

## SECTION II. EXECUTIVE SUMMARY

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## Part I Purpose of the Assessment of Fair Housing

### *Key Terms:*

**AFFH** : HUD rule requiring grantees to take efforts to affirmatively further fair housing

**AFH**: The assessment of fair housing required by the AFFH rule to evaluate fair housing issues and prioritize goals regarding fair housing

The Department of Housing and Urban Development (HUD) published the Rule on Affirmatively Furthering Fair Housing (AFFH) in July of 2015. According to HUD, “affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws. The duty to affirmatively further fair housing extends to all of a program participant's activities and programs relating to housing and urban development (HUD, 2018).”

The purpose of the rule was to clarify and simplify fair housing requirements for recipients of federal housing dollars. The rule requires these grantees to conduct an Assessment of Fair Housing (AFH) in order to better understand local and regional fair housing issues and to set priorities and goals as based on their analysis (HUD, 2018).

The AFFH rule impacts planning processes and creates increased accountability for fair housing guidelines. “Local governments, Public Housing Authorities, States, and Insular Areas must be involved in fair housing planning to ensure follow through on the obligation to affirmatively further the policies of the Fair Housing Act. These policies include the policy of ensuring that persons are not denied equal opportunities in connection with housing because of their **race, color, national origin, religion, disability, sex, or familial status**. They also include the policy of overcoming patterns of segregation and the denial of access to opportunity that are part of this nation’s history (HUD, 2015).”

## Part II Regional Boundaries and Participating Partners

The “region” being assessed for this Regional AFH encompasses a two-state, eight-county Metropolitan Statistical Area (MSA). The counties include Douglas, Sarpy, Cass, Washington, and Saunders in Nebraska, and Pottawattamie, Mills, and Harrison in Iowa.

HUD defines a “jurisdiction” as, “the legal authority of a government body to enforce the law in a given set of circumstances (24 CFR § 92.105).” For the purpose of this assessment, the jurisdictions refer to the cities participating in the Assessment of Fair Housing (AFH), including Omaha, Council Bluffs, and Bellevue. Omaha Housing Authority (OHA), Douglas County Housing Authority (DCHA), Council Bluffs Municipal Housing Agency (MHA), and the Bellevue Housing Authority (BHA) are participating partners. The Council Bluffs/City of Omaha Consortium is the lead entity for this AFH.

This section will provide an overview of the data and analysis for the participating jurisdictions. The trends found in jurisdictions will be compared to the larger region. Details for cities in counties included in the region, but who are non-participating partners (e.g. Fremont or Wahoo) will not be included in the analysis unless they are relevant to large-scale housing trends.

The seven program partners collaborated to identify regional issues and goals based on HUD-provided data, local data, and community input. The jurisdictions also worked separately to provide information and analysis on questions identified by HUD to identify impediments to fair housing for their community. The sections created by and for a specific jurisdiction will be color coordinated by City as follows:

Omaha

Council Bluffs

Bellevue

When necessary, information created by the Public Housing Authorities will also be identified using the acronym associated with the corresponding housing authority.

Omaha Housing Authority- *OHA*

Douglas County Housing Authority- *DCHA*

Council Bluffs Municipal Housing Agency- *MHA*

Bellevue Housing Authority- *BHA*

## **Part III Summary of Community Engagement**

### ***Purpose and Process***

The regional fair housing analysis included a robust community participation process. The engagement process provided opportunities for residents across the region to share knowledge and provide input related to fair housing issues both online and at community events. A wide range of stories, surveys, conversations, and activities pointed to common challenges and priorities in the area. Community input was essential to identifying obstacles to opportunity and access to fair housing in Omaha, Council Bluffs, and Bellevue. These factors were the foundation for regional and jurisdiction goals.

### ***Events and Activities***

#### *12 Stakeholder meetings in areas of focus including:*

Non-profit and Advocacy Groups  
Development Community  
Chamber of Commerce  
Disability Community  
LGBTQ Community  
South Omaha/Latinx Meeting  
North Omaha Business and Community Leaders  
Empowerment Network Event  
Realities in Housing Conference (Lenders and Real Estate)

#### *15 Open house meetings;*

These meetings were informative and interactive events where attendees could both learn and provide feedback about fair housing and the AFFH process. Meetings were held in Council Bluffs, Bellevue, and several locations in the Omaha area including Northeast and Southeast Omaha, Midtown, Northwest, Southwest, and Elkhorn locations.

#### *Multiple community events and neighborhood meetings including:*

Staff members attended festivals, parades, farmer's markets, conferences, and back-to-school events across the city with a focus on promoting the AFFH website and regional survey. The AFFH team attended all Neighborhood Alliance meetings and provided a presentation at the One Omaha board meeting. An announcement was sent to all neighborhood leaders requesting an opportunity to present information about the AFFH

at their association meetings. We sent out a specific request to the 16 neighborhood leaders in the census tracts identified by HUD as R/ECAPs (Racially and/or Ethnically Concentrated Areas of Poverty). Six of the 16 neighborhoods requested and received a presentation on the fair housing initiative. In addition, two “Realities in Housing” conferences were held focused on promoting the AFFH guidelines to the real estate community, landlords, investors, and lenders in the housing community.

*Outreach to the Limited English Proficiency community and refugee community:*

The regional housing survey was translated specifically for the refugee community in Omaha. AFFH information was presented to the Refuge Task Force. Both the Human Rights and Relations and Planning staff met with interpreters and refugee families at Lutheran Family Services to ask questions about their housing experiences in Omaha. The team also sent information about the initiative to Omaha Public Schools representatives working with refugee families.

*Personal Interviews:*

Evaluation of community outreach was an ongoing process throughout the Assessment of Fair Housing. As gaps in engagement were identified, attempts were made to reach out to community members and experts to provide more information about specific groups or topics.

*Surveys:*

- *Regional Fair Housing Survey:* Covered a range of issues related to fair housing, access to opportunity, and neighborhood health and safety. The survey was translated into over ten languages and distributed online and in paper copies at multiple meetings, events, and locations across the city. Over 1,700 responses were collected from a large demographic of residents across the region.
- *What is AFFH? Survey:* Distributed by the Human Rights and Relations and Planning Department over the last two years. Questions were focused on experiences of discrimination. This survey was also translated into multiple languages.
- *Refugee Housing Survey:* Conducted at Lutheran Family Services with the aid of translators to refugee families. This abbreviated survey focused on new refugee families and their personal challenges in obtaining housing in Omaha.
- *Tax Increment Financing (TIF) Developer Survey:* Distributed by City Planning staff to a select group of TIF developers to gain feedback on the challenges and benefits of developing affordable housing in Omaha.

On October 24<sup>th</sup> an *Affirmatively Furthering Fair Housing Forum* was held at the Scottish Rite Center. The purpose of this regional public meeting was to reflect back to the community what was heard during the period of public engagement from June through September of 2017. Attendees were able to see the data gathered from a variety of meetings and surveys and gain a better understanding of how that information was used by regional leaders to identify both jurisdictional and contributing factors to fair housing. Attendees also had the opportunity to share written comments and concerns on regional priorities and strategies and suggestions to overcome barriers in access to opportunities. The event also included speakers on key topics related to the AFH including the disability community, fair housing policy, and transportation. The comments from attendees at the forum echoed the concerns expressed during the engagement period. The community's greatest priorities include:

- More affordable housing across the region but especially along transit routes and near major employers
- More housing and transportation for the disability community
- Increased investment in the form of jobs in R/ECAP areas
- Addressing deteriorated housing stock in R/ECAP areas
- More effective affordable housing policy and more education about fair housing policy
- More single family affordable, elderly affordable, and multifamily affordable housing across the city

For more details on the community engagement process, see Section III. Community Participation Process.

## Part IV Key Findings

### OMAHA

A summary of the Assessment of Fair Housing findings are included below. The information is organized according to topics designated by HUD for fair housing analysis focused on the seven federally protected classes: race, color, religion, sex, disability, familial status, and national origin.

HUD provided an AFFH Data and Mapping Tool created to assist regional partners in the fair housing analysis. Tables and maps that informed this summary can be accessed online at: <https://egis.hud.gov/affht>.

#### **Segregation/Integration**

Redlining practices that began in the 1930's shaped Omaha into a city divided by race/ethnicity. Although these federally supported segregation practices ended with the Fair Housing Act of 1968, segregation remains moderate to high throughout the City of Omaha. The majority of minority households in the city are concentrated in Northeast and Southeast Omaha. Many neighborhoods to the west of 72nd Street have majority White households. These communities are the most insular, some having population where over 90% of the residents identify as white.

Contributing factors of segregation include:

- Community Opposition
- Lack of private investments
- Loss of affordable housing
- Location and type of affordable housing
- Planning practices of the 1970's
- Lending discrimination
- Source of income discrimination
- Private discrimination

#### **Racially and/or Ethnically Concentrated Areas of Poverty (R/ECAP)**

R/ECAPs are Census tracts with over 50% of the population identifying as a racial or ethnic minority group, in addition to 40% or more of the households in that same tract with an annual income that qualifies at or below the federal poverty guideline. In 2010, there were twelve Census tracts in Northeastern and Southeastern Omaha that qualified as R/ECAPs. Based on 2016 data, there are nine R/ECAPs remaining in the eastern portion of the city.

The R/ECAPS in Northeastern Omaha have large percentage of Black households, while those in the Southeastern part of the city have large percentages of Hispanic households. Limited English Proficiency (LEP) households, including refugee and new immigrant families, have also settled in large numbers in these areas. These R/ECAP areas have the highest rates of unemployment, oldest housing stock, most significant housing problems, and greatest risk of environmental hazards including lead and asbestos. The R/ECAPS areas also have a large amount of affordable and publicly supported housing. The lack of affordable housing and publicly supported housing options outside of these areas makes mobility or housing choice for low-income families very difficult.

#### Contributing Factors to R/ECAPs:

- Community opposition
- Private discrimination
- Deteriorated and abandoned properties
- Displacement of residents due to economic pressures
- Lack of private investment in specific neighborhoods
- Lending discrimination
- Location and type of affordable housing
- Lack of affordable housing in a range of units and sizes
- Source of income discrimination
- Occupancy codes and restrictions
- Siting selection policies, practices, and decisions for publicly supported housing

#### **Disparities in Access to Opportunity**

HUD designated five categories for the analysis of disparities in access to opportunity: *Education, employment, transportation, low poverty neighborhoods, and environmentally healthy neighborhoods.*

##### *Education:*

Data for Omaha regarding access to proficient schools shows barriers in opportunity for students who are Black, Hispanic, and Native American. The impact of segregation on housing patterns within the city has created significant differences in the demographic makeup of the four public school districts in Omaha. Most HUD data focuses on public schools; however, public engagement and local data confirm that disparities in access to education are observed in the birth-to-five population.

Based on the location of each school district, Omaha Public Schools (OPS) is providing support to a large majority of students in Omaha who are part of federally protected classes based on race, color, and national origin. While the City of Omaha has a White population that makes up 69% of all residents, only 28% of all students who attend OPS identify as White. Additionally, OPS has a significantly higher percentage of students from low to moderate income households, and the majority of English language learners across all four districts.

When mapping public schools by Nebraska's state performance guidelines, all schools rated as "excellent" are found to the west of 132nd Street. The majority of schools rated "great" or "good" are found west of 72nd Street. The majority of schools east of 72nd Street are categorized as "needs improvement." Households living east of 72nd Street have less access to proficient schools. Because the majority of Non-White households are located east of 72nd Street, there is less access to proficient schools for minority families in Omaha.

Contributing factors to access to disparities in access to education include:

- Segregation
- Location of proficient schools and school assignment policies
- Distribution of resources across school districts

### *Employment*

Analysis of HUD data regarding employment focused on engagement in the labor market and proximity to jobs. According to HUD's Labor Market Index, which measures education attainment and employment rates, Black and Hispanic residents have the lowest index scores in the jurisdiction. Black households also have the lowest job proximity index scores in the Omaha area. Although HUD maps show fairly equal distribution of job proximity index scores across the city, maps based on Census data, the location of major employers, and highest areas of unemployment indicate a mismatch between unemployed residents and corridors of employment.

R/ECAP Census tracts have rates of unemployment that are three times as high as the county average indicating barriers to employment for protected classes. Community input and local data indicates a lack of access to proficient education. This lack of job skills and training may contribute to the high unemployment rates of minority residents living east of 42nd Street. Additionally, a concern of lack of access to reliable transportation was commonly expressed throughout the community engagement process.

Additional contributing factors to disparities in access to employment include:

- Location of employers
- Lack of private investment in specific neighborhoods
- Lack of public investment in specific neighborhoods including services and amenities

### *Transportation*

HUD's indexes for low transportation costs and transit trips are limited by the limitations of the population included in the data. A more accurate representation of access to transportation was created using federal and local data combined with Metro Transit data. There is a need for more transportation from Northeast and Southeast Omaha to areas of major employment in Southwest Omaha. Increasing hours and frequency and/or types of public transportation would help low to moderate income residents who depend on using public transportation for employment. Multiple comments were made in the community participation process expressing a need for more affordable housing along public transportation routes.

Another commonly expressed concern by community members is a lack of access to transportation for the disability community. This was mentioned as a major barrier to accessing other opportunities and resources. Challenges in affordable and accessible transportation for persons with disabilities impact their access to work, school, medical facilities, places of worship, and social activities. Lack of sidewalks and the condition of sidewalks was also mentioned as an obstacle to reaching public transportation.

Contributing factors to disparities in access to transportation:

- Availability, type, frequency, and reliability of public transportation

### *Access to Low Poverty Neighborhoods*

When comparing HUD and local data regarding protected classes in Omaha, Black, Hispanic, and Native American households have the least access to low poverty neighborhoods. These minority households are more likely to live in areas with higher poverty rates. Segregation and a lack of affordable and publicly supported housing to west of 72nd Street contribute to the disparities in access to low poverty neighborhoods for Non-White households.

The need for more diverse and mixed income neighborhoods was expressed in the community participation process. An activity held during community open houses across the city included a station where residents selected solutions for housing issues

identified in their area. The “creation of more mixed income neighborhoods” was a solution that residents chose to solve the following issues:

- Concentration of racial and ethnic minorities in low income communities
- Discrimination/institutional racism
- High quality schools not equally distributed throughout the region

Additional contributing factors in disparities in access to low poverty neighborhoods:

- Location and type of affordable housing
- Access to financial services
- Private discrimination
- Lack of access due to high housing costs
- Impediments to mobility
- Lending discrimination
- Lack of resources for fair housing agencies and organizations

#### *Access to Environmentally Healthy Neighborhoods*

HUD data for access to environmentally healthy neighborhoods was limited to federal data focused on air quality. Local data and data provided by the Environmental Protection Agency (EPA) were used to provide a more accurate analysis. Exposure to lead hazards, poor housing maintenance, and asthma triggers are significantly higher in eastern Omaha where there is older housing stock, fewer families with resources with which to maintain their homes, less education about home maintenance, fewer land lords engaged in active property maintenance, more industries, more transportation routes, and a more densely built environment. These same areas contain Omaha’s R/ECAPs, and highest concentrations of minority households.

Throughout the community engagement process, concerns for environmental issues related to aging housing stock were mentioned. Regional fair housing survey respondents listed the concerns with environmental health and housing including: insects, radon, mold, noise, and lead.

Contributing factors to disparities in access to environmentally healthy neighborhoods:

- Location of environmental health hazards
- Environmental concerns associated with deteriorated and abandoned properties

#### **Disproportionate Housing Needs**

An analysis of household demographics and disproportionate housing needs shows Hispanic, Black, and Native American households experience the most housing and severe housing issues. HUD’s definition of “housing problems” includes: incomplete

kitchen facilities, incomplete plumbing facilities, more than one person per room, and cost burden greater than 30% of household income. Housing problems defined as “severe” include the same issues of incomplete facilities and overcrowding, but include cost burden greater than 50% of the household income. Families with more than five people and households that are comprised of multiple unrelated residents have the most issues with overcrowding.

Local data and information collected through public participation suggests a need for the following types of housing:

- Rental units considered affordable (30% or less) for households with an annual income of less than \$19,000
- Affordable housing for larger families
- Affordable accessible housing for the disability community and aging residents
- Affordable and mixed income multi-family housing

### **Publicly Supported Housing Analysis**

Omaha Housing Authority (OHA) and Douglas County Housing Authority (DCHA) provided analysis regarding publicly supported housing in Omaha. According to OHA, Hispanic households and Asian/Pacific Islander households are under-served in every publicly supported housing program. Black and Hispanic households represent a disproportionate share of Omaha’s low income households. Both Housing Authorities mentioned a need for more publicly supported housing for large families and for more publicly supported housing units that are accessible for persons with disabilities. Transportation is listed as a challenge for many persons living in publicly supported housing by both OHA and DCHA. There is also a need for more affordable in-home or community based services for persons with disabilities living in public housing.

A lack of publicly supported housing west of 72nd Street was mentioned throughout the community engagement process. Although only a few publicly housing developments are located within the R/ECAP Census tracts, they tend to be very large developments. Cultural attitudes regarding race and poverty and a lack of participation from landlords west of 72nd Street are challenges to providing more options to increasing the number of Housing Choice Voucher participants and other publicly supported housing programs in high opportunity areas.

Contributing factors/barriers to publicly supported housing:

- Lack of community revitalization strategies
- Lack of private investment in specific neighborhoods
- Deteriorated and abandoned properties

- Source of income discrimination
- Lack of access to opportunity due to high housing costs
- Impediments to mobility
- Quality of affordable housing information programs
- Access to publicly supported housing for persons with disabilities
- Lack of affordable accessible housing in a range of sizes
- Lack of affordable in-home or community based services for persons with disabilities
- Lack of meaningful language access

## **Disability and Access**

Analysis of disability and access was completed by City of Omaha Human Rights and Relations staff. As mentioned in previous sections, concerns regarding lack of access to opportunities and disproportionate housing needs for the disability community were also commonly mentioned at events and in activities related to public participation. A major barrier for persons with disabilities is housing insecurity. Many people with disabilities depend on limited/fixed incomes. There is an insufficient supply of affordable housing, especially rental units for households making less than \$19,000 annually. Current standards for Supplemental Security Income (SSI) make securing accessible affordable housing difficult. Over 30% of the persons with disabilities in our community reside in the North Omaha and South Omaha area where most of the public housing, Project Based Section 8, and other Multi-family and Housing Choice Voucher (HCV) Program housing are located.

Community input and stakeholder meetings suggest a need for more programs to provide accessibility modifications for persons with disabilities and more transportation options for the disability community.

Contributing factors/barriers to Disability and Access:

- Source of income discrimination
- Access to transportation
- Location of accessible housing
- Occupancy codes and restrictions
- Lack access to opportunity due to high housing costs
- Lack of affordable accessible housing in a range of units and sizes
- Lack of assistance for housing accessibility modifications
- Lack of affordable in-home or community-based services
- Access to publicly supported housing

## COUNCIL BLUFFS

The City of Council Bluffs and Municipal Housing Agency (MHA) worked together to complete the City's AFH. In order to identify contributing factors, the City and MHA analyzed each HUD contributing factor as it relates to Council Bluffs and its citizens. From there, the list was prioritized based on research findings and public feedback. Together, the following fair housing issues and corresponding contributing factors were identified:

### **Segregation**

1. Cultural attitudes regarding race and poverty
2. Access to publicly supported housing for persons with disabilities
3. Lack of assistance for transitioning from institutional settings to integrated housing

### **Disparities in Access to Opportunity: Access to Low Poverty Neighborhoods**

1. Location and type of affordable housing
2. Lack of access to opportunity due to high housing costs
3. Siting selection policies, practices and decisions for publicly supported housing, including discretionary aspects of Qualified Allocation Plans and other programs
4. Lack of resources for fair housing agencies and organizations

### **Disparities in Access to Opportunity: Access to Environmentally Healthy Neighborhoods**

1. Location of employers
2. The availability, type, frequency and reliability of public transportation

### **Disparities in Access to Opportunity: Access to Employment**

1. Location of employers
2. The availability, type, frequency and reliability of public transportation
3. Inaccessible buildings, sidewalks, pedestrian crossings or other infrastructure

### **Disproportionate Housing Needs**

1. Lack of affordable, accessible housing in a range of unit sizes
2. The availability of affordable units in a range of sizes
3. Impediments to mobility
4. Private Discrimination
5. Lack of local or regional cooperation

### **Publicly Supported Housing**

1. Lack of affordable, accessible housing in a range of unit sizes
2. The availability of affordable units in a range of sizes

### **Disability and Access**

1. Lack of assistance for transitioning from institutional settings to integrated housing
2. The availability of affordable units in a range of sizes
3. Impediments to mobility
4. Private Discrimination
5. Source of income discrimination
6. Lack of local public fair housing enforcement

### **Fair Housing Enforcement, Outreach Capacity and Resources**

1. Lack of local public fair housing enforcement
2. Lack of resources for fair housing agencies and organizations

## **BELLEVUE**

### **Demographics**

- According to 2015 ACS, total population of 54,067; this is an 8% increase from 2010.
- Minorities continue to make up similar percentages through the past 20 years, while the Hispanic population has grown 9% to make up almost 13% of the total population.
- While the Hispanic population has grown, the overall Limited English Proficiency (LEP) has only increased to 4%.

### **Segregation/Integration**

- Dissimilarity index values indicated low segregation overall in Bellevue.
- Slightly higher percentage of Hispanic residents live in central and north central Bellevue. Maps indicated segregation of Hispanics north of Harrison Avenue in Omaha/Douglas County.
- Overall, Bellevue has higher percentage of homeowner compared to renters. When looking at race, more White households are homeowners, while Black, Hispanic, Asian, and Native American are renters.

## **Education**

- Index Values indicate no particular protected class has excessively better or worse access to education.
- Non-Hispanic, Black residents living below the poverty line school proficiency index is significantly lower than Black total population index value.
- The total population of Native American, Non-Hispanic students have a lower school proficiency index than those living below the poverty line.

## **Employment**

- Native Americans are faced with living the furthest distance away from employment centers.
- Limited public transportation options in Bellevue discourage those without personal transportation from living a significant distance away from employment centers.
- Bellevue has relatively high labor market index values across all races.
- Bellevue's population tends to be more engaged with the labor market.

## **Transportation**

- Due to limited availability of public transportation, Bellevue residents face higher transportation costs.
- Bellevue residents have a mean travel time to work of 20.7 minutes.

## **Access to Low Poverty Neighborhoods**

- Overall, Bellevue residents have a higher likelihood of living in neighborhoods of lower poverty.
- The Black Non-Hispanic population living below the poverty line have a significantly higher likelihood of living in neighborhoods with higher concentrations of poverty.

## **Disproportionate Housing Needs**

- Although Native American households make up the smallest percentage of Bellevue households, they experience significantly higher rates of housing problems and severe housing cost burden compared to other race and ethnicities.

## **Publically Supported Housing**

- Bellevue is faced with a lack of publicly supported housing

**Disability and Access Analysis**

- Due to the age of housing in Bellevue, it is reasonable to conclude that the majority of housing units are not accessible including publicly supported housing.
- Of the 21,745 units, 17,230 units were built prior to 1991 and fair housing requirements.

## Part V Fair Housing Goals

Below the goals for the NE-IA Region and each participating jurisdiction are listed. Detailed information on the goal setting process is located in Section VI of the AFH under Fair Housing Goals and Priorities.

### Goals NE-IA Region

1. Increase accessibility of public transportation through education, outreach, and advocacy:

- Work with the Regional Coordinated Transit Committee (CTC) Education and Advocacy committee to provide education and increase outreach regarding methods of public transportation, ride sharing services, and accessibility.
- Assist Metro Area Planning Agency (MAPA) in developing and disseminating a resource guide with options and/or requirements for specific transit programs.
- Partner and advocate for supportive land use policies regarding transportation.

2. Expand mobility for housing choice voucher holders in high opportunity areas:

- Increase the quality of outreach to landlords about housing choice programs.
- Create a resource for voucher holders to understand and evaluate options that meet their needs.
- Evaluate policies for setting payment standards between regional housing authorities.

3. Increase the supply of housing units for residents who are disabled and/or elderly across the region with a special focus on high opportunity areas:

- Petition the states of Iowa and Nebraska to incentivize development of affordable and accessible units in housing projects that receive state funding.
- Housing and Community Development Divisions will advocate for providing an allotment of housing rehab funds for accessibility modifications.
- Jurisdictions with HOME Investment Partnership Program (HOME) funds will revise HOME applications to include criteria or the accumulation of points for development of accessible affordable housing in areas of high opportunity.
- Regional partners will work to amend building codes to include universal design standards.

4. Develop public-private partnerships with Housing Development divisions, the business community, and philanthropic groups to increase private development in R/ECAP, low-income, and high-poverty neighborhoods:

- Create partnerships with the Greater Omaha Chamber of Commerce and philanthropic groups
- Find a currently established group to focus energy and resources to create an asset inventory on a neighborhood level and a regional economic development level.
- Find opportunities to regionally coordinate to apply for economic development opportunities.

5. Improve the environmental health of neighborhoods (with a focus on those in areas identified as meeting the requirements for federal assistance) by addressing deteriorated and abandoned properties, walkability, and transportation options:

- Research best practices, evaluate programs, and make recommendations to improve the process currently in place to address properties with code violations.
- Increase awareness of programs and agencies that may assist with hazard abatement.
- Promote information on how and where to report code violations.

6. Advocate for partnerships and best practices in regards to use of funds to increase supportive services and help create housing stability in publicly supported housing throughout the region:

- Public housing agencies from the region will attend meetings among human service providers regarding supportive services.
- Evaluate opportunities for housing agencies to partner with regional service providers in moving resources to supportive services to increase stability for public housing residents.
- Attend Metro Area Continuum of Care meetings to collaborate and share information.

7. Creation of a Task Force to help promote fair housing goals, increase access to opportunity for protected classes, and prevent further inequity in housing:

- Advocate, educate, and disseminate fair housing information.
- Ensure the completion of Analysis of Impediments (AI) goals in a timely manner.

- Cost-benefit analysis of current regional policies impacting housing and development.

8. Provide a central fair housing resource to support education and access to opportunities in the region.

- Create a dynamic website where regional residents can find updates on goals to the community, the AI initiative, information about fair housing resources, and links to partnering organization and services.
- Work with the Mayor's Fair Housing advisory board to create a marketing plan to promote the fair housing website across the city.

### Goals City of Omaha

1. Increase the amount of affordable housing stock in high opportunity areas in Omaha:

- Collaborate with the Heartland 2050 Housing Affordability and Funding working group to promote education and advocacy for affordable housing across the city.
- Evaluate current incentives for the development of affordable housing and look for opportunities to expand and increase incentives.
- Create a mechanism for prioritizing fair and affordable housing elements in the proposal and selection process of projects requesting federal and state funding through City Planning Department programs.

2. Outreach to Omaha's refugee and new immigrant populations with tools that provide information regarding local rights and duties of landlords and tenant rights and responsibilities in order to help prevent against private discrimination:

- Creation of brochures regarding landlord tenant laws, rights, and responsibilities and contact information for reporting discrimination in the six most widely spoken languages in addition to English for the region.
- Create a video on landlord tenant rights and responsibilities for those who may not be able to read in their native language.
- Conduct workshops presenting landlord/tenant information, rights and responsibilities to multiple refugee and new immigrant populations.

3. Provide opportunities for community conversations on topics related to the history and future of segregation and integration in Omaha:

- Create opportunities for community-led events focused on stigma and stereotypes about race and poverty, redlining, and neighborhood revitalization.
- Seek opportunities to promote public art installations that reflecting the history of segregation and/or the conversations held about integration and moving forward together as a community.
- Meet with City Council members and provide information on the potential impacts of Sanitary Improvement District (SID) annexation on segregation and accessibility.
- Work to increase neighborhood capacity and support neighborhood-based planning

4. Increasing awareness and access for the disability and LEP communities in all City of Omaha programs and communications:

- Address communication for Limited English Proficiency (LEP) communities and Americans with Disabilities Act (ADA) accessibility statements for all City communications and public engagement.
- Training for all city managers on available resources for translation and ADA accommodations provided through the Human Rights and Relations Department.
- Work to identify liaisons in the community that can assist the City in reaching out to the LEP community for events and with program opportunities.

5. Provide mobility and/or affordable housing options for elderly and disabled populations who currently live in homes with multiple floors but cannot access or use amenities while simultaneously opening up opportunities for large family housing to serve refugee and new immigrant populations:

- Identify/find/recruit development partners interested in investing in affordable aging/disabled housing.
- Find a non-profit partner to help facilitate education on benefits of living in housing designed to provide amenities specifically for the aging/disabled population.
- Work with non-profit partners to prepare refugee/new immigrant families for home ownership and/or renting homes that become available.

6. Increase funding for programs focused on demolition or rehabilitation of abandoned buildings and the sustainable management and development of vacant lots in eastern Omaha:

- Create a team including the City of Omaha, Omaha Municipal Land Bank, and Habitat for Humanity who can create a strategic plan and leverage funds to address abandoned and vacant properties and improve the quality of life in neighborhoods in R/ECAP areas.
- Work to diversify funding for rehabilitation of homes and vacant lots and use current redevelopment plans to identify places for projects/strategic use of funds to improve neighborhoods in R/ECAP areas.
- Identify best practices for sustainable and low maintenance vacant lot management in R/ECAP areas.
- Explore funding sources to help persons who qualify as 60% or less of Average Median Income (AMI) who live in R/ECAP areas maintain their homes and avoid code violations.

7. Reduce barriers to infill development in R/ECAP communities:

- Research infill development best practices for cities with similar size and demographics.
- Identify and address barriers through research and design of local codes.
- Implement zoning practices that meet the needs of neighborhoods and encourage infill.

8. Create an effective communication network between City Departments and the community:

- Create a new public engagement strategy for Housing and Community Development to disseminate and collect information from residents/neighborhoods/stakeholders.
- Create and distribute presentations on AI data to share with neighborhood and community groups.
- Hold workshops for the public on city departments and processes.

## Goals Douglas County Housing Authority (DCHA):

1. Promote, educate, and advocate for building new housing developments in high opportunity areas within a range of sizes and for a variety of household types and levels of income.

- Educate private landlords, developers, public entities, and network with service agencies as opportunities present. (ongoing)
- Develop informational materials for local governments and community organizations to use to for public education regarding the need for affordable housing. (by 1/2019)
- Coordinate with private developers and partnering agencies for “mainstream housing” vouchers for persons with disabilities (nonelderly). (by 10/2018)
- Research housing trust funds (i.e. Oregon) to determine feasibility of incentive housing for HCV recipients (by 6/2019)

2. Promote and advocate for additional transportation options in currently underserved (transportation) areas of the county (i.e. Western Douglas County). (on going)

- Request a seat and attend transportation committee meetings (by 7/2018).
- Develop a directory of current case management, social service providers, churches and transportation grant holders for underserved (transportation)(by 6/2019)

## Goals Council Bluffs

1. Increase quality and number of affordable housing units for a variety of household types.

- NeighborWorks Home Solutions becomes Community-Based Development Organization (CBDO) by December 2018
- Advocate and prioritize funding for seniors and affordable housing along transit corridors, and in close proximity to health care, retail, and recreational facilities (Ongoing)
- Provide emergency assistance for the immediate repair and correction of hazardous housing conditions, which represent a threat to the health, safety, and well-being of the occupant(s) (Ongoing)

- Target the use of CDBG funds to support economically viable rehabilitation in homes for low-income members of protected classes to enable them to remain in their properties (Ongoing).
  - Increase the number of housing options with more than 3 bedrooms by 5% in the next 10
  - Adopt a formal reasonable accommodation policy for housing that informs and provides clear direction to persons with disabilities on the process for making a reasonable accommodation by 2020.
2. Promote opportunities to move homeless into stable permanent housing.
- Increase the number of permanent supporting housing options for the chronically homeless by 5% in 10 years
  - Increase the number of handicap accessible permanent supportive housing options for the chronically homeless by 3% in 5 years.
  - Continue support of nonprofit agencies providing homeless services in Council Bluffs (Ongoing)
3. Improve the environmental health of Council Bluffs.
- Return vacant and blighted properties back into productive use by analyzing disposition policy and recommending changes and applying for EPA Brownfield grants (Ongoing)
  - Explore funding opportunities for Healthy Homes program to protect property occupants from environmental hazards including lead-based paint and improve energy efficiency. Lead safe and mold free (July 2019)
  - Work to reduce flooding within Council Bluffs by exploring new policies and practices around stormwater management (Ongoing)
  - Attend the 2018 National Lead and Healthy Housing Conference
4. Increase knowledge of local assistance programs and fair housing laws to disabled, limited English, and high poverty populations including but not limited to private businesses, nonprofit assistance and City programs.
- Revise and expand Language Access Plan (LAP) by December 2019
  - Expand fair housing outreach, education and enforcement activities and continue support for housing counseling agencies to provide tenant counseling to enable low-income households to remain in their rental units (Ongoing)

- Establish a fair housing education FAQ for landlords, realtors, and lenders and continue to focus programs and activities to prevent housing foreclosure and displacement (December 2018)
  - Utilize various media outlets to inform the public about issues related to fair housing programs and reports
5. Work with local employers to increase the number of quality jobs.
- Adopt economic development strategies that target development, retention and expansion of firms and industries that provide living wages (December 2018)
  - Provide support to nonprofit groups to assist low-income families in accessing programs to increase household financial stability (Ongoing)
  - Assist Advance Southwest Iowa Corporation with their business assistance, retention, expansion and new to market business programs (Ongoing)
  - Work with Iowa Western Community College for technical training programs geared toward specific jobs
6. Utilize outside funding sources to better leverage resources for local community development projects.
- Provide leveraged financing and recommend allocating federal funding and Low Income Housing Tax Credits (LIHTC) for mixed-income projects that are consistent and support redevelopment plans in priority areas (Ongoing)
  - Establish ongoing meetings with the state of Iowa to discuss housing policy and other issues related to community development (June 2018)
  - Revise footprint of City's Neighborhood Revitalization Strategy Area to meet changes in demographics (December 2019)
  - Advocate the Council Bluffs Housing Trust Fund to provide funding at a higher percentage to disabled persons and low-income persons (June 2018)
7. Improve and increase Council Bluffs transportation options including public transit, trails and sidewalks to benefit all citizens of Council Bluffs.
- Form partnerships between local governments and private employers to develop transportation options that connect low income and protected populations with job opportunities
  - Adopt and implement complementary mobility options such as walking, biking car sharing
  - Plan and execute a Bus Ridership program for Human Services/Resource Professionals

- Provide information to the Southwest Iowa Transportation Authority and other transportation providers regarding potential bus routes that would meet current needs within the CB community

## Goals CBMHA

1. Expand mobility for housing choice voucher holders in high opportunity areas.
  - Hold a stakeholder meeting with local landlords and housing choice voucher program staff to discuss what type of information would be most helpful to have and share with landlords (December 2018).
  - Create a landlord survey in order to collect data about participation in the housing choice voucher program including why landlords do or do not participate in the program and what incentivizes or prevents their participation (June 2019).
  - Research best practices in housing choice programs for cities similar to the Omaha region (December 2019).
  - Present survey results and best practices at annual event for landlords (June 2020).
2. Advocate for partnerships and best practices in regards to use of funds to increase supportive services and help create housing stability in publicly supported housing.
  - Municipal Housing Agency will maintain partnership with Human Services Advisory Council (2018- 2023).
  - Municipal Housing Agency will work closely with local human services agencies to provide tenants with contact information of services they may be able to utilize (2018- 2023).
  - Municipal Housing Agency will work to create a guidebook of local human services agencies to provide tenants/ participants with information of services they may be able to utilize (December 2018).
  - Municipal Housing Agency will develop life skills curriculum and teach classes in the area of budgeting, housekeeping, and other life skills areas (December 2018).
  - Municipal Housing Agency will teach classes in the area of budgeting, housekeeping and other life skills (2018-2023).
  - Municipal Housing Agency will develop relationships with outside entities to provide information and resources for tenants in the area of life skills (2018-2023).

3. Renovate current units to make more accessible to tenants.

- Municipal Housing Agency will continue to apply for grant money through the Council Bluffs Housing Trust fund to renovate current units to make them more accessible (2018- 2023).
- Municipal Housing Agency will work with local contractors to provide renovations to current units with money gained through Housing Trust Fund grant (2018- 2023).
- Municipal Housing Agency will work tenants to meet needs through Reasonable Accommodations to renovate units to make them more accessible (2018- 2023).

## Goals Bellevue

1. Increase affordable housing opportunities to expand housing choice by increasing quality and quantity of affordable housing units and the number of participating landlords in the jurisdiction.
  - Research partners and funding sources to conduct a housing market study for the community and identify opportunities to use the study to enhance development and developer partnerships
  - Review possible developer incentives to increase development of affordable housing and meet with necessary partners to develop, prepare and adopt incentives.
  - Determine prospects to increase the available funding and programs for housing rehabilitations programs in the community.
  - Work with City officials and departments to review current criteria for determining city project need to include accessibility and housing issues.
2. Identify opportunities to safeguard current and future zoning ordinances to encourage the development of affordable housing stock as well as utilize occupancy requirements that do not hinder fair housing choice.
  - Work with local planning department to review current land zoning and develop proposal to increase multi-family zoning.
  - Increase infill development opportunities by reviewing regulations and best practices to identify possible changes to the current regulations and develop proposals.

- Research opportunities to increase the percentage of newly constructed housing units that are affordable and accessible to people with disabilities.
3. Provide opportunities to alter the perceptions of community exclusion and diffuse opposition to affordable housing through knowledge and education.
- Research proactive marketing strategies to enhance community image and identify community stakeholders to assist with development of community strategies to propel movement forward.
  - Identify possible funding sources to assist with marketing strategies specific for the community.
  - Identify prospects to address Bellevue's aging infrastructure and necessary updates to ensure all residents have accessibility to services.
  - Work with the City of Bellevue ADA Committee to review current status of ADA Transition plan and infrastructure needs in the community along with identifying funding sources for assistance.
  - Develop programs and assistance to address housing accessibility modification needs.
4. Increase homeownership opportunities through financial literacy and promoting equitable access to credit and home lending.
- Identify partners, specifically lending agencies, to assist with reviewing current lending concerns to identify areas of opportunities for education and assistance.
  - Enhance educational materials and expand distribution and availability of materials.
5. Improve knowledge and access to services, programs, and assistance for the disability community and the LEP community.
- Conduct asset mapping project to locally available housing and public services.
  - Develop innovative ways to highlight existing programs available in Bellevue and review programs offered in the metro area to determine the feasibility and possibility of offering the programs in Bellevue and Sarpy County.
  - Identify community partners and host meetings to discuss plans to highlight current programs and possibility of future programs.

6. Increase the overall knowledge and understanding of fair housing with the community's developers, real estate professionals, financial institutions, elected officials and residents.
  - Identify interested partners to facilitate fair housing workshops for landlords and housing providers
  - Share and distribute fair housing information for renters.
  - Work with local multi-family housing providers to provide information and education about fair housing to managements officials and tenants.

## Goals BHA

1. Work to change community perceptions of opposition and community exclusion.
  - Determine the feasibility of adding source of income as a protected class and research other community best practices.
  - Assess the community and elected officials buy-in for the addition of a protected class to prevent discrimination in housing choice.
2. Develop access to publicly supported housing for all residents.
  - Review and develop a Limited English Proficiency Plan with assistance for other community organizations and stakeholders.
  - Review housing needs compared to make p of the waiting list to determine need for accessible units and draft proposal to make necessary modification.
3. Improve knowledge and access to services, programs, and assistance for the disability community and the LEP community.
  - Conduct asset mapping project to locally available housing and public services.
  - Develop innovative ways to highlight existing programs available in Bellevue and review programs offered in the metro area to determine the feasibility and possibility of offering the programs in Bellevue and Sarpy County.
  - Identify community partners and host meetings to discuss plans to highlight current programs and possibility of future programs.

- Review best practices and options for admissions and wait list policies and implements and proposed changes.
- Assist with implementation of a housing navigator program and research additional funding sources for continuation of the program.