

# Housing Relocation Assistance



OFF BASE • ON BASE



# NEBRASKA

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**DEPARTMENT OF THE AIR FORCE**  
HEADQUARTERS, 55TH WING (ACC) OFFUTT  
AIR FORCE BASE NEBRASKA

20 June 2014

MEMORANDUM FOR ALL INCOMING PERSONNEL

FROM: 55 CES/CEH  
3116 Lockbourne Drive  
Bellevue NE 68123

SUBJECT: Housing Information

1. On behalf of the employees of the Housing Management Office (HMO), I would like to extend to you and your family our sincere welcome to Offutt AFB. We are confident that you will find your assignment here both challenging and rewarding.

2. Privatized Housing: Offutt Military Family Housing was privatized on 15 September 2005. America First Communities (AFC), a partnership consisting of local real estate managers, designers, and builders, were the developers that revitalize our military family housing communities. The rent for Privatized Housing for accompanied personnel is based on the Basic Allowance for Housing (BAH) at the "with dependent rate." If you are military married to military, the rent will be the BAH rate of the ranking military member at the "with dependent" rate. A one year lease between Rising View (community name) and resident is required, and rent must be paid by allotment. All referrals to Privatized Housing must be made through the HMO. All eligible military members assigned to the local area are required to process through the HMO upon arrival and prior to signing a lease for Privatized Housing. Assignments to PH are made only to personnel who have arrived PCS at the installation and have initiated base in-processing procedures. You must provide a copy of your in-processing checklist at the time of your "PH Briefing" and before you are committed to PH. To learn more about housing privatization, please visit Rising View's web site at: <http://www.risingview.com>.

3. In addition to Privatized Housing Referral Briefings, the HMO provides rental briefings to include information on the local residential landlord and tenant laws. Here you will find pictures and information plus obtain an e-mail link to the customer who is listing the property. The HMO cannot guarantee the availability of all the homes listed as these listings are subject to change on a daily basis.

4. The housing office and Rising View Leasing office are co-located at 3116 Lockbourne Drive, in the Capehart Housing area. Customer service hours are Monday through Thursday, 0700 to 1645, and Friday, 0730 to 1615. The office is closed every other Friday. In addition, Rising View's duty hours are 0730-1700 Monday through Friday and 0900-1300 on Saturday. Rising View personnel can be reached by calling 402-991-9840 or DSN 272-6713. If you desire any additional information please do not hesitate to contact us at (402) 294-6242 or DSN 271-6242. Our commercial FAX number is (402) 294-9763 or DSN 271-9763.

RANDILYNN HILL  
Housing Program Manager

*The Sun Never Sets on the Fightin' Fifty-Fifth*

## GENERAL HOUSING INFORMATION

All military personnel, including unaccompanied and single personnel are required to process through the Housing Management Office (HMO) prior to entering into a rental lease agreement. The office will provide you information of any restricted housing areas, if applicable.

The cost of hotels and motels can range from \$350 to \$500 per week. As few apartment managers consent to pets, should you have a pet, your options may be limited. As such, if your assignment occurs during the summer months, and you have a pet, we would assess your temporary housing opportunities as critical. If you find a temporary rental unit that accepts pets, you may expect to pay a non-refundable pet fee in an amount equal to one-fourth of one month's rent. Most families have to board their pets at a kennel or, more ideally, with friends in the local area.

Eligible military personnel, E1 through E9 and O1 through O6 can submit advance applications for Privatized Housing (PH) at your current base of assignment by visiting your housing office, and filling out an "Application for Assignment to Housing," as well as providing two copies of your Permanent Change of Station (PCS) orders to accompany the application. In the remarks section of the housing application you will forward please give your permission to release information contained on your application for Privatized Housing to the Rising View Communities Staff for processing your request (i.e. "I give Offutt Housing Management Office permission to release information off of my application to members of the Rising View Communities Staff, for Rising View Privatized Housing" You may also complete an application on line at [www.housing.af.mil](http://www.housing.af.mil). If you do not provide an advance Application for Assignment to Housing, you may apply as a "walk-in when you arrive at the Offutt AFB Housing Management Office ".

## **PRIVATIZED HOUSING INFORMATION**

All housing units were conveyed to America First Communities (AFC) on 15 September 2005 as part of the Military Housing Privatization Initiative (MHPI). Rising View Communities, operates, maintains, and will manage them until 2055, and has revitalized the housing communities. Privatization has brought improvements and improved the quality of life for military families stationed at Offutt.

Although privatized, we will continue to support your housing needs. Military members are required to visit the HMO before making housing arrangements. The information provided below includes an overview of privatized housing and a brief description of the application process. If you have any questions, please call DSN 271-6242, Commercial (402) 294-6242 or FAX DSN 271-9763, Commercial (402) 294-9763

### **PRIVATIZED HOUSING OVERVIEW**

Privatization has brought significant improvements within the housing community. Including the renovation of 484 homes, construction of 914 homes, walking trails, full and half basketball courts, sand volleyball courts, soccer fields, picnic pavilions, 61 new playgrounds, and "The Pointe at Rising View" a 5600 gross square feet facility with a 150 max person capacity available to housing residents, for meetings, weddings, birthday parties, etc.

You will be required to sign a one-year lease, at the end of the first year you go month to month and you will not be required to sign a month to month lease. Your Basic Allowance for Housing (BAH) is based upon your current rank and dependent status, and your rent will be equal to your BAH, you do not pay for utilities.

Rent for military members married to a military member, without dependents, will be based on the "with dependent" rate for the senior ranking member (the junior ranking member will still collect BAH and keep the difference).

(2014 BAH rates):

- Without dependent BAH rate for E5 Married to E4 is \$897.00 plus \$783.00 which equals a combined total BAH of \$1,680.00
- Rent for E5, with dependent rate, is \$1,194.00  
--\$1,680.00 minus \$1194.00, rental rate, the difference the junior ranking military member gets to keep is \$486.00,

## AVAILABLE RELOCATION ASSISTANCE

Our objective is to provide eligible personnel with personalized service to assist in locating suitable housing within the commuting distance of Offutt AFB. We provide the services listed below Monday through Thursday, 7:00 AM through 4:30 PM and Friday, 7:30 AM through 4:00 PM. No appointment is required.

- Referral to Privatized Housing
- Tenant/Landlord briefings
- General Housing Information
- Rental/Sales Listings
- Application for Assignment to Housing

### **Referral to Privatized Housing:**

All referrals to Privatized Housing must be made through the Housing Management Office (HMO). All eligible military members assigned to the local area are required to process through the HMO upon arrival and prior to signing a lease within the local community housing or before signing a lease with Rising View Communities Privatized Housing.

### **Computerized Sales Property Listings**

This computerized listing of sale properties within the communities surrounding Offutt AFB and is tailored to meet your individual needs. The information may be retrieved by price range, number of bedrooms, and location of the homes

55th CES/CEAC  
Housing Management Office  
3116 Lockbourne Drive, Ste 100  
Bellevue NE 68123

**Commercial Phone:** (402) 294-6242 - **DSN:** 271-6242  
**FAX DSN:** 271-9763 - **FAX Commercial:** (402) 294-9763

**Government Lodging Accommodations  
Report to Offutt Inn Guest Reception  
Building 432, 906 SAC Blvd,  
Offutt AFB  
DSN: 271-3671  
Commercial: (402) 291-9000 or 294-3671**

On base temporary lodging is managed by the 55th Force Support Squadron (55 FSS). Temporary Lodging Facilities (TLFs) are available for incoming military personnel. Historically, March through October, there are a large number of families waiting for TLF.

Reservations should be made as far in advance as possible. Reservations made 90-120 days in advance should be, in most cases, sufficient. You can make reservations prior to receiving PCS orders. Reservations must be re-confirmed three days prior to your arrival and will be canceled at 1800 on the date requested unless late arrival approval is granted in advance. Late arrival may be guaranteed with a VISA, MasterCard, or Government Travel card (on file) and will only be charged for the first night's stay.

Temporary Lodging Facility

**Beale Circle TLF Units**

3 Bedroom 2 ½ Baths 2 car garage  
All units have full kitchens  
Max. 6 per room  
No Pets/No Smoking

**(\*10 pet friendly rooms available for PCS families based on availability - \$10.00 pet fee per night. Must have pet immunization record available upon check-in)**

Visiting Officer and Enlisted Rooms

**O'Malley Inn**

Building 436  
79 Rooms  
No pets/No smoking

**Offutt Inn**

Building 479  
39 Rooms  
No pets/No smoking

**Malmstrom Inn**

Building 432  
27 Rooms  
No pets/No smoking

Quarters 13

8 DV Suites No Pets/No Smoking  
2 GO Suites

All customers must report to Offutt Inn Guest Reception located on the first floor of the Malmstrom Bldg (Bldg 432) across from the USSTRATCOM HQ, on the installation.

**Pets are not allowed on the premises of lodging facilities except where permitted.**

## HOTELS/MOTELS

It is strongly recommended that you view the accommodations before placing a deposit. Once you pay for your room, you are obligated. Feel free to inquire about special discounts (Gov't Rates/Active Duty) prior to making reservations. The following lists are not all inclusive and are subject to changes.

### BELLEVUE (NEAR OFFUTT)

| <u>MAP</u><br><u>COORD</u> * | <u>NAME/</u><br><u>ADDRESS</u>   | <u>KITCHENETTE</u><br><u>FACILITIES</u>                             | <u>PETS</u><br><u>ALLOWED</u> | <u>PHONE #</u> |
|------------------------------|--|---|-------------------------------|----------------|
| 260                          | <b>Roadway Inn</b><br>1110 Fort Crook Rd S<br>Bellevue NE 68005<br><a href="http://www.roadwayinn.com/Bellevue">http://www.roadwayinn.com/Bellevue</a>   | Yes (select rooms)<br>Military discount (nightly/monthly rate only) | Yes/Fee<br>(Sz Limit)         | (402) 291-0804 |
| 260                          | <b>Imperial Motel</b><br>1209 N Fort Crook Rd<br>Bellevue, NE 68005  | Kitchenette (select rooms)<br>Daily/Weekly Rate                     | No                            | (402) 733-4889 |
| 260                          | <b>Royal Inn</b><br>105 S Fort Crook Rd<br>Bellevue NE 68005   | Refrigerator<br>Microwave<br>Daily/Weekly Rate<br>Military discount | No                            | (402) 291-4990 |
| 260                          | <b>Super 7 Inn</b><br>303 S Fort Crook Rd<br>Bellevue NE 68005   | Refrigerator (select rooms)<br>Microwave<br>Daily/Weekly Rate       | No                            | (402) 291-1518 |
| 260                          | Best Western<br>White House Inn<br>305 Fort Crook Rd N<br>Bellevue NE 68005<br><a href="http://bestwesternnebraska.com/hotels/best-western-white-house-inn/">http://bestwesternnebraska.com/hotels/best-western-white-house-inn/</a> | Refrigerator<br>Microwave<br>Free Hot Breakfast<br>Fitness Facility | Yes/Fee                       | (402) 293-1600 |

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\* See Metro Area Map, page 27

## HOTELS/MOTELS NEAR OFFUTT

### BELLEVUE (WEST AREA)

| <u>MAP</u><br><u>COORD*</u> | <u>NAME/</u><br><u>ADDRESS</u>   | <u>KITCHENETTE</u><br><u>FACILITIES</u>   | <u>PETS</u><br><u>ALLOWED</u> | <u>PHONE #</u>                   |
|-----------------------------|--|---|-------------------------------|----------------------------------|
| 261                         | <b>Holiday Inn Express</b><br>10804 S 15 <sup>th</sup> St<br>Bellevue NE 68123<br><a href="http://www.hiexpress.com">www.hiexpress.com</a> | Mini Refrigerator<br>Microwave<br>Complimentary Deluxe Breakfast<br>Free Wireless Internet<br>Indoor Heated Pool/Fitness Facility | No                            | (402) 502-4500                   |
| 261                         | <b>Microtel-Inns- Suites</b><br>3008 Samson Way<br>Bellevue NE 68123   | Mini Refrigerator<br>Microwave<br>Continental Breakfast<br>Free Wireless Internet   | Yes/Fee                       | (402) 292-0191<br>(888-771-7171) |

<http://www.microtelinn.com/hotels/nebraska/bellevue/microtel-inn-and-suites-bellevue/hotel-overview>

|     |   |   |    |                                  |
|-----|---|---|----|----------------------------------|
| 261 | <b>Comfort Inn &amp; Suites</b><br>2105 Pratt Ave<br>Bellevue, NE 68123 | Refrigerator<br>Microwave<br>Hot Breakfast<br>Indoor Pool | No | (402) 292-1155<br>(800)-218-9602 |
|-----|---|---|----|----------------------------------|

<http://www.comfortinn.com/hotel-bellevue-nebraska-NE141#listpos1>

### PAPILLION

|     |  |   |                      |                |
|-----|--|---|----------------------|----------------|
| 263 | <b>Liberty Lodge</b><br>1409 Gold Coast Rd<br>Papillion NE 68046 | Full size kitchen<br>Daily/Weekly<br>Monthly and Military Rates | Yes/Fee<br>Dogs only | (402) 339-0555 |
|-----|--|---|----------------------|----------------|

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\* See Metro Area Map, page 27

## HOTELS/MOTELS IN OMAHA

| <u>MAP<br/>COORD*</u> | <u>NAME/<br/>ADDRESS</u>   | <u>KITCHENETTE<br/>FACILITIES</u>  | <u>PETS<br/>ALLOWED</u>                | <u>PHONE #</u>                   |
|-----------------------|--|--|--|----------------------------------|
| 240                   | <b>Hotel Deco XV</b><br>1504 Harney St<br>Omaha NE 68102<br><a href="http://www.hoteldecoomaha.com">www.hoteldecoomaha.com</a>                           | Refrigerator<br>Military Rates<br>Free Wireless Internet<br>Free Indoor Valet Parking                    | Yes/Sz Limit<br>Dogs only/\$50 deposit | (402) 991-4981<br>(866) 475-3326 |
| 241                   | <b>Baymont Inns &amp; Suites</b><br>3301 S 72 <sup>nd</sup> ST<br>Omaha, NE 68124<br><a href="http://www.baymontinns.com">www.baymontinns.com</a>        | Micro/Fridge<br>Continental Breakfast<br>Free Wireless Internet  | Yes                                    | (402) 391-8129<br>(800) 272-6232 |
| 241                   | <b>Comfort Inn and Suites</b><br>7007 Grover St<br>Omaha NE 68106<br><a href="http://www.comfortinn.com">www.comfortinn.com</a>                          | Micro/Fridge<br>Continental Breakfast<br>Free Wireless Internet  | Yes/Fee<br>Sz Limit                    | (402) 934-4900<br>(877) 424-6423 |
| 241                   | <b>Ramada Plaza Hotel<br/>and Convention</b><br>3321 S 72 St<br>Omaha NE 68124<br><a href="http://www.ramadaplazaomaha.com">www.ramadaplazaomaha.com</a> | Micro/Fridge<br>(in suites only)<br>CoCo Key Water Resort<br>Room & Water Resort combined rate available | No                                     | (402) 393-3950<br>(877) 863-4780 |
| 241                   | <b>Hawthorne Suites<br/>by Wyndham Omaha</b><br>7010 Hascall St<br>Omaha NE 68106<br><a href="http://www.hawthorn.com">www.hawthorn.com</a>              | Complete Kitchen<br>Living Rm, Sep Bdrm<br>Complimentary Breakfast<br>Free Wireless Internet             | Yes/Fee                                | (402) 397-7500                   |
| 241                   | <b>Residence Inn<br/>By Marriott</b><br>6990 Dodge St<br>Omaha NE 68132<br><a href="http://www.marriott.com">www.marriott.com</a>                        | Full Kitchen<br>Living Rm, Sep Bdrm<br>Hotel has smoke free policy<br>Complimentary Buffett Breakfast    | Yes/\$100 Fee                          | (402) 553-8898                   |
| 241                   | <b>Super 8 Motel</b><br>7111 Spring St<br>I-80 & 72 <sup>nd</sup> St Exit 449<br>Omaha NE 68106<br><a href="http://www.super8.com">www.super8.com</a>    | No<br>Free Continental Breakfast<br>Free Wireless Internet   | Yes                                    | (402) 390-0700<br>(800) 454-3213 |

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\* See Metro Area Map, page 27

**HOTELS/MOTELS IN OMAHA (cont.)**

| <b><u>MAP<br/>COORD*</u></b> | <b><u>NAME/<br/>ADDRESS</u></b>   | <b><u>KITCHENETTE<br/>FACILITIES</u></b>   | <b><u>PETS<br/>ALLOWED</u></b> | <b><u>PHONE #</u></b>            |
|------------------------------|---|--|--------------------------------|----------------------------------|
| 242                          | <b>Doubletree Guest Suites</b><br>7270 Cedar<br>Omaha NE 68124<br><a href="http://www.doubletree.com">www.doubletree.com</a>              | Micro/Fridge/Wet bar<br>Living Rm, Sep Bdrm<br>Indoor Pool/Whirlpool Spa<br>Free Wireless Internet   | Yes/Fee/Sz Limit               | (402) 397-5141<br>(800) 222-8733 |
| 242                          | <b>Howard Johnson Inn Omaha</b><br>3650 S 72nd St<br>I-80 Exit 449<br>Omaha NE 68124<br><a href="http://www.hojo.com">www.hojo.com</a>    | Micro/Fridge<br>(In select rooms)<br>Free Continental Breakfast<br>Free Wireless Internet<br>Weekly Rates/Special Rates for Offutt Personnel | No                             | (402) 397-3700<br>(800) 446-4656 |
| 242                          | <b>Omaha Marriott Hotel</b><br>10220 Regency Circle<br>Omaha NE 68114<br><a href="http://www.omahamarriott.com">www.omahamarriott.com</a> | Microwave<br>Smoke Free Policy<br>Free Wireless Internet<br>Concierge Lounge   | No                             | (402) 399-9000<br>(800) 236-2427 |

**HOTELS/MOTELS IN OMAHA  
(MILLARD AREA)**

|     |  |   |         |                                  |
|-----|--|---|---------|----------------------------------|
| 266 | <b>Red Carpet Inn</b><br>9305 S 145 <sup>th</sup> ST<br>(I-80 & Hwy 50)<br>Omaha, NE 68138<br><a href="http://www.omaharedcarpetinn.com">www.omaharedcarpetinn.com</a> | Refrigerator<br>Microwave<br>Continental Breakfast<br>Lounge  | Yes/Fee | (402) 895-2555                   |
| 266 | <b>Comfort Inn West</b><br>9595 S 145 <sup>th</sup> ST<br>Omaha, NE 68138<br><a href="http://www.comfortinn.com">www.comfortinn.com</a>                                | Micro/Fridge<br>(In select rooms)<br>Free Deluxe Continental Breakfast<br>Free Wireless Internet      | Yes/Fee | (402) 896-6300<br>(800) 424-6423 |
| 266 | <b>Country Side Suites</b><br>9477 S 142 <sup>nd</sup> ST<br>Omaha, NE 68138<br><a href="http://www.countrysidesuites.com">www.countrysidesuites.com</a>               | Refrigerator<br>Microwave<br>Complementary Breakfast<br>Free Wireless Internet                        | Yes/Fee | (402) 884-2644                   |
| 266 | <b>Quality Inn and Suites</b><br>9505 S 142 <sup>nd</sup> ST<br>Omaha, NE 68138<br><a href="http://www.qualityinn.com">www.qualityinn.com</a>                          | Micro/Fridge<br>(In select rooms)<br>Deluxe Continental Breakfast<br>Indoor Pool and Lounge Daily Fee | Yes/Fee | (402) 896-9500<br>(800) 424-6423 |

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\* See Metro Area Map, page 27

**HOTELS/MOTELS IN IOWA**

| <b>MAP<br/>COORD*</b> | <b>NAME/<br/>ADDRESS</b>  | <b>KITCHENETTE<br/>FACILITIES</b>   | <b>PETS<br/>ALLOWED</b> | <b>PHONE NUMBER</b>              |
|-----------------------|---|---|-------------------------|----------------------------------|
| 285                   | <b>Quality Inn &amp; Suites</b><br>3537 W Broadway<br>Council Bluffs IA 51501<br><a href="http://www.qualityinn.com">www.qualityinn.com</a>                                 | Microwave (suites)<br>Refrigerator<br>Free Breakfast<br>Free Weekday Newspaper<br>Free Wireless Internet<br>Indoor Pool | Yes                     | (712) 328-3171<br>(877) 424-6423 |
| 285                   | <b>Western Inn Motor Lodge</b><br>1842 Madison Avenue<br>(I-80 Madison Exit 5)<br>Council Bluffs IA 51501<br><a href="http://www.westerninncb.com">www.westerninncb.com</a> | No<br>Hot Continental Breakfast<br>Free Wireless Internet<br>Heated Pool<br>24 hr Juice & Coffee Bar                    | No                      | (712) 322-4499<br>(800) 322-1842 |

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\* See Metro Area Map, page 27

## TEMPORARY APARTMENT RENTALS

The following lists are not all-inclusive and are subject to change.

| <b>MAP<br/>COORD-*</b> | <b>NAME/<br/>ADDRESS</b>   | <b><u>AVAILABLE</u><br/><u>BELLEVUE</u></b>  | <b><u>TELEPHONE #</u></b>        |
|------------------------|--|--|----------------------------------|
| 260                    | <b>Bellevue Gardens Apts.</b><br>2911 Washington<br>Bellevue NE 68005      | 6 Month Lease<br>1 & 2 Bdrm, Unfurn<br>No pets   | (402) 291-7611<br>(866) 807-9105 |
| 260                    | <b>Britain Towne Apartments</b><br>2105 Childs Rd<br>Bellevue NE 68005     | 6 Mo Lease<br>Studio, 1, 2, 3 Bdrm, Unfurn<br>Cats Only  | (402) 734-3100<br>(866) 431-7025 |
| 260                    | <b>Chateau Apartments</b><br>401 Chateau Dr<br>Bellevue NE 68005           | 3, 6,9,12, Month Lease<br>Eff, 1, 2, & 3 Bdrm, Unfurn<br>Call for pet deposit/fees (Breed Restriction)       | (402) 291-5047<br>(866) 438-7557 |
| 260                    | <b>Fontenelle Hills Apts</b><br>200 Martin Drive West<br>Bellevue NE 68005 | Short Term Lease<br>1 & 2 Bdrm, Unfurn<br>Call for pet deposit/fees (Breed Restriction)<br>Military Discount | (402) 291-6040<br>(866) 539-7187 |
| 260                    | <b>Gateway Park Apartments</b><br>309 Fort Crook Road<br>Bellevue NE 68005 | Short Term Lease<br>1 & 2 Bdrm, Unfurn<br>Pets-breed restriction-please call                                 | (402) 614-9861<br>(866) 450-7754 |

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\* See Metro Area Map, page 27

**TEMPORARY APARTMENT RENTALS cont.**

**LAVISTA**

| <b>MAP<br/>COORD*</b> | <b>NAME/<br/>ADDRESS</b>   | <b>AVAILABLE</b>  | <b>TELEPHONE #</b>               |
|-----------------------|--|---|----------------------------------|
| 264                   | <b>Corp Qtrs/Division of<br/>Richdale Group</b><br>10040 Regency Cir<br>Omaha NE 68114<br>(Properties at various<br>Locations)<br><a href="http://www.richdale.com">www.richdale.com</a> | Month to Month Lease<br>1, 2, & 3 Bdrm, Furn, Unfurn<br>Utilities, cable, phone, etc.<br>Small pets ok at some properties | (402) 391-7900<br>(888) 391-2787 |

**OMAHA  
(East Central)**

|     |   |  |                |
|-----|---|--|----------------|
| 240 | <b>Westbrook Tower</b><br>2121 Douglas St<br>Omaha NE 68102<br><a href="http://www.westbrooktowerapartments.com">www.westbrooktowerapartments.com</a> | 6 Month Lease<br>Eff, 1, & 2 Bdrm, Furn, Unfurn<br>Cats, birds & fish only | (402) 346-4852 |
|-----|---|--|----------------|

**OMAHA  
(South West)**

|     |  |   |                |
|-----|--|---|----------------|
| 244 | <b>Candlewood Suites</b><br>360 S. 108 <sup>th</sup> St<br>Omaha, NE 68154<br><a href="http://www.candlewoodsuites.com">www.candlewoodsuites.com</a> | Studio Apts, Furnished<br>Full Kitchens w/dishwasher<br>Pets/Deposit<br>Refrigerator<br>Will Honor Gov't Per-Diem | (402) 758-2848 |
|-----|--|---|----------------|

**OMAHA  
(Omaha South)**

|     |   |  |                                  |
|-----|---|--|----------------------------------|
| 251 | <b>Crosswinds</b><br>929 S 70 Plz<br>Omaha NE 68106 | 6 Month Lease<br>1 & 2 Bdrm, Unfurn<br>Cats only | (866) 377-9658<br>(402) 558-2570 |
|-----|---|--|----------------------------------|

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\* See Metro Area Map, page 27

TEMPORARY APARTMENT RENTALS cont.

**OMAHA**  
**(Ralston Area)**

| <b><u>MAP</u></b><br><b><u>COORD</u></b> * | <b><u>NAME/</u></b><br><b><u>ADDRESS</u></b>   | <b><u>AVAILABLE</u></b>  | <b><u>PHONE NUMBER</u></b>       |
|--|--|--|----------------------------------|
| 252  | <b>Cimarron Hills</b><br>9670 Berry Plz<br>Omaha NE 68127  | Mo to Mo Lease, Corp-Furn<br>6 Mo Lease, Unfurn  | (402) 339-2709<br>(877) 415-2958 |
| 252  | <b>Harrisburg Apts</b><br>9424 Holmes Plz<br>Omaha NE 68127  | 6 Month Lease<br>Eff, 1 & 2 Bdrm, Unfurn<br>Pets (cats only)   | (402) 339-3485                   |
| 252  | <b>Warren House</b><br>9755 Mockingbird Dr<br>Omaha NE 68127<br><a href="http://www.warrenproperties.com">www.warrenproperties.com</a> | 6 Month Lease, Mo to Mo<br>All Utilities Paid<br>Eff, 1 & 2 Bdrm, Furn, Unfurn<br>Pets Yes (Fee) sz and Breed Restrictions | (402) 331-2707                   |

**VARIOUS LOCATIONS**

|  |   |                |
|--|---|----------------|
| <b>Oakwood Corp Housing</b><br>8235 Melrose Dr<br>Lenexa KS 66214<br>(Various Omaha Locations)<br><a href="http://www.oakwood.com">www.oakwood.com</a> | Month to Month<br>1, 2, & 3 Bdrm, Unfurn<br>Utilities, Cable, Phone Paid<br>Pets (20 lbs and under) | (800) 944-3279 |
|--|---|----------------|

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\* See Metro Area Map, page 27

## KENNELS

| <b>MAP<br/>COORD-*</b> | <b>NAME/<br/>ADDRESS</b>   | <b>PHONE NUMBER</b>  | <b>PETS<br/>ACCEPTED</b> |
|------------------------|--|--|--------------------------|
| 244                    | <b>Feline Boutique &amp; Country Club</b><br>2518 S 166 <sup>th</sup> Street<br>Omaha NE 68130<br><a href="http://www.felinecountryclub.org">www.felinecountryclub.org</a>                 | (402) 614-5657<br>3 Types of Suites  | Cats only                |
| 252                    | <b>Ralston Vet Clinic</b><br>6880 S 78 <sup>th</sup> St<br><a href="http://www.ralstonvet.com">www.ralstonvet.com</a><br>Ralston, NE 68127   | (402) 331-6322<br>* only board dogs that have special needs<br>or medical conditions that require more<br>comprehensive levels of care.<br>No changes to cat boarding. | Dogs*/Cats               |
| 260                    | <b>Paddington Station</b><br>206 Cunningham Rd<br>Bellevue, NE 68005<br><a href="http://www.paddingtonstationkennels.com">www.paddingtonstationkennels.com</a>                             | (402) 292-4547   | Dogs/Cats                |
| 263                    | <b>Town &amp; Country Kennels</b><br>Humane Society<br>14110 S 84 St<br>Papillion NE 68046<br><a href="http://www.townandcountryhumanesociety.org">www.townandcountryhumanesociety.org</a> | (402) 339-5355   | Dogs/Cats                |
| 263                    | <b>Merry Meadow Farm</b><br>12104 Capehart Rd<br>Springfield, NE 68059   | (402) 339-0340   | Dogs/Cats                |

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\* See Metro Area Map, page 27

## RENTAL AVERAGES

The majority of apartment rentals are one and two bedrooms, although there are some 3-bedroom and 4-bedroom units available. The rental vacancy rate for apartments and single family homes in the area is near 3% to 6% respectively. Rentals in Bellevue (adjacent to the base), and Papillion (approximately 8 miles from the base) can usually be found, but rental prices may vary according to location and amenities, and are subject to change. The average rental price of a unit within commuting distance of Offutt AFB is as follows:

|   |                                    |
|---|------------------------------------|
| a. <b><u>Apartments</u></b>             | <b><u>Unfurnished</u></b>          |
| 1-Bedroom                               | \$475 – \$800                      |
| 2-Bedroom                               | \$450 – \$1,010                    |
| 3-Bedroom                               | \$675 – \$1,350                    |
| b. <b><u>Single Family Dwelling</u></b> | <b><u>Homes</u></b>                |
| 2-Bedroom                               | \$700 – \$1,250                    |
| 3-Bedroom                               | \$1,000 – \$2,025                  |
| 4-Bedroom                               | \$1,200 – \$2,400                  |
| 5-Bedroom                               | \$1,700 - \$3,000 + (very limited) |

Council Bluffs (Iowa), Plattsmouth, and South Omaha (Nebraska) are located within a 15-20 minute drive from the base. Rentals in these areas range from \$600 to \$1,575 per month, plus utilities. If a pet is allowed, an additional pet (damage) deposit or fee is usually required.

Temporary accommodations in apartment complexes will usually increase the rent.

## SALES AVERAGES

The average sales price of a home within a 15-mile radius of Offutt AFB varies according to location, amenities, and individual desires. During 2013, the average price within commuting distance from Offutt AFB sold for the following:

| <b><u>Map<br/>Coord*</u></b> | <b><u>Area</u></b> | <b><u>Average<br/>Price</u></b> |
|------------------------------|--------------------|---------------------------------|
| 260                          | Bellevue East      | \$123,000 – \$250,000           |
| 261                          | Bellevue West      | \$178,000 – \$450,000           |
| 263                          | Papillion          | \$178,000 – \$450,000           |
| 264                          | La Vista           | \$140,000 – \$286,000           |
| 265                          | Springfield        | \$155,000 – 350,000             |
| 266                          | Millard            | \$146,000 – \$300,000           |
| 267                          | Gretna             | \$150,000 – \$300,000           |

All above figures are merely sales averages and only include single family dwellings.

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\* See Metro Area Map, page 27

**PROPERTY MANAGEMENT COMPANIES**  
**As of: January 2012**

There are many Property Management Companies that manage and list properties for rent in the local area. Most charge no fee to you for using their services. The following is just a partial listing of Property Management Companies found in the Yellow Pages and are within a 10-mile radius of Offutt AFB. Please refer to the **Telephone Directory** if you are interested in other Property Management Companies serving the Omaha Metropolitan Area.

|  |   |
|--|---|
| <p><b>Action Management &amp; Leasing Co</b>    <b>339-1969</b><br/>           1906 Greyson Dr<br/>           Papillion, NE 68133<br/> <a href="http://www.actionomaha.com/">www.actionomaha.com/</a></p>                              | <p><b>A-1 Property Management</b>    <b>689-9598</b><br/>           9920 S 162<sup>nd</sup> St<br/>           Omaha, NE 68046</p>   |
| <p><b>Bellevue Real Estate, Inc</b>    <b>292-3311</b><br/>           1319 Galvin Rd South<br/>           Bellevue, NE 68005<br/> <a href="http://www.omaha4homes.com">www.omaha4homes.com</a></p>                                     | <p><b>Remax Real Estate Group</b>    <b>594-2000</b><br/>           14505 California<br/>           Omaha, NE 68154<br/> <a href="http://www.remax.com">www.remax.com</a></p>                                     |
| <p><b>Century 21, Century Real Estate</b>    <b>291-4800</b><br/>           2200 Harvel Dr<br/>           Bellevue, NE 68005<br/> <a href="http://www.century21century.com">www.century21century.com</a></p>                           | <p><b>Morgan Company</b>    <b>291-1130</b><br/>           609 W. Mission Ave<br/>           Bellevue, NE 68005<br/> <a href="http://www.morganrecenter.com">www.morganrecenter.com</a></p>                       |
| <p><b>CBS Home</b>    <b>292-2100</b><br/>           3909 Twin Creek Ste 102<br/>           Papillion, NE 68048<br/> <a href="http://www.CBSHome.com">www.CBSHome.com</a></p>  | <p><b>Midlands Real Estate</b>    <b>292-5111</b><br/>           11535 S 36<sup>th</sup> St<br/>           Bellevue, NE 68123<br/> <a href="http://www.midlandsrealestate.com">www.midlandsrealestate.com</a></p> |
| <p><b>Double Eagle</b>    <b>292-1993</b><br/> <b>Property Management</b><br/>           114 Gregg Place<br/>           Bellevue, NE 68005<br/> <a href="http://www.doubleeaglepm.com/nav.html">www.doubleeaglepm.com/nav.html</a></p> |   |
| <p><b>Management One-1<sup>st</sup> Choice</b>    <b>827-1490</b><br/>           1508 J F Kennedy Dr<br/>           Bellevue, NE 68005<br/> <a href="http://managementone.com">http://managementone.com</a></p>                        |   |

## CABLE/DISH TELEVISION/PHONE COMPANIES

### Cable/Dish Television:

**Cox Communications (Cable)**      **(402) 934-3092 (for all locations listed below)**

**Omaha** (Two Locations)

340 N 76<sup>th</sup> St  
Omaha NE 68114

717 N 132<sup>nd</sup> St  
Omaha NE 68154

**Bellevue**

7640 Towne Center Parkway Ste 101  
Bellevue NE 68123

**Council Bluffs**

1729 McPherson Ave  
Council Bluffs IA 51503

**Century Link (Dish)**      (800) 244-1111

### Telephone Service:

Century Link Communications      (800) 244-1111

Cox Communication      (402) 934-3092

## METROPOLITAN UTILITIES DISTRICT

1723 Harney St., Omaha NE 68102-1960

Phone: (402) 554-6666; Hearing impaired: (402) 504-7024

Website: <http://www.mudomaha.com>

**Service:** The Metropolitan Utilities District (M.U.D.) provides natural gas to customer-owners in Omaha, Bennington, Fort Calhoun, Yutan, Springfield and parts of Bellevue. It also provides safe drinking water to customer-owners in Omaha, Bellevue, Offutt Air Force Base, Elkhorn, Waterloo, LaVista, Ralston, Carter Lake, and the Papio-Missouri River Natural Resources District (which supplies water to Fort Calhoun). M.U.D. also provides a cost-saving service to municipalities by collecting sewer use and trash pick-up fees.

**New Customers:** To apply for service, call M.U.D. at 402-554-6666 or 1-800-732-5864 between 7:30 a.m. to 5:15 p.m. New M.U.D. customers will receive an information package and acceptance letter which outlines the terms of service. Homeowners also are asked to supply the names of the realtor and mortgage holder when applying for service. New customers usually receive gas service the day after contacting M.U.D. Service may take a longer period of time for a customer who is building a new home.

**Deposits:** If you have a letter of credit reference from another utility – showing the last year’s good payment history – or are currently a M.U.D customer with a good payment record, no deposit is required. You can also waive a deposit by having your monthly bill automatically deducted from your bank account. If a deposit is required, it is generally \$50 to \$200 depending on the number of services provided. After 12 consecutive months of timely payments, the deposit is credited to your account with interest.

**Bill Paying Locations:** Most customers mail their monthly payment and stub in the return envelope provided. Monthly bills also may be paid in person at M.U.D.'s downtown office, OPPD, or most banks, or savings and loan associations, or Hy-Vee grocery stores.

### Customer Conveniences:

- Budget Plan:** Customers may join M.U.D.’s Budget Plan and pay the same amount every month regardless of seasonal changes. Your budget amount is based on your annual charges divided across a 12-month period. Your monthly payment amount will be reviewed during the budget year to verify projected natural gas and/or water use. If necessary, an adjustment to the monthly payment amount may be made. At the end of the 12-month cycle, a credit or debit balance is automatically factored into the next cycle. When your account balance is a credit figure, we pay interest to your account. Call 554-6666 to apply.
- Bank Draft Payment:** With the Bank Draft Payment Plan, there is no need to worry because your gas and water bill will be paid automatically every month – just like direct deposits and other automatic payments from banks. Forget about stamps, writing checks and late payment fees. You will receive a copy of your bill every month about two weeks prior to the withdrawal. To sign up, call 554-6666.
- Emergency Service:** To report a gas leak or water leak emergency, call the M.U.D. Emergency Service number, 554-7777.

OMAHA PUBLIC POWER DISTRICT (OPPD)

444 S 16th St Mall  
Omaha NE 68102-2247  
OMAHA OFFICE: (402) 536-4131 - 877-536-4131  
[www.oppd.com](http://www.oppd.com)

**SERVICE:** Applications for electrical service may be taken over the phone by calling (402) 536-4131. Applications may also be taken in person at any of OPPD's customer service offices. Applications can also be processed on the web at [www.oppd.com](http://www.oppd.com). Applications must be made at least three working days before service is to begin. The connection charge is \$23.50; this charge is added to your first statement.

**SECURITY DEPOSIT:** If adequate credit information is not provided at the time of application, a security deposit based on twice the highest bill at the particular address is required. In lieu of a security deposit, OPPD may accept other utility credit reference reports.

**BILL PAYING:** You may pay your electric service bills by mailing a check to OPPD. You may also pay in person at most banks in OPPD's service area and at any of OPPD's customer service offices.

**CUSTOMER SERVICE OFFICES - OMAHA AND BELLEVUE**

**Downtown Office**

OPPD Energy Plaza  
444 South 16th Street Mall  
8:00 a.m. to 5:00 p.m. weekdays

**South Omaha Office**

3319 L Street  
9:00 a.m. to 6:00 p.m. weekdays  
9:00 a.m. to 12:00 p.m. Saturdays

**West Omaha Office**

714 N. 114<sup>th</sup> Street  
9:00 a.m. to 8:00 p.m. weekdays  
9:00 a.m. to 1:00 p.m. Saturdays

**North Omaha Office**

2950 Ames Avenue  
8:00 a.m. to 5:00 p.m. weekdays  
9:00 a.m. to 12 p.m. Saturdays

**CUSTOMER CONVENIENCES**

**Level Payment Plan:** This plan evens out the seasonal differences in monthly electric service bills by allowing you to pay the same amount each month. Interest is earned each month the level payment results in a credit balance.

**Automatic Bill Payment Plan:** This plan is offered by OPPD in cooperation with most banks, savings and loans, and credit unions in OPPD's service area. Your electric service bill is automatically deducted from your account on your due date.

**Black Hills Energy Corporation**

P.O. Box 468020

Papillion, NE 68046-0820

Telephone: 1-888-890-5554

<http://www.blackhillscorp.com/>

Black Hills Energy Corporation provides natural gas service to the communities in and around the Omaha metropolitan area. Towns served by Black Hills Energy in the vicinity of Offutt AFB are: Bellevue, Elkhorn, Gretna, LaPlatte, LaVista, Louisville, Millard, Murray, Papillion, Plattsmouth, Ralston, Valley, and Waterloo.

New customers need to make application for service 2 to 3 days prior to new service date. This application can be taken over the telephone. Security deposits may be required unless a previous positive payment history statement is obtained from your previous utility supplier. Customers moving into the communities listed above can call 1-888-890-5554, 24 hours every day, for application information.

**STREAMLINE:** This is a practical, easy and convenient way to pay the same amount each month, without late charges. Based on previous usage and degree-days, the bill is divided into 12 equal payments. The best time to sign up for this plan is during July.

**CHECKLINE:** This plan is convenient for the customer, saving time and money. The customer can authorize this automatic plan through their bank or credit union. The customer will receive his/her regular monthly billing indicating the date and amount to be deducted.

**SERVICE:** Black Hills Energy Corporation provides repair service for major appliances in the home. Service Guard protection plan can be purchased and added to the monthly gas bill for as little as \$12.25 per month. The plan covers major appliances, including parts and labor. Black Hills Energy Corporation will also provide appliance repair service on a time and material basis. For more information, call the service center at 1-888-890-5554.

**EMERGENCY SERVICE:** Call 1-888-890-5554 24 hours a day/7 days a week.

## **SCHOOL DISTRICTS**

### **Bellevue Public Schools**

1600 HWY 370  
Bellevue NE 68005  
Phone: 1-800-776-5204/293-4000  
[www.bellevuepublicschools.org](http://www.bellevuepublicschools.org)

### **Gretna Public Schools**

11717 S 216<sup>th</sup> St  
Gretna, NE 68028  
Phone: (402) 332-3265  
Fax: (402) 332-5833  
[www.gretnadragons.org](http://www.gretnadragons.org)

### **Millard Public Schools**

5606 S 147 St  
Omaha NE 68137  
Phone: (402) 715-8200  
Fax: (402) 715-8448  
[www.mpsomaha.org](http://www.mpsomaha.org)

### **Omaha Public Schools**

Teacher Administrative Center  
3215 Cuming St  
Omaha NE 68131-2024  
Phone: (402) 557-2222  
[www.ops.org](http://www.ops.org)

### **Papillion-LaVista Public Schools**

420 S. Washington St  
Papillion NE 68046  
Phone: (402) 537-9998  
[www.paplv.esu3.org](http://www.paplv.esu3.org)

### **Ralston Public Schools**

8545 Park Dr  
Ralston NE 68127  
Phone: (402) 331-4700  
Fax: (402) 331-4843  
[www.ralstonschools.org](http://www.ralstonschools.org)

### **Westside Community Schools**

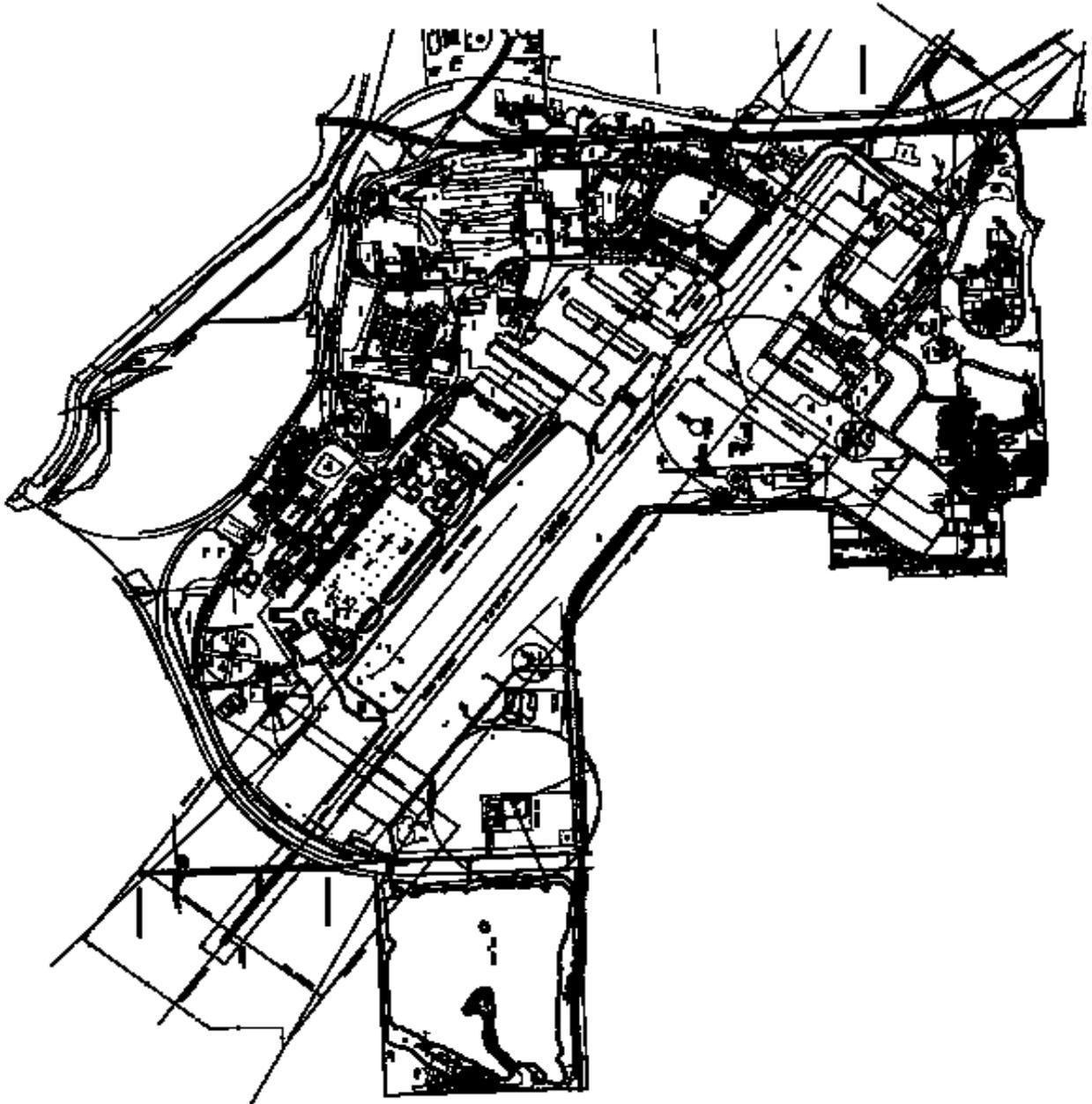
909 S 76th St  
Omaha NE 68114-4599  
Phone: (402) 390-2100  
Fax: (402) 390-2136  
[www.westside66.org](http://www.westside66.org)

In addition to the public grade schools and high schools listed above, residents of the metro area also have their choice of many parochial and private schools.

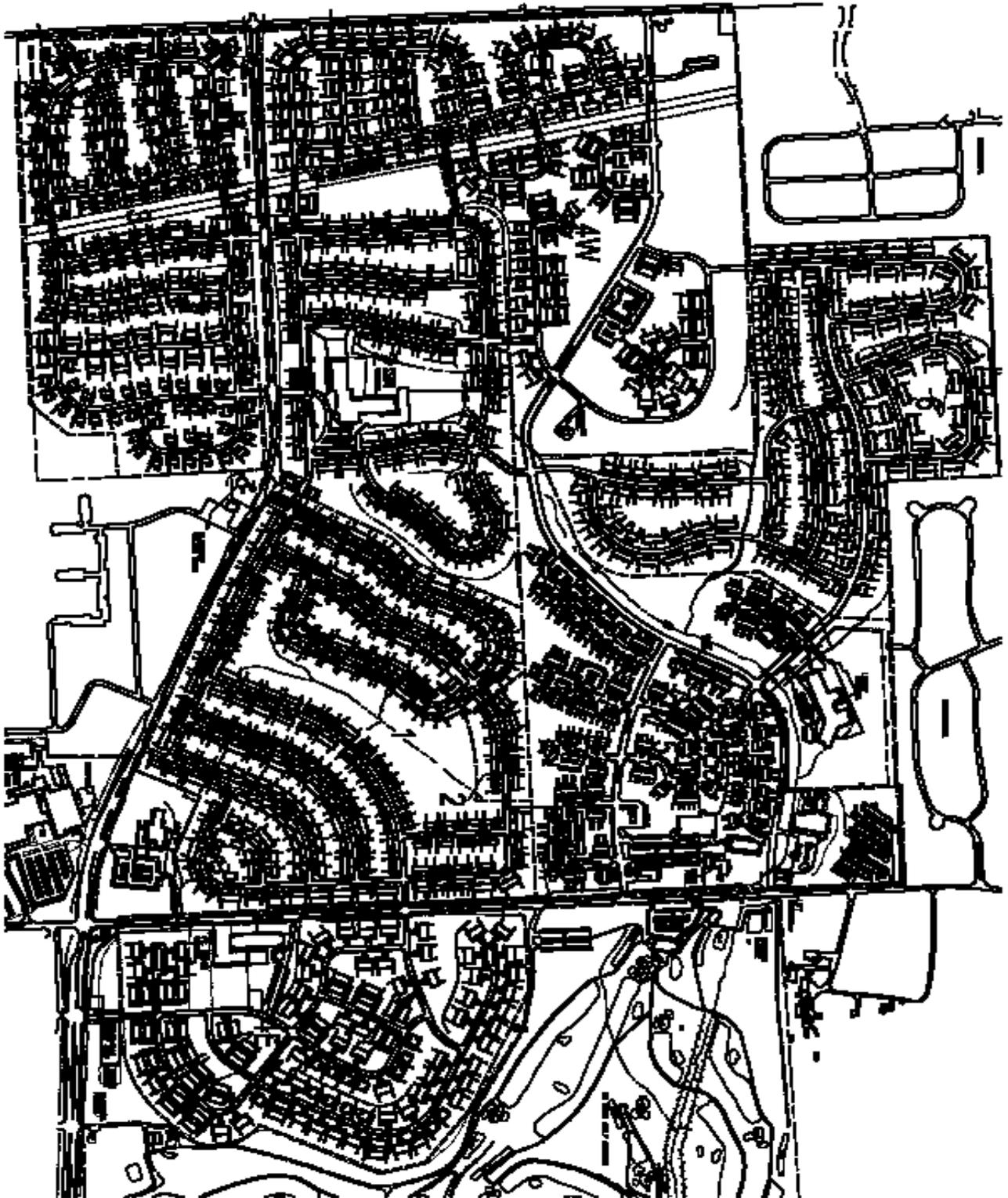
For adults, there are several colleges and universities throughout the area from which to choose.

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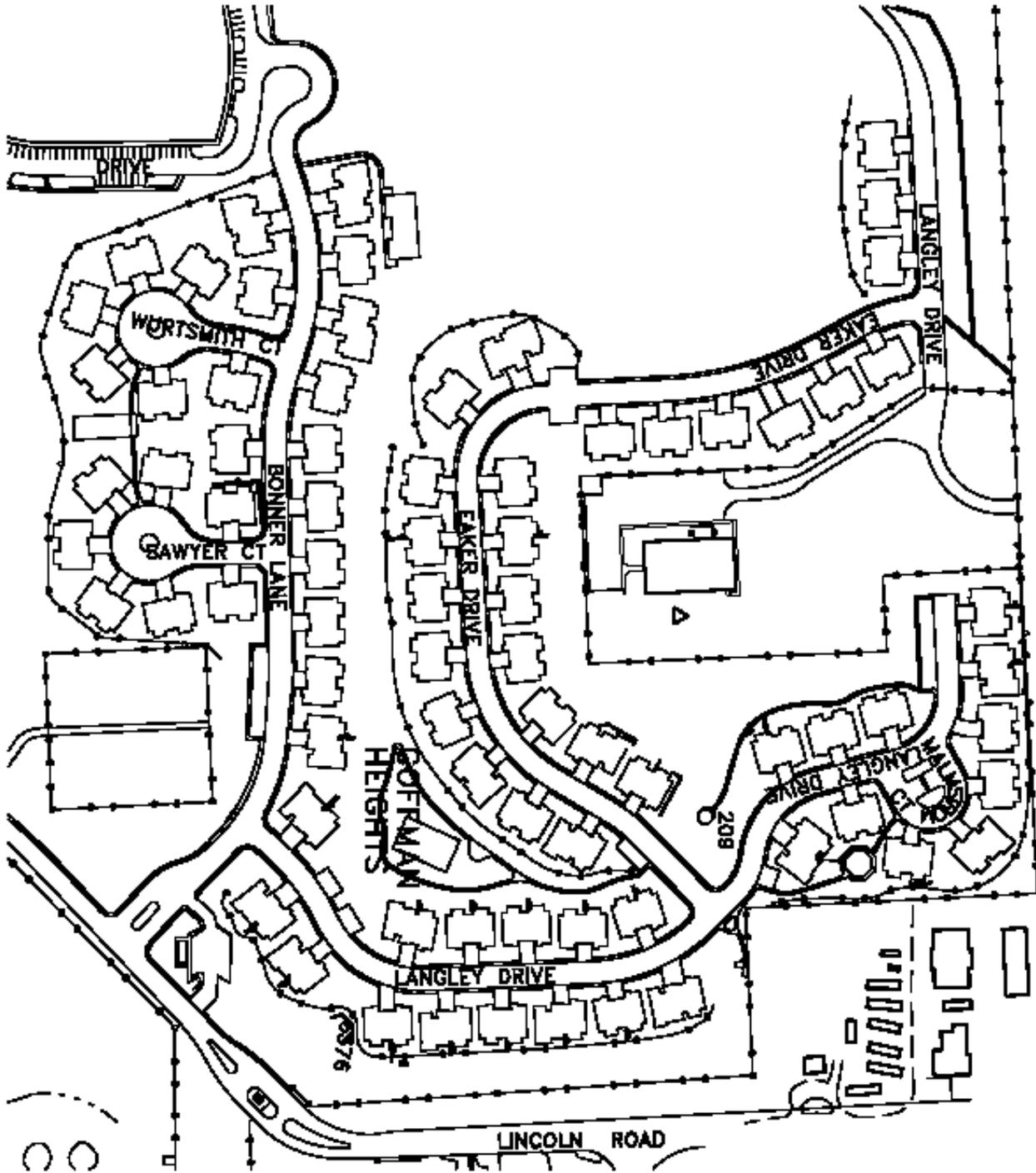
BASE MAP



CAPEHART HOUSING MAP



COFFMAN HEIGHTS HOUSING MAP



## COORDINATES MAP FOR THE METRO AREA