL-03-02514 Indiana Housing & Community Development	Developer/Owner	Current		X		

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Staff	Processing and Control	☐ B. Name match in system	☐ D. Other (attach memorandum)

Supervisor	Director of Housing/Director, Multifamily Division	Approved ☐ Yes ☐ No	Date (mm/dd/yyyy)

Schedule A: List of Previous Projects and Section 8 Contracts. Below is a complete list of the principals' previous participation projects and participation history in multifamily Housing programs of HUD/FmHA, State and local Housing Finance Agencies. **Note:** Read and follow the instruction sheet carefully. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If no previous projects, write by your name, "**No previous participation, First Experience**".

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Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Douglass Square IL-04-00296 - IL-04-00323 Illinois Housing Development Authority	Developer/Owner	Current		X		4/17/18
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Keystone Place IL-05-00472 - IL-05-00490 Illinois Housing Development Authority	Developer/Owner	Current		X		1/21/16 94b
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Hansberry Square IL-05-00329 - IL-05-00351 Illinois Housing Development Authority	Developer/Owner	Current		X		4/17/18 89b
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Westhaven Park IIB IL-06-00530 - IL-06-00547 Illinois Housing Development Authority	Developer/Owner	Current		X		2016 80c
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Red Maple Grove Phase IIA IN-05-03100 - IN-0503124 Indiana Housing & Community Development Authority	Developer/Owner	Current		X		6/18/15
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Florida House IL-07-00442 Illinois Housing Development Authority	Developer/Owner	Current		X		5/17/14 98a

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Staff	Processing and Control	☐ B. Name match in system	☐ D. Other (attach memorandum)

Supervisor	Director of Housing/Director, Multifamily Division	Approved ☐ Yes ☐ No	Date (mm/dd/yyyy)

Schedule A: List of Previous Projects and Section 8 Contracts. Below is a complete list of the principals' previous participation projects and participation history in multifamily Housing programs of HUD/FmHA, State and local Housing Finance Agencies. **Note:** Read and follow the instruction sheet carefully. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If no previous projects, write by your name, "**No previous participation, First Experience**".

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Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Sunnycrest Manor IL-07-00441 Illinois Housing Development Authority	Developer/Owner	Current	X			10/19/15 99a
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Sunrise Apartments IL-08-0004 - IL-08-0007 Illinois Housing Development Authority	Developer/Owner	Current	X			7/26/17 91b
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Anglers Manor IL-07-004470 Illinois Housing Development Authority	Developer/Owner	Current	X			10/20/15 93a
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Red Maple Grove Phase IIB IN-07-02200 - IN-07-02225 Indiana Housing & Community Development	Developer/Owner	Current	X			6/9/16
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Coleman Place IL-07-00106 - IL-07-00117 Illinois Housing Development Authority	Developer/Owner	Current	X			4/29/15 96c
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Westhaven Park Phase IIC IL-08-0210 - IL-08-0213 Illinois Housing Development Authority	Developer/Owner	Current	X			2017 84c

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Staff	Processing and Control	☐ B. Name match in system	☐ D. Other (attach memorandum)

Supervisor	Director of Housing/Director, Multifamily Division	Approved ☐ Yes ☐ No	Date (mm/dd/yyyy)

Schedule A: List of Previous Projects and Section 8 Contracts. Below is a complete list of the principals' previous participation projects and participation history in multifamily Housing programs of HUD/FmHA, State and local Housing Finance Agencies. **Note:** Read and follow the instruction sheet carefully. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If no previous projects, write by your name, "**No previous participation, First Experience**".

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Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Hopkins Place WI-08-317-01 - WI-08 317-04 Wisconsin Housing and Economic Development Authority	Developer/Owner	Current	X			1/9/15 97b
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Crystal View Townhomes IL-08-00297 - IL-08-00313 Illinois Housing Development Authority	Developer/Owner	Current	X			4/4/18
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Savoy Square IL-08-02015 - IL-08-02031 City of Chicago	Developer/Owner	Current	X			3/13/17 86c
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Heart and Hope Place WI-09-460-01 Wisconsin Housing and Economic Development Authority	Developer/Owner	Current	X			9/16/15
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Franklin Square WI-09-461-01 - WI-09-461-02 Wisconsin Housing and Economic Development Authority	Developer/Owner	Current	X			9/16/15
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Hairpin Lofts IL-10-02001 City of Chicago	Developer/Owner	Current	X			N/A

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Supervisor	Director of Housing/Director, Multifamily Division	Approved ☐ Yes ☐ No	Date (mm/dd/yyyy)

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Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Park Douglas IL-10-004-01 - IL-10-004-07 City of Chicago	Developer/Owner	Current	X			3/16/17 81c
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Chatham Square IN-10-00600 - IN-10-00631 Indiana Housing & Community Development Authority	Developer/Owner	Current	X			5/20/17
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Bluff Apartments IA-09-958001 - IA-09-958005 Iowa Finance Authority	Developer/Owner	Current	X			7/21/17
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Park Apartments IL-10-00077 - IL-10-00080 Illinois Housing Development Authority	Developer/Owner	Current	X			6/9/17 80
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Century City Apartments WI-10-624-01- WI-10-624-02 Wisconsin Housing and Economic Development Authority	Developer/Owner	Current	X			6/16/17
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Lindsay NSP WI-11-685-01- WI-11-685-17 Wisconsin Housing and Economic Development Authority	Developer/Owner	Current	X			4/25/16

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Staff	Processing and Control	☐ B. Name match in system	☐ D. Other (attach memorandum)

Supervisor	Director of Housing/Director, Multifamily Division	Approved ☐ Yes ☐ No	Date (mm/dd/yyyy)

Schedule A: List of Previous Projects and Section 8 Contracts. Below is a complete list of the principals' previous participation projects and participation history in multifamily Housing programs of HUD/FmHA, State and local Housing Finance Agencies. **Note:** Read and follow the instruction sheet carefully. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If no previous projects, write by your name, "**No previous participation, First Experience**".

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Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Ashland Place IL-11-00209 - IL-11-00215 Illinois Housing Development Authority	Developer/Owner	Current	X			7/10/14
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Emerson Square IL-11-00202 - IL-11-00207 Illinois Housing Development Authority	Developer/Owner	Current	X			10/3/17
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Buffett Place IL-12-0211 City of Chicago	Developer/Owner	Current	X			N/A
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	New Village Park MI-12-00501-18 Michigan State Housing Development Authority	Developer/Owner	Current	X			6/12/18 92c
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Ironwood Court No Tax Credits City of Chicago	Developer/Owner	Current	X			N/A
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Boxelder Court No Tax Credits City of Chicago	Developer/Owner	Current	X			N/A

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Supervisor	Director of Housing/Director, Multifamily Division	Approved ☐ Yes ☐ No	Date (mm/dd/yyyy)

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Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Winterberry Place No Tax Credits City of Chicago	Developer/Owner	Current		X		N/A
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Evanston NSP No Tax Credits City of Evanston	Developer/Owner	Current		X		N/A
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Dorchester Artist IL-12-02015 - IL-12-02019 City of Chicago	Developer/Owner	Current		X		N/A 3/20/17 87b
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Gwendolyn Place IL-13-00052 - IL-13-00065 Illinois Housing Development Authority	Developer/Owner	Current		X		5/9/18
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Plowfield Square IL-12-00144 - IL-12-00151 Illinois Housing Development Authority	Developer/Owner	Current		X		
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Fox Prairie IL-14-00153 - IL-1400192 Illinois Housing Development Authority	Developer/Owner	Current		X		8/28/17

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Staff	Processing and Control	☐ B. Name match in system	☐ D. Other (attach memorandum)

Supervisor	Director of Housing/Director, Multifamily Division	Approved ☐ Yes ☐ No	Date (mm/dd/yyyy)

Schedule A: List of Previous Projects and Section 8 Contracts. Below is a complete list of the principals' previous participation projects and participation history in multifamily Housing programs of HUD/FmHA, State and local Housing Finance Agencies. **Note:** Read and follow the instruction sheet carefully. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If no previous projects, write by your name, "**No previous participation, First Experience"**.

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Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	BN Affordable Homes IL-14-00101 - IL-00124 Illinois Housing Development Authority	Developer/Owner	Current		X		N/A
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Reclaiming Southwest Chicago No Tax Credits City of Chicago	Developer/Owner	Current		X		N/A
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Milwaukee Prosperity WI-13-968-01, WI13968-17, WI-14-065-01 & WI-14-065-09 Wisconsin Housing and Economic Development Authority	Developer/Owner	Current		X		N/A
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	City Gardens IL-15-02010 - IL-15-02016 City of Chicago	Developer/Owner	Current		X		None
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Park Place IL-16-02023 - IL-16-02036 City of Chicago	Developer/Owner	Current		X		N/A
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Clybourn 1200 IL-16-02042 City of Chicago	Developer/Owner	Current		X		N/A

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Supervisor	Director of Housing/Director, Multifamily Division	Approved ☐ Yes ☐ No	Date (mm/dd/yyyy)

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Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Curls Manor MO-15-10001 Missouri Housing Development Commission	Developer/Owner	Current		X		
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Highlander Phase I NE-16-09000 - NE-16-09011 Nebraska Investment Finance Authority	Developer/Owner	Current		X		
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Pendleton Flats MO-16-09901- MO-16-09903 Missouri Housing Development Commission	Developer/Owner	Current		X		
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Highland Green IL-15-00278 - IL-15-00300 Illinois Housing Development Authority	Developer/Owner	Current		X		
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Villages of Westhaven IL-16-02002 - IL-16-02022 City of Chicago	Developer/Owner	Current		X		Under Construction
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Brewster-Hosmer RAD Conversion IL-16-00287 - IL-16-00288 Illinois Housing Development Authority	Developer/Owner	Current		X		

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Supervisor	Director of Housing/Director, Multifamily Division	Approved ☐ Yes ☐ No	Date (mm/dd/yyyy)

Schedule A: List of Previous Projects and Section 8 Contracts. Below is a complete list of the principals' previous participation projects and participation history in multifamily Housing programs of HUD/FmHA, State and local Housing Finance Agencies. **Note:** Read and follow the instruction sheet carefully. Make full disclosure. Add extra sheets if you need more space. Double check for accuracy. If no previous projects, write by your name, "**No previous participation, First Experience**".

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Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	McCrory Senior IL-16-00157 Illinois Housing Development Authority	Developer/Owner	Current		X		Under construction
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Thresholds RAD 2 IL-17-00314 - IL-17-00316	Developer/Owner Developer	Current		X		Under construction
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	KLEO Art Residences IL-17-02036 City of Chicago		Current		X		Under construction
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Heather Gardens MI-16-00501- MI-16-005015 Michigan State Housing Development Authority	Developer/Owner	Current		X		Under construction
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Maple Terrace No Tax Credits	Developer/Owner	Current		X		Under construction
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Pendleton ArtsBlock MO-17-11401 Missouri Housing Development Commission	Developer/Owner	Current		X		Under construction

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Supervisor	Director of Housing/Director, Multifamily Division	Approved ☐ Yes ☐ No	Date (mm/dd/yyyy)

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Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Quinlan Row MO-17-40901 - MO-17-40902 Missouri Housing Development Commission	Developer/Owner	Current		X		Under construction
Brint, David, Sciortino, Richard Brinshore Development, L.L.C.	Quinlan Row MO-17-40801 - MO-17-40803 Missouri Housing Development Commission	Developer/Owner	Current		X		Under construction

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Supervisor	Director of Housing/Director, Multifamily Division	Approved ☐ Yes ☐ No	Date (mm/dd/yyyy)

Previous Participation Certification

OMB Approval No. 2502-0118
(Exp. 05/31/2019)

US Department of Housing and Urban Development
Office of Housing/Federal Housing Commissioner

US Department of Agriculture
Farmers Home Administration

Part I to be completed by Principals of Multifamily Projects *(See instructions)* Reason for submission: New Management Agent		**For HUD HQ/FmHA use only**	
1. Agency name and City where the application is filed US Department of Housing and Urban Development		2. Project Name, Project Number, City and Zip Code Spencer Homes, Omaha	
3. Loan or Contract amount $ n/a	4. Number of Units or Beds 114	5. Section of Act n/a	6. Type of Project (check one) ☐ Existing ☑ Rehabilitation ☐ Proposed (New)

7. List all proposed Principals and attach organization chart for all organizations

Name and address of Principals and Affiliates (Name: Last, First, Middle Initial) proposing to participate	8 Role of Each Principal in Project	9. SSN or IRS Employer Number
Seldin Company 16910 Frances Street, Omaha NE 68130	Manager	47-0701273
Clark, Alicia 16910 Frances Street Omaha, NE 68130	President and CEO	478-04-8510
Powers, Cindy 16910 Frances Street, Omaha NE 68130	CAO, Vice President & Secretary	507-17-2103
Ward, Jessica 16910 Frances Street, Omaha NE 68130	CFO, Vice President & Treasurer	506-06-6250

Certifications: The principal(s) listed above hereby apply to HUD or USDA FmHA, as the case maybe, for approval to participate as principal(s) in the role(s) and project listed above. The principal(s) each certify that all the statements made on this form are true, complete and correct to the best of their knowledge and belief and are made in good faith, including any Exhibits attached to this form. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. The principal(s) further certify that to the best of their knowledge and belief:

1. Schedule A contains a listing, for the last ten years, of every project assisted or insured by HUD, USDA FmHA and/or State and local government housing finance agencies in which the principal(s) have participated or are now participating.
2. For the period beginning 10 years prior to the date of this certification, and except as shown on the certification:

a. No mortgage on a project listed has ever been in default, assigned to the Government or foreclosed, nor has it received mortgage relief from the mortgagee;
b. The principals have no defaults or noncompliance under any Conventional Contract or Turnkey Contract of Sale in connection with a public housing project;
c. There are no known unresolved findings as a result of HUD audits, management reviews or other Governmental investigations concerning the principals or their projects;
d. There has not been a suspension or termination of payments under any HUD assistance contract due to the principal's fault or negligence;
e. The principals have not been convicted of a felony and are not presently the subject of a complaint or indictment charging a felony. (A felony is defined as any offense punishable by imprisonment for a term exceeding one year, but does not include any offense classified as a misdemeanor under the laws of a State and punishable by imprisonment of two years or less);
f. The principals have not been suspended, debarred or otherwise restricted by any Department or Agency of the Federal Government or of a State Government from doing business with such Department or Agency;
g. The principals have not defaulted on an obligation covered by a surety or performance bond and have not been the subject of a claim under an employee fidelity bond;

3. All the names of the principals who propose to participate in this project are listed above.
4. None of the principals is a HUD/FmHA employee or a member of a HUD/FmHA employee's immediate household as defined in Standards of Ethical Conduct for Employees of the Executive Branch in 5 C.F.R. Part 2635 (57 FR 35006) and HUD's Standard of Conduct in 24 C.F.R. Part 0 and USDA's Standard of Conduct in 7 C.F.R. Part 0 Subpart B.
5. None of the principals is a participant in an assisted or insured project as of this date on which construction has stopped for a period in excess of 20 days or which has been substantially completed for more than 90 days and documents for closing, including final cost certification, have not been filed with HUD or FmHA.
6. None of the principals have been found by HUD or FmHA to be in noncompliance with any applicable fair housing and civil rights requirements in 24 CFR 5.105(a). (If any principals or affiliates have been found to be in noncompliance with any requirements, attach a signed statement explaining the relevant facts, circumstances, and resolution, if any).
7. None of the principals is a Member of Congress or a Resident Commissioner nor otherwise prohibited or limited by law from contracting with the Government of the United States of America.
8. Statements above (if any) to which the principal(s) cannot certify have been deleted by striking through the words with a pen, and the relevant principal(s) have initialed each deletion (if any) and have attached a true and accurate signed statement (if applicable) to explain the facts and circumstances.

Name of Principal	Signature of Principal	Certification Date(mm/dd/yyyy	Area Code and Tel. No.
Seldin Company			402.333.7373
Alicia S. Clark		8/28/2018	402.333.7373
Cindy M. Powers		8/28/2018	402.333.7373
Jessica M. Ward		8/28/2018	402.333.7373
This form prepared by (print name) Colleen Bradshaw		**Area Code and Tel. No.** 402.952.4579	

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1. Principals Name (Last, First)	2. List of previous projects (Project name, project ID and, Govt. agency involved)	3.List Principals' Role(s) (indicate dates participated, and if fee or identity of interest participant)	4. Status of loan (current, defaulted, assigned, foreclosed)	5.Was the Project ever in default during your participation Yes	No	If yes, explain	6. Last MOR rating and Physical Insp. Score and date
See Attached Schedule A							

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Supervisor	Director of Housing/Director, Multifamily Division	Approved ☐ Yes ☐ No	Date (mm/dd/yyyy)

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				Yes	No	If Yes, explain	
Seldin Company (XXX-XX-1273)	800013715 ARBORETUM, THE OMAHA, NE	Management Agent Fr: 07/01/2001 To: 05/10/2016	Current 05/10/2016		N		Mgmt Rvw: Satisfactory 11/12/2010 HUD/Contractor Phy Ins: Score: 95 b Ins No: 385368 11/29/2012 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013528 BELLEVUE PLACE BELLEVUE, NE	Management Agent-current Fr: 03/01/1978 To: Current	Current Current		N		Mgmt Rvw: Above Average 12/15/2010 HUD/Contractor Phy Ins: Score: 99 a Ins No: 526733 01/22/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800017779 BRIGHTWATERS APTS TULSA, OK	Management Agent-current Fr: 05/01/2010 To: Current	Not Applicable		N		
Seldin Company (XXX-XX-1273)	800045294 CAMELOT VILLAGE APARTMENTS OMAHA, NE	Management Agent Fr: 01/01/1965 To: 12/31/2010	Not Applicable		N		Mgmt Rvw: Above Average 02/25/2010 HUD/Contractor Phy Ins: Score: 99 b Ins No: 300463 03/27/2009 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013541 CAMELOT VILLAGE VI APTS OMAHA, NE	Managing General Partner Fr: 11/01/1982 To: 12/31/2010	Not Applicable		N		Mgmt Rvw: Above Average 01/29/2010 HUD/Contractor Phy Ins: Score: 97 a Ins No: 342770 05/27/2010 HUD/Contractor

Seldin Company (XXX-XX-1273)	800045356 CANTERBURY VILLAGE APARTMENTS SOUTH SIOUX CITY, NE	Management Agent Fr: 12/31/2014 To: Current	Current Current		N		No management review rating. Phy Ins: Score: 95 c Ins No: 559237 11/13/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800241883 CASTLE POINT APARTMENTS South Bend, IN	Management Agent-current Fr: 03/07/2015 To: 02/01/2018	Current Current		N		No management review rating. Phy Ins: Score: 85 c Ins No: 594954 12/06/2017 HUD/Contractor
Seldin Company (XXX-XX-1273)	800005236 Cedar River Tower WATERLOO, IA	Management Agent-current Fr: 01/26/2017 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	800073552 CEDARWOOD APARTMENTS OMAHA, NE	Management Agent-current Fr: 08/01/2015 To: Current	Current Current		N		Phy Ins: Score: 85 c Ins No: 500437 04/15/2016 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013547 CENTRAL PARK TOWER OMAHA, NE	Management Agent-current Fr: 12/31/1998 To: Current	Current Current		N		Mgmt Rvw: Below Average 10/28/2016 HUD/Contractor Follow-Up and Monitoring of Last Physical Inspection and Observations Leasing and Occupancy Phy Ins: Score: 88 b Ins No: 561530 04/25/2016 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013549 CHALET APARTMENTS GRAND ISLAND, NE	Management Agent Fr: 01/01/2009 To: 01/31/2011	Not Applicable 01/31/2011		N		
Seldin Company (XXX-XX-1273)	800013552 COLONIAL SQUARE GRAND ISLAND, NE	Management Agent-current Fr: 10/01/2004 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 08/10/2011 HUD/Contractor Phy Ins: Score: 90 c Ins No: 559246 11/05/2015

							HUD/Contractor
Seldin Company (XXX-XX-1273)	800013554 Columbus Place Apartments COLUMBUS, NE	Management Agent-current Fr: 03/01/1980 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 03/24/2011 HUD/Contractor Phy Ins: Score: 98 b Ins No: 584606 02/09/2017 HUD/Contractor
Seldin Company (XXX-XX-1273)	800213307 CONCORD SQUARE APARTMENTS OMAHA, NE	Management Agent-current Fr: 06/01/2002 To: Current	Current Current		N		Mgmt Rvw: Above Average 07/09/2012 HUD/Contractor Phy Ins: Score: 98 a Ins No: 511749 01/14/2014 HUD/Contractor
Seldin Company (XXX-XX-1273)	800005256 Crown Colony Apartments Orange City, IA	Management Agent Fr: 01/01/2013 To: Current	Current Current		N		Mgmt Rvw: Above Average 11/03/2016 State Agency Phy Ins: Score: 94 b Ins No: 584069 11/15/2016 HUD/Contractor
Seldin Company (XXX-XX-1273)	800232582 Crystal Ridge Apartments Davenport, IA	Management Agent-current Fr: 04/26/2010 To: Current	Current Current		N		Mgmt Rvw: Above Average 04/18/2013 HUD/Contractor Phy Ins: Score: 92 b Ins No: 541267 03/26/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800232573 Delaware Crossing Ankeny, IA	Management Agent-current Fr: 04/26/2010 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 02/20/2013 HUD/Contractor Phy Ins: Score: 86 c* Ins No: 540535 03/30/2015

							HUD/Contractor
Seldin Company (XXX-XX-1273)	800242665 Dillman Place Apartments Council Bluffs, IA	Management Agent Fr: 08/28/2007 To: 08/01/2017	Current 08/01/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	800013571 DOME ROCK MANOR GERING, NE	Management Agent Fr: 01/01/2011 To: 07/02/2015	Not Applicable		N		Mgmt Rvw: Satisfactory 06/20/2011 HUD/Contractor No physical inspection score.
Seldin Company (XXX-XX-1273)	800013579 Empire Apartments FREMONT, NE	Management Agent-current Fr: 11/01/2008 To: Current	Not Applicable		N		Mgmt Rvw: Satisfactory 02/23/2011 HUD/Contractor Phy Ins: Score: 95 c Ins No: 517903 06/12/2014 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013583 FAIRFIELD WEST TOWNHOUSES LINCOLN, NE	Management Agent Fr: 12/31/2014 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 10/27/2010 State Agency
Seldin Company (XXX-XX-1273)	800041423 Featherstone Townhomes Council Bluffs, IA	Management Agent-current Fr: 10/01/1997 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 01/18/2017 State Agency Phy Ins: Score: 89 c* Ins No: 529542 03/25/2016 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013586 Forest Acres Apartments South Sioux City, NE	Management Agent-current Fr: 04/01/2007 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 10/17/2016 HUD/Contractor Phy Ins: Score: 93 b Ins No: 553408 06/22/2015 HUD/Contractor

Seldin Company (XXX-XX-1273)	800013589 GLENBROOK TOWNHOUSES LINCOLN, NE	Management Agent Fr: 12/31/2014 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 02/22/2011 State Agency Phy Ins: Score: 99 b Ins No: 556465 10/05/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013594 GRANDVIEW APARTMENTS GRAND ISLAND, NE	Management Agent-current Fr: 01/01/1977 To: Current	Not Applicable		N		Mgmt Rvw: Above Average 08/17/2011 HUD/Contractor Phy Ins: Score: 99 a* Ins No: 531256 11/10/2014 HUD/Contractor
Seldin Company (XXX-XX-1273)	800005300 Green Valley Manor Creston, IA	Management Agent-current Fr: 06/01/2008 To: Current	Not Applicable		N		Mgmt Rvw: Satisfactory 08/23/2016 State Agency Phy Ins: Score: 96 c Ins No: 544901 05/11/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013595 GREY EAGLE APARTMENTS GERING, NE	Management Agent-current Fr: 12/01/2008 To: 09/01/2017	Current 09/01/2017		N		Mgmt Rvw: Above Average 07/21/2010 HUD/Contractor Phy Ins: Score: 96 b Ins No: 556466 10/13/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013600 HERITAGE MANOR HASTINGS, NE	Management Agent-current Fr: 01/01/2015 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 08/24/2011 HUD/Contractor Phy Ins: Score: 91 b Ins No: 520018 08/13/2014 HUD/Contractor

Seldin Company (XXX-XX-1273)	800233743 Highland Ridge Apartments Manhattan, KS	Management Agent-current Fr: 04/01/2016 To: 08/01/2017	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	800005326 Hillside Village ~ Glenwood Glenwood, IA	Management Agent-current Fr: 01/24/2017 To: Current	Current Current		N		
Seldin Company (XXX-XX-1273)	800013607 Homestead Village BEATRICE, NE	Management Agent Fr: 04/01/2013 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 10/21/2016 HUD/Contractor Phy Ins: Score: 90 b Ins No: 540325 04/07/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800005334 Independence Village Apartments Sioux City, IA	Management Agent-current Fr: 04/01/2007 To: Current	Current Current		N		Mgmt Rvw: Above Average 03/08/2016 State Agency Phy Ins: Score: 96 b Ins No: 529721 12/22/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800231577 INDIAN CENTER Lincoln, NE	Management Agent-current Fr: 12/01/2008 To: Current	Not Applicable		N		Mgmt Rvw: Satisfactory 10/24/2016 HUD/Contractor Phy Ins: Score: 96 b Ins No: 563883 12/01/2016 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013613 J.C. WADE SENIOR VILLA OMAHA, NE	Management Agent-current Fr: 09/01/2006 To: 09/01/2017	Current Current		N		Mgmt Rvw: Satisfactory 10/26/2016 HUD/Contractor Phy Ins: Score: 98 b Ins No: 572419 12/06/2016 HUD/Contractor

Seldin Company (XXX-XX-1273)	800013615 KELLOM KNOLLS APARTMENTS OMAHA, NE	Management Agent-current Fr: 08/01/2001 To: 12/01/2017	Current Current		N		Mgmt Rvw: Satisfactory 10/26/2016 HUD/Contractor Phy Ins: Score: 82 c Ins No: 563898 10/11/2016 HUD/Contractor
Seldin Company (XXX-XX-1273)	800005344 Kovar Court Apartments MISSOURI VALLEY, IA	Management Agent-current Fr: 12/01/2010 To: Current	Not Applicable		N		Mgmt Rvw: Satisfactory 05/18/2011 HUD/Contractor Phy Ins: Score: 96 b Ins No: 534501 11/07/2014 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013621 LEE TOWNHOUSES HASTINGS, NE	Management Agent-current Fr: 01/01/2015 To: Current	Not Applicable		N		Mgmt Rvw: Above Average 08/18/2011 HUD/Contractor Phy Ins: Score: 86 b* Ins No: 550117 04/21/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013626 LINCOLN HEIGHTS TOWNHOUSES HASTINGS, NE	Management Agent-current Fr: 01/01/2015 To: Current	Not Applicable		N		Mgmt Rvw: Above Average 08/19/2011 HUD/Contractor Phy Ins: Score: 97 a Ins No: 550349 04/21/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013630 LIVINGSTON PLAZA OMAHA, NE	Management Agent-current Fr: 03/01/1982 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 11/09/2010 HUD/Contractor Phy Ins: Score: 99 b Ins No: 553379 06/04/2015 HUD/Contractor

Seldin Company (XXX-XX-1273)	800005357 Logan Park Apartments Des Moines, IA	Management Agent-current Fr: 07/01/2009 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 11/29/2016 State Agency Phy Ins: Score: 94 b* Ins No: 519650 03/06/2014 HUD/Contractor
Seldin Company (XXX-XX-1273)	800005367 Maple Park Apartments - Council Bluffs Council Bluffs, IA	Management Agent-current Fr: 04/01/1980 To: Current	Not Applicable		N		Mgmt Rvw: Superior 12/14/2016 State Agency Phy Ins: Score: 99 a Ins No: 531048 09/11/2014 HUD/Contractor
Seldin Company (XXX-XX-1273)	800005379 Midtown Gardens BURLINGTON, IA	Management Agent-current Fr: 06/01/2008 To: Current	Not Applicable		N		Mgmt Rvw: Satisfactory 05/03/2016 State Agency Phy Ins: Score: 84 c* Ins No: 590278 03/16/2007 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013649 MISSION HOUSE VUE BELLEVUE, NE	Management Agent-current Fr: 09/01/1980 To: Current	Not Applicable		N		Mgmt Rvw: Satisfactory 10/27/2016 HUD/Contractor Phy Ins: Score: 97 b Ins No: 584625 02/03/2017 HUD/Contractor
Seldin Company (XXX-XX-1273)	800005385 Muscatine Tower Apartments Muscatine, IA	Management Agent-current Fr: 06/01/1980 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 08/09/2016 State Agency Phy Ins: Score: 86 b Ins No: 543344 05/15/2015 HUD/Contractor

Seldin Company (XXX-XX-1273)	800005389 North Avenue Tower COUNCIL BLUFFS, IA	Management Agent-current Fr: 07/01/1975 To: Current	Not Applicable		N		Mgmt Rvw: Above Average 12/13/2016 State Agency Phy Ins: Score: 95 b Ins No: 384436 12/07/2012 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013664 NORTH PARK APARTMENTS GRETNA, NE	Management Agent Fr: 09/01/1993 To: 01/01/2000	Not Applicable		N		
Seldin Company (XXX-XX-1273)	800005391 Northgate Townhomes Council Bluffs, IA	Management Agent Fr: 12/31/1971 To: 06/01/2011	Not Applicable		N		Mgmt Rvw: Above Average 02/28/2011 HUD/Contractor Phy Ins: Score: 95 c Ins No: 324501 02/17/2011 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013667 OAK VALLEY APARTMENTS OMAHA, NE	Management Agent-current Fr: 09/01/1982 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 11/10/2010 HUD/Contractor Phy Ins: Score: 87 b Ins No: 540311 02/05/2016 HUD/Contractor
Seldin Company (XXX-XX-1273)	800240814 OAKBROOK PARK APARTMENTS Indianapolis, IN	Management Agent-current Fr: 11/07/2013 To: 03/31/2017	Current 03/31/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	800005402 Oakwood Manor Apartments Denison, IA	Management Agent Fr: 09/01/2012 To: 11/30/2012	Not Applicable 11/30/2012		N		
Seldin Company (XXX-XX-1273)	800013672 Paralyzed Veterans of America OMAHA, NE	Management Agent Fr: 04/01/2011 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 10/25/2016 HUD/Contractor Phy Ins: Score: 95 b Ins No: 519302 11/07/2014

							HUD/Contractor
Seldin Company (XXX-XX-1273)	800013674 PARK EAST TOWER OMAHA, NE	Management Agent-current Fr: 08/01/1976 To: Current	Not Applicable		N		Mgmt Rvw: Satisfactory 11/19/2010 HUD/Contractor Phy Ins: Score: 99 a Ins No: 525463 01/29/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013679 Parkview Village BEATRICE, NE	Management Agent Fr: 04/01/2013 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 10/21/2016 HUD/Contractor Phy Ins: Score: 83 b Ins No: 553389 06/24/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800005411 Pheasant Acres Apartments Sioux City, IA	Management Agent-current Fr: 04/01/2007 To: Current	Not Applicable		N		Mgmt Rvw: Above Average 11/02/2016 State Agency Phy Ins: Score: 94 b Ins No: 548468 06/22/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800213310 PILGRIM HEIGHTS OMAHA, NE	Management Agent-current Fr: 05/01/2003 To: Current	Not Applicable		N		Mgmt Rvw: Above Average 01/13/2009 HUD/Contractor Phy Ins: Score: 98 b Ins No: 511996 01/14/2014 HUD/Contractor
Seldin Company (XXX-XX-1273)	800005380 Pinnacle Apartments Boone, IA	Management Agent Fr: 07/01/2002 To: 09/01/2008	Not Applicable		N		Mgmt Rvw: Satisfactory 12/18/2007 State Agency Phy Ins: Score: 89 b Ins No: 208788 06/13/2007

							HUD/Contractor
Seldin Company (XXX-XX-1273)	800005414 Plains View Apartments COUNCIL BLUFFS, IA	Management Agent Fr: 04/01/2011 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 12/14/2016 State Agency Phy Ins: Score: 98 b* Ins No: 591793 01/24/2017 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013683 PLATTE VALLEY KEARNEY, NE	Management Agent Fr: 07/02/2013 To: Current	Current Current		N		Mgmt Rvw: Above Average 04/20/2009 State Agency Phy Ins: Score: 96 b Ins No: 542614 04/22/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800073574 Prairie Haven Apartments SOUTH SIOUX CITY, NE	Management Agent-current Fr: 04/01/2007 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 09/20/2011 HUD/Contractor Phy Ins: Score: 97 a Ins No: 532720 11/24/2014 HUD/Contractor
Seldin Company (XXX-XX-1273)	800232569 Prairie West Apartments Ames, IA	Management Agent-current Fr: 04/26/2010 To: Current	Not Applicable		N		Mgmt Rvw: Above Average 01/23/2013 HUD/Contractor Phy Ins: Score: 90 c Ins No: 560605 03/28/2016 HUD/Contractor
Seldin Company (XXX-XX-1273)	800242887 Prime Square Apartments Council Bluff, IA	Management Agent Fr: 01/02/2010 To: Current	Not Applicable		N		
Seldin Company (XXX-XX-1273)	800242887 Prime Square Apartments Council Bluff, IA	Management Agent-current Fr: 01/25/2010 To: Current	Current Current		N		No management review rating.

							No physical inspection score.
Seldin Company (XXX-XX-1273)	800220467 RALSTON HOUSE SENIOR APARTMENTS Ralston, NE	Management Agent-current Fr: 04/13/2007 To: Current	Not Applicable		N		Mgmt Rvw: Above Average 02/12/2009 HUD/Contractor Phy Ins: Score: 80 b Ins No: 543972 05/06/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800045468 Realife of Columbus COLUMBUS, NE	Management Agent Fr: 03/01/2014 To: Current	Current Current		N		Phy Ins: Score: 94 b Ins No: 543316 08/10/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013693 REGENCY PLACE BROKEN BOW, NE	Management Agent Fr: 01/01/2013 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 10/19/2016 HUD/Contractor Phy Ins: Score: 86 c Ins No: 593524 12/19/2017 HUD/Contractor
Seldin Company (XXX-XX-1273)	800007969 RENAISSANCE GATEWAY BATON ROUGE, LA	Management Agent Fr: 10/01/2014 To: 09/30/2016	Current Current		N		No management review rating. Phy Ins: Score: 89 c Ins No: 537031 12/03/2014 HUD/Contractor
Seldin Company (XXX-XX-1273)	800045295 ROYALWOOD ON THE GREEN Omaha, NE	Management Agent-current Fr: 01/01/1972 To: Current	Current Current		N		Mgmt Rvw: Above Average 06/19/2012 HUD/Contractor Phy Ins: Score: 85 c* Ins No: 543369 08/14/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013707 SAINT JAMES MANOR OMAHA, NE	Management Agent Fr: 12/01/2012 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 09/29/2010 State Agency

							Phy Ins: Score: 93 b* Ins No: 556450 11/23/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013660 Skyline Manor Norfolk, NE	Management Agent Fr: 12/08/2014 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 10/18/2016 HUD/Contractor Before we took over management. Phy Ins: Score: 94 a* Ins No: 548646 05/08/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013703 South Park Apartments PLATTSMOUTH, NE	Management Agent-current Fr: 11/01/2008 To: Current	Not Applicable		N		Mgmt Rvw: Satisfactory 02/11/2011 HUD/Contractor Phy Ins: Score: 99 a Ins No: 548611 05/18/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013705 SOUTHGATE APARTMENTS BELLEVUE, NE	Management Agent-current Fr: 01/01/1971 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 02/08/2011 HUD/Contractor Phy Ins: Score: 87 c Ins No: 574016 03/30/2016 HUD/Contractor
Seldin Company (XXX-XX-1273)	800224447 STRATTFORD SQUARE / VILLAGE GATE APARTMENTS OMAHA, NE	Management Agent Fr: 12/01/2006 To: 08/31/2010	Not Applicable		N		Mgmt Rvw: Satisfactory 02/19/2010 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013711 SUNSET RIDGE APARTMENTS OMAHA, NE	Management Agent-current Fr: 01/01/1971 To: Current	Not Applicable		N		Mgmt Rvw: Above Average 07/27/2010 HUD/Contractor Phy Ins: Score: 81 c* Ins No: 543480

							08/17/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800242169 The Heights Council Bluffs, IA	Management Agent Fr: 01/01/2006 To: Current	Current Current		N		
Seldin Company (XXX-XX-1273)	800231487 The Oaks At Lakeview Ralston, NE	Management Agent Fr: 05/01/2010 To: Current	Current Current		N		Phy Ins: Score: 93 b Ins No: 540744 04/06/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013718 THE WALTER LINCOLN, NE	Management Agent Fr: 04/01/2014 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 12/20/2010 State Agency Phy Ins: Score: 94 b Ins No: 548634 05/18/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800041319 THUNDER RIDGE APARTMENTS CEDAR FALLS, IA	Management Agent Fr: 04/15/2014 To: Current	Not Applicable		N		
Seldin Company (XXX-XX-1273)	800005509 Valley West Apartments WEST DES MOINES, IA	Management Agent-current Fr: 06/01/1979 To: Current	Current Current		N		Mgmt Rvw: Satisfactory 12/10/2014 HUD/Contractor Phy Ins: Score: 69 b Ins No: 591795 07/29/2015 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013732 WESTPOINT II APARTMENTS Omaha, NE	Management Agent-current Fr: 06/01/1979 To: Current	Not Applicable		N		Mgmt Rvw: Satisfactory 06/22/2012 HUD/Contractor Phy Ins: Score: 61 c* Ins No: 562682 07/29/2016 HUD/Contractor

Seldin Company (XXX-XX-1273)	800209730 WESTPORT APARTMENTS OMAHA, NE	Management Agent-current Fr: 01/01/1996 To: Current	Not Applicable		N		Phy Ins: Score: 90 c Ins No: 120582 09/23/2002 HUD/Contractor
Seldin Company (XXX-XX-1273)	800005528 Westridge Apartments Harlan, IA	Management Agent-current Fr: 04/01/1977 To: Current	Current Current		N		Mgmt Rvw: Above Average 03/09/2016 State Agency Phy Ins: Score: 99 a Ins No: 562692 08/17/2016 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013733 Westside Plaza Apartments NORFOLK, NE	Management Agent-current Fr: 07/01/1977 To: Current	Not Applicable		N		Mgmt Rvw: Satisfactory 04/15/2011 HUD/Contractor Phy Ins: Score: 99 b Ins No: 580386 09/28/2016 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013734 WESTVIEW WAHOO, NE	Management Agent Fr: 06/01/1978 To: 12/31/2010	Not Applicable		N		Mgmt Rvw: Satisfactory 11/30/2010 HUD/Contractor Phy Ins: Score: 98 b Ins No: 290326 11/29/2007 HUD/Contractor
Seldin Company (XXX-XX-1273)	800045296 WESTWOOD APARTMENTS OMAHA, NE	Management Agent Fr: 01/01/1966 To: 12/31/2010	Not Applicable		N		Mgmt Rvw: Satisfactory 03/26/2008 HUD/Contractor Phy Ins: Score: 99 b Ins No: 317035 10/28/2010 HUD/Contractor
Seldin Company (XXX-XX-1273)	800242164 Woodbury Heights Sioux City, IA	Management Agent-current Fr: 04/28/2006 To: Current	Current Current		N		

Seldin Company (XXX-XX-1273)	800005535 Woodbury Pines Townhomes Council Bluffs, IA	Management Agent-current Fr: 04/01/1978 To: Current	Not Applicable		N		Mgmt Rvw: Above Average 01/17/2017 State Agency Phy Ins: Score: 80 c* Ins No: 579897 09/12/2016 HUD/Contractor
Seldin Company (XXX-XX-1273)	800013741 Yorkshire Manor FREMONT, NE	Management Agent Fr: 12/31/2014 To: Current	Current Current		N		
Seldin Company (XXX-XX-1273)	0	Management Agent Fr: 01/01/2009 To: 01/31/2011	Not Applicable 01/31/2011		N		
Seldin Company (XXX-XX-1273)	1501 Jackson, Omaha, NE Conventional Property	Management Agent-current Fr: 02/10/2014 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	1892 Apartments, Council Bluffs, IA Conventional Property	Management Agent Fr: 01/22/2005 To: 08/01/2017	Current 08/01/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	3 Point Lofts, Council Bluffs, IA Conventional Property	Management Agent Fr: 05/10/2013 To: 08/01/2017	Current 08/01/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	3115 Davenport, Omaha, NE Conventional Property	Management Agent Fr: 05/01/2016 To: 11/01/2017	Current 11/01/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Ashland Park, Ashland, NE Local Housing Authority	Management Agent Fr: 09/01/1993 To: 01/01/2000	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Ashland Place, Canton, IL Local Housing Authority	Management Agent Fr: 09/01/2017 To: Current					
Seldin Company (XXX-XX-1273)	Aspen Lofts, Omaha, NE Conventional Property	Management Agent Fr: 12/20/2011 To: 06/30/2017	Current 06/30/2017		N		No management review rating. No physical inspection score.

Seldin Company (XXX-XX-1273)	Aspen West, Omaha, NE Conventional Property	Management Agent Fr: 08/01/2014 To: 06/30/2017	Current 06/30/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Avenue 204 at Royal View, Gretna, NE Conventional Property	Management Agent Fr: 08/01/2014 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Barker Building, Omaha, NE Conventional Property	Management Agent Fr: 06/26/2012 To: 02/27/2017	Current 02/27/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	BC Hospital Units, Beatrice, NE Conventional Property	Management Agent Fr: 04/01/2013 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Beaumont Trace, Omaha, NE Conventional Property	Management Agent Fr: 07/21/2011 To: Current					
Seldin Company (XXX-XX-1273)	Bennett Building, Council Bluffs, IA State Agency	Management Agent-current Fr: 12/01/2010 To: Current	Not Applicable		N		
Seldin Company (XXX-XX-1273)	Birchcrest, Bellevue, NE Conventional Property	Management Agent Fr: 03/01/2014 To: Current					
Seldin Company (XXX-XX-1273)	Blair Central School, Blair, NE Conventional Property	Management Agent Fr: 01/01/2013 To: Current					
Seldin Company (XXX-XX-1273)	Bluff Apartments, Fort Madison, IA Conventional Property	Management Agent Fr: 09/01/2017 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Brandywine Crossing, Peoria, IL Conventional Property	Management Agent Fr: 07/30/2015 To: 11/01/2017	Current 11/01/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	70739 Capitol Square, Oklahoma City, OK Local Housing Authority	Management Agent Fr: 08/25/2010 To: 12/31/2017	Current 12/31/2017		N		No management review rating. No physical inspection score.

Seldin Company (XXX-XX-1273)	Castle on the Hill, South Sioux City, NE Local Housing Authority	Management Agent Fr: 01/12/2009 To: Current	Not Applicable		N		
Seldin Company (XXX-XX-1273)	Castle on the Hill, Sioux City, IA Local Housing Authority	Management Agent-current Fr: 07/01/2010 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Castle Point, South Bend, IN Conventional Property	Management Agent Fr: 03/17/2015 To: Current					
Seldin Company (XXX-XX-1273)	Cedarwood, Omaha, NE Local Housing Authority	Management Agent Fr: 08/01/2015 To: Current					
Seldin Company (XXX-XX-1273)	Center Pointe, Cedar Rapids, IA Conventional Property	Management Agent Fr: 01/01/2017 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Chapel Ridge of Council Bluffs, Council Bluffs, IA State Agency	Management Agent-current Fr: 04/18/2011 To: Current	Not Applicable		N		
Seldin Company (XXX-XX-1273)	02-30 Chapel Ridge of Johnston, Johnston, IA Local Housing Authority	Management Agent-current Fr: 04/18/2011 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	03-46 Chapel Ridge of Marion, Marion, IA Local Housing Authority	Management Agent-current Fr: 04/18/2011 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Chateau at Hillsborough, Omaha, NE Conventional Property	Management Agent Fr: 01/01/2016 To: Current					
Seldin Company (XXX-XX-1273)	City View, Red Oak, IA Local Housing Authority	Management Agent Fr: 01/01/2018 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	94-13 Country Hill, Cedar Rapids, IA Local Housing Authority	Management Agent-current Fr: 04/26/2010 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	57106 Country Meadows, Sioux Falls, SD Local Housing Authority	Management Agent-current Fr: 01/29/2009 To: 08/01/2017	Current 08/01/2017		N		No management review rating.

							No physical inspection score.
Seldin Company (XXX-XX-1273)	3276431528846 Crete Apartments, Crete, NE Rural Housing	Management Agent Fr: 09/01/1993 To: 01/01/2000	Not Applicable		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Crown Villa, Columbus, NE Conventional Property	Management Agent Fr: 05/05/2005 To: Current					
Seldin Company (XXX-XX-1273)	Cypress Bend, Beaumont, TX Conventional Property	Management Agent Fr: 06/30/2017 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Cypress Bend Village, Beaumont, TX Conventional Property	Management Agent Fr: 06/30/2017 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Deer Park, Council Bluffs, IA Conventional Property	Management Agent Fr: 06/01/2007 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0557 Drake Court, Omaha, NE Local Housing Authority	Management Agent-current Fr: 08/01/2010 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	92-42 Edgewood, Cedar Rapids, IA Local Housing Authority	Management Agent-current Fr: 12/29/2010 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Fairfax East/West, Omaha, NE Conventional Property	Management Agent Fr: 06/01/1998 To: Current					
Seldin Company (XXX-XX-1273)	Farnam 1600, Omaha, NE Conventional Property	Management Agent Fr: 05/16/2016 To: 02/27/2017	Current 02/27/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Fieldstone Place, Lincoln, NE Conventional Property	Management Agent Fr: 11/20/2014 To: Current					
Seldin Company (XXX-XX-1273)	Flatiron, Omaha, NE Conventional Property	Management Agent Fr: 01/01/2015 To: Current					

Seldin Company (XXX-XX-1273)	Flor De Sol I, Liberal, KS Local Housing Authority	Management Agent-current Fr: 04/01/2016 To: Current	Not Applicable		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Flor De Sol II, Liberal, KS Local Housing Authority	Management Agent-current Fr: 04/01/2016 To: Current	Not Applicable		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Flor De Sol III, Liberal, KS Local Housing Authority	Management Agent-current Fr: 04/01/2016 To: Current	Not Applicable		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Fontainebleau, Bellevue, NE Conventional Property	Management Agent Fr: 05/01/2016 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Forest Dale, Dallas, TX Conventional Property	Management Agent Fr: 01/01/2018 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Fox Pointe, Omaha, NE Conventional Property	Management Agent Fr: 03/10/2015 To: 06/28/2016					
Seldin Company (XXX-XX-1273)	320770431583057 Gretna Apartments, Gretna, NE Rural Housing	Management Agent Fr: 11/01/1994 To: 01/01/2000	Not Applicable		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Heritage Heights, Omaha, NE Conventional Property	Management Agent Fr: 04/02/2015 To: Current					
Seldin Company (XXX-XX-1273)	Highlander - PH I, Omaha, NE Local Housing Authority	Management Agent Fr: 05/15/2017 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Hollow Tree I Apartments, Galesburg, IL Conventional Property	Management Agent Fr: 09/01/2017 To: Current					
Seldin Company (XXX-XX-1273)	Hollow Tree II Apartments, Galesburg, IL Conventional Property	Management Agent Fr: 09/01/2017 To: Current					

Seldin Company (XXX-XX-1273)	Hooper Pointe, Baton Rouge, LA State Agency	Management Agent Fr: 06/01/2015 To: 09/30/2016	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Hooper Springs, Baton Rouge, LA State Agency	Management Agent Fr: 06/01/2015 To: 09/30/2016	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Hughes-Iron, Council Bluffs, IA Conventional Property	Management Agent Fr: 11/01/2010 To: Current					
Seldin Company (XXX-XX-1273)	94-38 Hunter's Run, Newton, IA Local Housing Authority	Management Agent-current Fr: 11/30/2009 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0426 ICC Schools, Omaha, NE Local Housing Authority	Management Agent-current Fr: 12/01/2010 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Indian Run, Abilene, TX Conventional Property	Management Agent Fr: 04/04/2011 To: Current					
Seldin Company (XXX-XX-1273)	Jefferson Park, Perryton, TX Conventional Property	Management Agent Fr: 05/01/2015 To: 01/01/2017	Current 01/01/2017		N		
Seldin Company (XXX-XX-1273)	7-0631 Kearney Plaza, Kearney, NE Local Housing Authority	Management Agent Fr: 03/18/2014 To: 03/31/2016	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0422 Kellom East, Omaha, NE Local Housing Authority	Management Agent-current Fr: 08/01/2001 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0537 Kellom Gardens, Omaha, NE Local Housing Authority	Management Agent-current Fr: 04/22/2002 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0470 Kellom North, Omaha, NE Local Housing Authority	Management Agent-current Fr: 08/01/2001 To: Current	Current Current		N		No management review rating. No physical inspection score.

Seldin Company (XXX-XX-1273)	Kellom Place, Omaha, NE Conventional Property	Management Agent Fr: 06/01/2001 To: Current					
Seldin Company (XXX-XX-1273)	7-0347 Kellom Ridges I, Omaha, NE Local Housing Authority	Management Agent-current Fr: 08/01/2001 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0375 Kellom Ridges II, Omaha, NE Local Housing Authority	Management Agent-current Fr: 08/01/2001 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0556 Kellom Villas, Omaha, NE Local Housing Authority	Management Agent-current Fr: 02/01/2003 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Las Brisas, San Antonio, TX Conventional Property	Management Agent Fr: 02/15/2012 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0637 Laurel Hill, Omaha, NE Local Housing Authority	Management Agent-current Fr: 12/28/2005 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Legacy Flats, Omaha, NE Conventional Property	Management Agent Fr: 08/01/2016 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0622 Liberty Place, South Sioux City, NE Local Housing Authority	Management Agent-current Fr: 09/14/2010 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Linden Place, Council Bluffs, IA Conventional Property	Management Agent Fr: 05/03/2017 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0575 Livestock, Omaha, NE Local Housing Authority	Management Agent-current Fr: 09/30/2003 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0731 Livestock Commons, Omaha, NE Local Housing Authority	Management Agent-current Fr: 12/01/2011 To: Current	Current Current		N		No management review rating.

							No physical inspection score.
Seldin Company (XXX-XX-1273)	Lofts on 24th, Omaha, NE Conventional Property	Management Agent-current Fr: 05/01/2016 To: 07/25/2017	Not Applicable		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	320190431590048 Lost Creek Apartments, Schuyler, NE Rural Housing	Management Agent Fr: 06/01/1994 To: 01/01/2000	Not Applicable		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Maple Second Ave, Council Bluffs, IA Conventional Property	Management Agent Fr: 09/25/1987 To: Current					
Seldin Company (XXX-XX-1273)	Metropolitan, Lubbock, TX Conventional Property	Management Agent Fr: 11/29/2012 To: Current					
Seldin Company (XXX-XX-1273)	Mill Pointe, Omaha, NE Conventional Property	Management Agent Fr: 05/01/2015 To: 07/24/2017	Current 07/24/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Montclair Village, Omaha, NE Conventional Property	Management Agent Fr: 09/25/1987 To: Current					
Seldin Company (XXX-XX-1273)	Morningside Country Estates, Sioux City, IA Conventional Property	Management Agent Fr: 10/07/2015 To: 12/31/2017	Current 12/31/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	70105 Mount Olive Senior, Oklahoma City, OK Local Housing Authority	Management Agent-current Fr: 08/25/2010 To: 12/31/2017	Current 12/31/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	North 29th, Omaha, NE Conventional Property	Management Agent Fr: 02/01/2016 To: Current					
Seldin Company (XXX-XX-1273)	960305 Norwood, Tulsa, OK Local Housing Authority	Management Agent-current Fr: 05/01/2010 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Oakbrook Park, Indianapolis, IN Conventional Property	Management Agent Fr: 11/01/2013 To: 03/31/2017	Current 03/31/2017		N		No management review rating. No physical inspection score.

Seldin Company (XXX-XX-1273)	OEDC Houses, Omaha, NE Conventional Property	Management Agent Fr: 11/01/2013 To: Current					
Seldin Company (XXX-XX-1273)	Ontario Place, Omaha, NE Conventional Property	Management Agent Fr: 08/24/2003 To: Current					
Seldin Company (XXX-XX-1273)	Orange Colony, Orange City, IA Conventional Property	Management Agent Fr: 01/01/2013 To: Current					
Seldin Company (XXX-XX-1273)	Papillion Heights, Papillion, NE Conventional Property	Management Agent Fr: 01/01/2013 To: Current					
Seldin Company (XXX-XX-1273)	Park 120 at Oak Hills, Omaha, NE Conventional Property	Management Agent Fr: 05/20/2016 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Parker Street Homes, Omaha, NE Conventional Property	Management Agent Fr: 11/06/2012 To: Current					
Seldin Company (XXX-XX-1273)	Parkview Village (Hospital), Beatrice, NE Conventional Property	Management Agent Fr: 04/01/2013 To: Current					
Seldin Company (XXX-XX-1273)	67173 Pheasant Ridge, Bellevue, NE Local Housing Authority	Management Agent-current Fr: 07/19/2001 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Phil B Curls Manor, Kansas City, MO Local Housing Authority	Management Agent Fr: 01/01/2016 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0530 Powerhouse, Fremont, NE Local Housing Authority	Management Agent-current Fr: 10/15/2003 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	06-19 Prime Square, Council Bluffs, IA HUD	Management Agent Fr: 01/25/2010 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	67174 Regency Apartments, Lincoln, NE Local Housing Authority	Management Agent Fr: 07/19/2004 To: 03/31/2016	Current Current		N		No management review rating.

							No physical inspection score.
Seldin Company (XXX-XX-1273)	Renaissance Village, Omaha, NE Local Housing Authority	Management Agent Fr: 03/01/2017 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Reserves at Summit West, Wichita Falls, TX Conventional Property	Management Agent Fr: 06/01/2017 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Residence at Yukon Hills, Yukon, OK Local Housing Authority	Management Agent Fr: 11/15/2017 To: Current					
Seldin Company (XXX-XX-1273)	7-0424 Robbins, Omaha, NE Local Housing Authority	Management Agent-current Fr: 12/01/2010 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	06-20 Sanctuary, Sioux City, IA Local Housing Authority	Management Agent-current Fr: 04/01/2010 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Sandy Ridge Ranch, Dalhart, TX Conventional Property	Management Agent Fr: 05/01/2015 To: 01/01/2017	Current 01/01/2017		N		
Seldin Company (XXX-XX-1273)	Sawyer Building, Council Bluffs, IA Local Housing Authority	Management Agent Fr: 06/01/2015 To: 08/01/2017	Current 08/01/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Seneca Place, Storm Lake, IA Conventional Property	Management Agent Fr: 01/01/2018 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Seven Oaks, Peoria, IL Conventional Property	Management Agent Fr: 07/30/2015 To: 11/01/2017	Current 11/01/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Shadow Park, Council Bluffs, IA Conventional Property	Management Agent Fr: 01/01/2013 To: Current					
Seldin Company (XXX-XX-1273)	7-0753 Siena Francis House, Omaha, NE Local Housing Authority	Management Agent-current Fr: 06/12/2012 To: Current	Current Current		N		No management review rating.

							No physical inspection score.
Seldin Company (XXX-XX-1273)	Sierra Place, Omaha, NE Conventional Property	Management Agent Fr: 01/01/2013 To: Current					
Seldin Company (XXX-XX-1273)	Sierra Ridge, San Antonio, TX Conventional Property	Management Agent Fr: 02/12/2013 To: Current					
Seldin Company (XXX-XX-1273)	Songbird, San Antonio, TX Conventional Property	Management Agent Fr: 02/29/2012 To: Current					
Seldin Company (XXX-XX-1273)	South 24th, Omaha, NE Conventional Property	Management Agent Fr: 02/01/2016 To: Current					
Seldin Company (XXX-XX-1273)	7-0689 Stone Plaza, Omaha, NE Local Housing Authority	Management Agent-current Fr: 08/01/2001 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Stonegate, Abilene, TX Conventional Property	Management Agent Fr: 04/04/2011 To: Current					
Seldin Company (XXX-XX-1273)	94-42 The Bluffs I, Council Bluffs, IA Local Housing Authority	Management Agent-current Fr: 05/24/2011 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	95-05 The Bluffs II, Council Bluffs, IA Local Housing Authority	Management Agent-current Fr: 05/24/2011 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	The Fountains, San Antonio, TX Conventional Property	Management Agent Fr: 05/29/2013 To: Current					
Seldin Company (XXX-XX-1273)	97-40 The Heights, Council Bluffs, IA Local Housing Authority	Management Agent Fr: 11/29/2005 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	98-07 The Heights II, Council Bluffs, IA Local Housing Authority	Management Agent Fr: 11/29/2005 To: Current	Current Current		N		No management review rating. No physical inspection score.

Seldin Company (XXX-XX-1273)	The Highlands, Plattsmouth, NE Local Housing Authority	Management Agent Fr: 05/20/2009 To: 02/29/2016	Current 02/29/2016		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	The Lexington, San Antonio, TX Conventional Property	Management Agent Fr: 02/15/2012 To: 12/27/2017	Current 12/27/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	The Limelight, Omaha, NE Conventional Property	Management Agent Fr: 08/01/2014 To: Current					
Seldin Company (XXX-XX-1273)	7-0693 The Margaret, Omaha, NE Local Housing Authority	Management Agent-current Fr: 12/01/2006 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0524 The Meadows, Hastings, NE Local Housing Authority	Management Agent-current Fr: 12/01/2008 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	The Nottingham, Omaha, NE Conventional Property	Management Agent Fr: 08/01/2013 To: Current					
Seldin Company (XXX-XX-1273)	The Reserves at Briarwood, Washington, IA Local Housing Authority	Management Agent-current Fr: 05/01/2015 To: Current	Not Applicable		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	The Reserves at Brookside, Borger, TX Local Housing Authority	Management Agent-current Fr: 06/01/2015 To: Current	Not Applicable		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	4835 The Reserves at High Plains, Dumas, TX Local Housing Authority	Management Agent-current Fr: 04/01/2015 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	The Reserves at Ironwood, Oskaloosa, IA Local Housing Authority	Management Agent-current Fr: 05/05/2015 To: Current					No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	4903 The Reserves at Maplewood, Wichita Falls, TX Local Housing Authority	Management Agent-current Fr: 04/01/2015 To: Current	Current Current		N		No management review rating. No physical inspection score.

Seldin Company (XXX-XX-1273)	The Reserves at Perryton, Perryton, TX Local Housing Authority	Management Agent Fr: 11/06/2017 To: Current					
Seldin Company (XXX-XX-1273)	The Reserves at Preston Trails, Wolfforth, TX Conventional Property	Management Agent Fr: 06/12/2017 To: Current					
Seldin Company (XXX-XX-1273)	4837 The Reserves at Saddlebrook, Burkburnett, TX Local Housing Authority	Management Agent-current Fr: 04/01/2015 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	The Reserves at South Plains, Lubbock, TX Local Housing Authority	Management Agent-current Fr: 11/01/2016 To: Current	Not Applicable		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	The Trace at North Major, Beaumont, TX Conventional Property	Management Agent Fr: 10/01/2011 To: Current					
Seldin Company (XXX-XX-1273)	The Village at Liberal, Liberal, KS Local Housing Authority	Management Agent-current Fr: 04/01/2016 To: Current	Not Applicable		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	10-10-263 Thunder Ridge, Cedar Falls, IA Local Housing Authority	Management Agent Fr: 04/15/2014 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Timbercrest, Bellevue, NE Conventional Property	Management Agent Fr: 05/01/2016 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Titan Springs, Papillion, NE Conventional Property	Management Agent Fr: 02/01/2017 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Trenridge Gardens, Lincoln, NE Conventional Property	Management Agent Fr: 11/10/2015 To: Current					
Seldin Company (XXX-XX-1273)	20210 Tulsa Scattered, Tulsa, OK Local Housing Authority	Management Agent Fr: 05/01/2010 To: 11/30/2015	Current Current		N		No management review rating. No physical inspection score.

Seldin Company (XXX-XX-1273)	Turner Park, Omaha, NE Conventional Property	Management Agent Fr: 05/01/2016 To: 11/17/2017	Current 11/17/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Tuscany Place, Omaha, NE Conventional Property	Management Agent Fr: 05/25/2012 To: Current					
Seldin Company (XXX-XX-1273)	94-18 Valley View, Cedar Rapids, IA Local Housing Authority	Management Agent-current Fr: 05/28/2010 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Valley View Shenandoah, Shenandoah, IA Conventional Property	Management Agent Fr: 01/01/2018 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Victory Place, Grand Island, NE Conventional Property	Management Agent Fr: 12/01/2015 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	01-03400-16 Villa Capri, Fort Wayne, IN Local Housing Authority	Management Agent Fr: 02/14/2014 To: 02/29/2016	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0582 Village at Gering, Gering, NE Local Housing Authority	Management Agent Fr: 03/18/2014 To: 11/20/2015	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Village at Grant Square, Omaha, NE Conventional Property	Management Agent Fr: 05/01/2015 To: 12/15/2016	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0580 Village at Kearney, Kearney, NE Local Housing Authority	Management Agent Fr: 03/18/2014 To: 03/31/2016	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0561 Village at North Platte, North Platte, NE Local Housing Authority	Management Agent Fr: 03/18/2014 To: 11/20/2015	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0581 Village at Papillion, Papillion, NE Local Housing Authority	Management Agent Fr: 03/18/2014 To: 03/31/2016	Current Current		N		No management review rating.

							No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0774 Village East, Omaha, NE Local Housing Authority	Management Agent-current Fr: 12/01/2012 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0603 Village Plaza, Kearney, NE Local Housing Authority	Management Agent Fr: 03/18/2014 To: 03/31/2016	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Villas at Oak Creste, San Antonio, TX Conventional Property	Management Agent Fr: 02/29/2012 To: Current					
Seldin Company (XXX-XX-1273)	7-0277 Ville De Sante, Omaha, NE Local Housing Authority	Management Agent-current Fr: 08/01/2001 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0577 Ville De Sante Terrace, Omaha, NE Local Housing Authority	Management Agent-current Fr: 12/10/2003 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	3287431520286 Walthill Apartments, Walthill, NE Rural Housing	Management Agent Fr: 09/01/1993 To: 01/01/2000	Not Applicable		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	3289431528816 Washington Heights Apartments, Omaha, NE Rural Housing	Management Agent Fr: 09/01/1993 To: 01/01/2000					No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Wellington, Des Moines, IA Conventional Property	Management Agent Fr: 07/30/2014 To: 11/01/2017	Current 11/01/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	7-0232 West Garfield, Lincoln, NE Local Housing Authority	Management Agent-current Fr: 12/10/2008 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Westover Apartments, Dumas, TX Conventional Property	Management Agent Fr: 05/01/2015 To: 01/01/2017 Owner decided to self-manage property.	Current 01/01/2017		N		

Seldin Company (XXX-XX-1273)	Westport II, Omaha, NE Conventional Property	Management Agent Fr: 10/01/2003 To: Current					
Seldin Company (XXX-XX-1273)	Whispering Hills, Omaha, NE Conventional Property	Management Agent Fr: 04/13/2017 To: Current	Current Current		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Whispering Hills, Omaha, NE Conventional Property	Management Agent Fr: 07/01/2015 To: 04/12/2017	Current 04/12/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Whispering Hills - Phase 2, Omaha, NE Conventional Property	Management Agent Fr: 07/01/2015 To: 04/12/2017	Current 04/12/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Whispering Hills - Phase 3, Omaha, NE Conventional Property	Management Agent Fr: 07/01/2015 To: 04/12/2017	Current 04/12/2017		N		No management review rating. No physical inspection score.
Seldin Company (XXX-XX-1273)	Woodbury Heights, Sioux City, IA Conventional Property	Management Agent Fr: 08/15/2005 To: Current					
Seldin Company (XXX-XX-1273)	7-0742 Yorkshire Manor, Fremont, NE Local Housing Authority	Management Agent Fr: 12/31/2014 To: Current	Current Current		N		No management review rating. No physical inspection score.

Attachment 46 Previous Participation

Omaha Housing Authority

N/A

ATTACHMENT 47:

Preference Points

Applicant:

City of Omaha, Nebraska

File Name:

Att47PreferencePoints.pdf

ATTACHMENT 47: NOT APPLICABLE

ATTACHMENT 48:

Housing Choice Voucher Application (includes HUD-52515)

Applicant:

City of Omaha, Nebraska

File Name:

Att48HCVApplication.pdf

Funding Application

Section 8 Tenant-Based Assistance
Rental Certificate Program
Rental Voucher Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169
(exp.04/30/2018)

Send the original and two copies of this application form and attachments to the local HUD Field Office

Eligible applicants (HAs) must submit this information when applying for grant funding for tenant-based housing assistance programs under Section 8 of the U.S. Housing Act of 1937 (42 U.S.C. 1437f). HUD will use the information to evaluate an application based on selection crit eria stated in the Notice of Funding Availability (NOFA). HUD will notify the HA of its approval/disapproval of the funding application. Responses are required to obtain a benefit from the Federal Govenment. The information requested does not lend itself to confidentiality.

Name and Mailing Address of the Housing Agency (HA) requesting housing assistance payments

Omaha Housing Authority
1805 Harney St,
Omaha, Ne 68102

NE 001

Do you have an ACC with HUD for Section 8 Certificates? No [X] Yes [ ]
for Section 8 Vouchers? No [ ] Yes [X]

Date of Application: 9/17/2018

Legal Area of Operation
(area in which the HA has authority under State and local law to administer the program)

A. Area(s) From Which Families To Be Assisted Will Be Drawn.

Locality (city, town, etc.)	County	Congressional District	Units
Omaha, Ne	Douglas	2	111

B. Proposed Assisted Dwelling Units. (Complete this section based on the unit sizes of the applicants at the top of the w aiting list)

	Number of Dwelling Units by Bedroom Size							
	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	7+BR	Total Dwelling Units
Certificates								
Vouchers	3	9	55	37	4	2	1	111

C. Average Monthly Adjusted Income. Complete this section based on actual incomes of current participants by unit size. Enter average monthly adjusted income for each program separately and only for the unit sizes requested in Section B.

	0-BR	1-BR	2-BR	3-BR	4-BR	5-BR	7+BR
Certificates	$	$	$	$	$	$	$
Vouchers	$ 704.08	$ 658.91	$ 596.91	$ 528.33	$ 1,007.91	$ 302.00	$ 256.66

D. Need for Housing Assistance. Demonstrate that the project requested in this application is responsive to the condition of the housing stock in the community and the housing assistance needs of low-income families residing in or expected to reside in the community. (If additional space is needed, add separate pages

The Omaha Housing Authority (OHA) is requesting one hundred eleven (111) Housing Choice Vouchers for the relocation of residents. Spencer Homes is a 111 unit family complex owned and operated by the Omaha Housing Authority. The development was constructed in 1952 and consists of 23 semi detached building with a row/townhome 2 story design. Spencer Homes has sustained significant disrepair damage over the years due to its age and lack of proper funding. The structures as is consequently threaten resident safety and quality of life.
These vouchers will be critical for the successful relocation of the Spencer Home residents. The current tenant bedroom sizes range from 1 bedroom to 7 bedroom. Residents will have the support of the Omaha Housing Authority to find replacement housing suitable to meet these needs. All of the 111 units will be rebuilt in the neighborhood giving priority to former Spencer Home residents. The City of Omaha has also identified quality affordable housing as a priority of the the Consolidated Plan.

E. Housing Quality Standards (HQS). (Check applicable box) HUD's HQS will be used with no modifications Attached for

X HUD approval are HQS acceptability criteria variations

F. New HA Information. Complete this section if HA currently does not administer a tenant-based certificate or voucher program.

Financial and Administrative Capability. Describe the experience of the HA in administering housing or other programs and prov ide any other relevant information which evidences present or potential management capability for the proposed rental assistance program. Submit this narrative on a separate page.

Qualification as an HA. Demonstrate that the applicant qualifies as an HA and is legally qualified and authorized to administer the funds applied for in this application. Submit the relevant enabling legislation and a supporting legal opinion.

Note: If this application is approved, the HA must submit for HUD approval a utility allowance schedule and budget documents.

G. Certifications. The following certifications are incorporated as a part of this application form. The signature on the last page of this ap plication of the HA representative authorized to sign the application signifies compliance with the terms of these certifications.

Equal Opportunity Certification

The Housing Agency (HA) certifies that:

(1) The HA will comply with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and regulations issued pursuant thereto (24 CFR Part 1) which state that no person in the United States shall, on the ground of race, color, or national origin, be excluded fr om participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which the applicant receives financial assistance; and will take any measures necessary to effectuate this agreement.

(2) The HA will comply with the Fair Housing Act (42 U.S.C. 3601-19) and regulations issued pursuant thereto (24 CFR Part 100) which prohibit discrimination in housing on the basis of race, color, religion, sex, handicap, familial status, or national origin, and administer its programs and activities relating to housing in a manner to affirmatively further fair housing.

(3) The HA will comply with Executive Order 11063 on Equal Opportunity in Housing which prohibits discrimination because of race, color, creed, or national origin in housing and related facilities provided with Federal financial assistance and HUD regulations (24 CFR Part 107).

(4) The HA will comply with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794) and regulations issued pursuant ther eto (24 CFR Part 8) which state that no otherwise qualified individual with handicaps in the United States shall solely by reason of th e handicap be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity r eceiving Federal financial assistance.

(5) The HA will comply with the provisions of the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) and regulations issued pursuant thereto (24 CFR Part 146) which state that no person in the United States shall on the basis of age be excluded from participation in, be denied the benefits of, or be subjected to discrimination under a program or activity receiving Federal financial assistance .

(6) The Housing Agency will comply with the provisions of Title II of the Americans with Disabilities Act (42 U.S.C. 12131)and regulations issued pursuant thereto (28 CFR Part 35) which state that subject to the provisions of Title II, no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs or activiti es of a public entity, or be subjected to discrimination by any such entity.

The following provisions apply only to housing assisted with Project-Based Certificates:

(7) The HA will comply with Executive Order 11246 and all regulations pursuant thereto (41 CFR Chapter 60-1) which state that no person shall be discriminated against on the basis of race, color, religion, sex or national origin in all phases of employment during the performance of Federal contracts and shall take affirmative action to ensure equal employment opportunity.

(8) The HA will comply with Section 3 of the Housing and Urban Development Act of 1968, as amended (12 U.S.C. 1701u) and regul ations issued pursuant thereto (24 CFR Part 135), which require that, to the greatest extent feasible, opportunities for training and employment be given to low-income persons residing within the unit of local government for metropolitan area (or non-metropolitan county) in which the project is located.

Certification Regarding Lobbying

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influen cing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an em ployee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modificat ion of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempt ing to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a M ember of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

Certification Regarding Drug-Free Workplace Requirements

Instructions for Drug-Free Workplace Requirements Certification:

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification set out below.

2. The certification set out below is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, the agency, in addition to any other remedies available to the Federal Government, may take action authorized un der the Drug-Free Workplace Act.

3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award , if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements .

4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work un der the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio studios).

5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).

6. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

Controlled substance means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

Conviction means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

Criminal drug statute means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

Employee means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All *direct charge* employees; (ii) All *indirect charge* employees unless their impact or involvement is insignificant to the performance of the grant; and, (iii) Temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees or subrecipients or subcontractors in covered workplaces).

A. The grantee certifies that it will or will continue to provide a drug-free workplace by:

(a) Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;

(b) Establishing an ongoing drug-free awareness program to inform employees about:

(1) The dangers of drug abuse in the workplace;

(2) The grantee's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;

(c) Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement r equired by paragraph (a);

(d) Notifying the employee in the statement required by paragraph (a) that, as a condition of employment under the grant, the employee will:

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

(e) Notifying the agency in writing, within ten calendar days after receiving notice under paragraph (d)(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

(f) Taking one of the following actions, within 30 calendar days of receiving notice under paragraph (d)(2), with respect to an y employee who is so convicted:

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

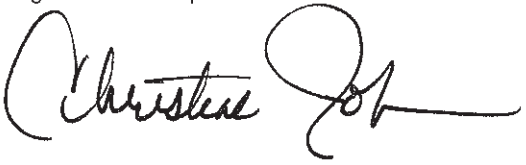
(g) Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs (a), (b), (c) , (d), (e) and (f).

B. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, State, zip code)

Check if there are workplaces on file that are not identified here.

Housing Agency Signature

Signature of HA Representative	Print or Type Name of Signatory
	Christine Johnson Interim CEO
	Phone No. / Date
	402-444-6900 / 9/12/18

Omaha Housing Authority

1805 Harney Street ~ Omaha, NE 68102- ~ 402.444.6900 ~ www.ohauthority.org

September 13, 2018

Denise Gipson, Office of Public Housing
Office of Field Operations
Edward Zorinsky Federal Building
1616 Capitol Avenue, Suite 329
Omaha, NE 68102-4908

RE: OMAHA HOUSING AUTHORITY SUBMISSION OF APPLICATION FOR SPENCER HOMES VOUCHER FUNDING

Dear Ms. Gipson:

We are submitting this voucher funding application with you as part of the 2018 Choice Neighborhoods Implementation Grant Program. If awarded, we will be submitting a demolition and disposition application in which this voucher funding will be critical to relocation of the residents.

- Applicant: Omaha Housing Authority (NE001)
- State: NE
- Project: Spencer Homes
- AMP: NE001000002
- Occupied Units: There are currently no vacancies.
- Vouchers Funding Request: 111

Project Narrative: The Omaha Housing Authority is seeking 111 Housing Choice Vouchers for families in Spencer Home Apartments, a public housing development that would be scheduled for demolition in connection with the Choice Neighborhood Implementation award. These vouchers will be critical to give residents the choice to stay in the neighborhood or move to other areas of the community. The Omaha Housing Authority will assist with relocation of residents and these residents will have priority of replacement housing units as they become available.

Please don't hesitate to contact us with any questions or concerns.

Sincerely,

Christine Johnson
Interim CEO

ATTACHMENT 49:

Standard Forms

Applicant:

City of Omaha, Nebraska

File Name:

Att49StandardForms.pdf