

Offutt AFB, NE

Housing Relocation Assistance



OFF BASE • ON BASE



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



15 Feb 2017

MEMORANDUM FOR ALL INCOMING PERSONNEL

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

SUBJECT: Housing Information

1. My staff and I would like to welcome you and your family to Offutt AFB and the Bellevue/Offutt Community. We are confident you will find your assignment both challenging and rewarding.
2. On 15 September 2005 Rising View Communities became the project owner for all privatized family housing at Offutt AFB to include General's and Chief's Row. Initially, a one-year lease (paid by allotment only) between Rising View Communities and the resident is required. At the end of your one-year lease, you will enter into a month-to-month lease. For a military member married to another military member, or military roommates, the rent will be the Basic Allowance for Housing (BAH) rate of the ranking military member at the "with dependent rate." The rent for unaccompanied personnel is based on the BAH at the "without dependent rate."
3. Military members assigned to the local area are required to process through the Housing Management Office (HMO) upon arrival and prior to signing a lease for privatized housing. To learn more about housing privatization, please visit <http://www.housing.af.mil>.
4. HOMES.mil website is sponsored by the Department of Defense and provides service members and their family access to rental housing listings at their assigned locations. It features search and display options including Google maps, and will allow users to save listings, view photos, and research housing areas.
5. Our HMO and Rising View's Leasing Office is co-located at 3116 Lockbourne Drive, Bellevue, NE 68123-1679. Our customer service hours are Monday through Thursday, 0700 to 1645 hrs, and Friday, 0730 to 1615 hrs. We can be reached by calling (402) 294-6242 or DSN 271-6242. Rising View Communities hours are 0730-1700 hrs Monday through Friday and 0900-1200 hrs on Saturday. They can be reached by calling (402) 991-9840 or DSN 272-6713.

JOSEPH M. BECKER
Chief, Housing Management Office
Offutt AFB, NE

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 HMO, 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 please give your permission to release information contained on your application for Privatized Housing to the Rising View Communities staff to process your request (i.e. "I give Offutt HMO permission to release information off of my housing application to members of the Rising View Communities Staff". You may also complete an application online at 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 HMO.

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 has enhanced the quality of life for military families stationed at Offutt AFB.

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 will then go month to month and 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, which includes all 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).

(2017 BAH rates):

- Without dependent BAH rate for E5 Married to E4 is \$1044.00 plus \$921.00 which equals a combined total BAH of \$1,965.00
- Rent for E5, with dependent rate, is \$1,293.00
--\$1,965.00 minus \$1293.00, rental rate, the difference the junior ranking military member gets to keep is \$672.00

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 (www.Homes.mil)
- 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.

55th CES/CEIH
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> <u>COORD</u>	<u>NAME/</u> <u>ADDRESS</u>	<u>KITCHENETTE</u> <u>FACILITIES</u>	<u>PETS</u> <u>ALLOWED</u>	<u>PHONE #</u>
260	Roadway Inn 1110 Fort Crook Rd S Bellevue NE 68005 http://www.roadwayinn.com/Bellevue	Yes (select rooms) Military discount (nightly/monthly rate only)	Yes/Fee (Sz Limit)	(402) 291-0804
260	Imperial Motel 1209 N Fort Crook Rd Bellevue, NE 68005	Kitchenette (select rooms) Daily/Weekly Rate	No	(402) 733-4889
260	Royal Inn 105 S Fort Crook Rd Bellevue NE 68005	Refrigerator Microwave Daily/Weekly Rate Military discount	No	(402) 291-4990
260	Super 7 Inn 303 S Fort Crook Rd Bellevue NE 68005	Refrigerator (select rooms) Microwave Daily/Weekly Rate	No	(402) 291-1518
260	Best Western White House Inn 305 Fort Crook Rd N Bellevue NE 68005 http://bestwesternnebraska.com/hotels/best-western-white-house-inn/	Refrigerator Microwave Free Hot Breakfast Fitness Facility	Yes/Fee	(402) 293-1600

HOTELS/MOTELS NEAR OFFUTT

BELLEVUE (WEST AREA)

<u>MAP</u> <u>COORD*</u>	<u>NAME/</u> <u>ADDRESS</u>	<u>KITCHENETTE</u> <u>FACILITIES</u>	<u>PETS</u> <u>ALLOWED</u>	<u>PHONE #</u>
261	Holiday Inn Express 10804 S 15 th St Bellevue NE 68123 www.hiexpress.com	Mini Refrigerator Microwave Complimentary Deluxe Breakfast Free Wireless Internet Indoor Heated Pool/Fitness Facility	No	(402) 502-4500
261	Candlewood Suites 10902 S. 15 th St. Bellevue, NE 68123	Refrigerator Microwave Laundry Service	Yes/Fee	(402) 932-8144
261	Microtel-Inns- Suites 3008 Samson Way Bellevue NE 68123	Mini Refrigerator Microwave Continental Breakfast Free Wireless Internet	Yes/Fee	(402) 292-0191 (888-771-7171)
http://www.microtelinn.com/hotels/nebraska/bellevue/microtel-inn-and-suites-bellevue/hotel-overview				
261	Comfort Inn & Suites 2105 Pratt Ave Bellevue, NE 68123	Refrigerator Microwave Hot Breakfast Indoor Pool	No	(402) 292-1155 (800)-218-9602
http://www.comfortinn.com/hotel-bellevue-nebraska-NE141#listpos1				

PAPILLION

263	Liberty Lodge 1409 Gold Coast Rd Papillion NE 68046	Full size kitchen Daily/Weekly Monthly and Military Rates	Yes/Fee Dogs only	(402) 339-0555
263	Fairfield Inn & Suites 465 Olson Dr. Papillion, NE 68046	Mini Refrigerator Microwave Free breakfast Indoor Pool Free Wireless Internet	No	(402) 932-2700

HOTELS/MOTELS IN OMAHA

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

HOTELS/MOTELS IN OMAHA (cont.)

<u>MAP COORD*</u>	<u>NAME/ ADDRESS</u>	<u>KITCHENETTE FACILITIES</u>	<u>PETS ALLOWED</u>	<u>PHONE #</u>
242	Aksarben Suites Omaha 7270 Cedar Omaha NE 68124 www.aksarbensuitesomaha.com	Micro/Fridge/Wet bar Living Rm, Sep Bdrm Indoor Pool/Whirlpool Spa Free Wireless Internet	No	(402) 397-5141 (800) 222-8733
242	Omaha Marriott Hotel 10220 Regency Circle Omaha NE 68114 www.omahamarriott.com	Microwave Smoke Free Policy Free Wireless Internet Concierge Lounge	No	(402) 399-9000 (800) 236-2427

HOTELS/MOTELS IN OMAHA (MILLARD AREA)

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

HOTELS/MOTELS IN IOWA

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

TEMPORARY APARTMENT RENTALS

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

<u>MAP COORD</u>	<u>NAME/ ADDRESS</u>	<u>AVAILABLE</u>	<u>TELEPHONE #</u>
<u>BELLEVUE</u>			
260	Summit by Broadmoor 3904 370 Plaza Bellevue NE 68123	Short Term Lease 1 & 2 Bdrm, Unfurn Pet Friendly	(402) 291-4585 (402) 291-4578f
260	Concord Bridge Apartments 818 Lincoln Rd # 1 Bellevue NE 68005	Short Term Lease 1 & 2 Bdrm, Unfurn	(402) 292-3221
260	Colonial Pointe at Fairview 14102 Williamsburg Ct Bellevue NE 68123	Short Term Lease Eff, 1 & 2 Bdrm, Unfurn Up to 2 Cats	(844) 266-8365
260	Fontenelle Hills Apts 200 Martin Drive West Bellevue NE 68005	Short Term Lease 1 & 2 Bdrm, Unfurn Call for pet deposit/fees (Breed Restriction) Military Discount	(402) 291-6040 (866) 539-7187
260	Gateway Park Apartments 309 Fort Crook Road Bellevue NE 68005	Short Term Lease 1 & 2 Bdrm, Unfurn Pets-breed restriction-please call	(402) 614-9861 (866) 450-7754

TEMPORARY APARTMENT RENTALS cont.

LAVISTA

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

**OMAHA
(East Central)**

240	Westbrook Tower 2121 Douglas St Omaha NE 68102 www.westbrooktowerapartments.com	6 Month Lease Eff, 1, & 2 Bdrm, Furn, Unfurn Cats, birds & fish only	(402) 346-4852
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**OMAHA
(South West)**

244	Hawthorne Suites by Wyndham 360 S. 108 th St Omaha, NE 68154 www.hawthorne.com	Studio Apts, Furnished Full Kitchens w/dishwasher Pets/Deposit Refrigerator Will Honor Gov't Per-Diem	(402) 758-2848
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**OMAHA
(Omaha South)**

251	Crosswinds 929 S 70 Plz Omaha NE 68106	6 Month Lease 1 & 2 Bdrm, Unfurn Cats only	(866) 377-9658 (402) 558-2570
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TEMPORARY APARTMENT RENTALS cont.

OMAHA
(Ralston Area)

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

VARIOUS LOCATIONS

Oakwood Corp Housing 8235 Melrose Dr Lenexa KS 66214 (Various Omaha Locations) www.oakwood.com	Month to Month 1, 2, & 3 Bdrm, Unfurn Utilities, Cable, Phone Paid Pets (20 lbs and under)	(800) 944-3279
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KENNELS

<u>MAP COORD</u>	<u>NAME/ ADDRESS</u>	<u>PHONE NUMBER</u>	<u>PETS ACCEPTED</u>
244	Feline Boutique & Country Club 13850 C Plz Omaha NE 68144 www.felinecountryclub.org	(402) 614-5657 3 Types of Suites	Cats only
252	Ralston Vet Clinic 6880 S 78 th St Ralston NE 68127 www.ralstonvet.com	(402) 331-6322 * only board dogs that have special needs or medical conditions that require more comprehensive levels of care. No changes to cat boarding.	Dogs*/Cats
260	Paddington Station 206 Cunningham Rd Bellevue NE 68005 www.paddingtonstationkennels.com	(402) 292-4547	Dogs/Cats
263	Town & Country Kennels Humane Society 14110 S 84 St Papillion NE 68046 www.townandcountryhumanesociety.org	(402) 339-5355	Dogs/Cats
263	Merry Meadow Farm 12104 Capehart Rd Springfield, NE 68059	(402) 339-0340	Dogs/Cats

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. <u>Apartments</u>	<u>Unfurnished</u>
1-Bedroom	\$475 – \$800
2-Bedroom	\$450 – \$1,010
3-Bedroom	\$675 – \$1,350
b. <u>Single Family Dwelling</u>	<u>Homes</u>
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 2015, the average price within commuting distance from Offutt AFB sold for the following:

<u>Map Coord</u>	<u>Area</u>	<u>Average Price</u>
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.

PROPERTY MANAGEMENT COMPANIES

As of: August 2015

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. (Offutt HMO does not endorse these companies)

Action Management & Leasing Co 339-1969

1906 Greyson Dr
Papillion NE 68133
www.actionomaha.com/

Bellevue Real Estate, Inc 292-3311

1319 Galvin Rd South
Bellevue NE 68005
www.omaha4homes.com

Century 21, Century Real Estate 291-4800

2200 Harvel Dr
Bellevue NE 68005
www.century21century.com

CBS Home 292-2200

774 Olson Dr. Ste. 105
Papillion NE 68046
www.CBSHome.com

Double Eagle 292-1993

Property Management
114 Gregg Place
Bellevue NE 68005
www.doubleeaglepm.com/nav.html

Management One-1st Choice 827-1490

1508 J F Kennedy Dr
Bellevue NE 68005
<http://managementone.com>

A-1 Property Management 689-9598

2251 Stillwater Dr
Papillion NE 68046

Remax Real Estate Group 594-2000

9805 Giles Rd
La Vista NE 68128
www.remax.com

Morgan Company 291-1130

609 W. Mission Ave
Bellevue NE 68005
www.morganrecenter.com

Midlands Real Estate 292-5111

11535 S 36th St
Bellevue NE 68123
www.midlandsrealestate.com

CABLE/DISH TELEVISION/PHONE COMPANIES

Cable/Dish Television:

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

Omaha (Two Locations)

340 N 76th St
Omaha NE 68114

717 N 132nd 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 (402) 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 (402) 554-6666.
- Emergency Service:** To report a gas leak or water leak emergency, call the M.U.D. Emergency Service number, (402) 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

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. Applications must be made at least three working days before service is to begin. The connection charge is \$24.50; 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. 114th 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

Gretna Public Schools

11717 S 216th St
Gretna, NE 68028
Phone: (402) 332-3265
Fax: (402) 332-5833
www.gretnadragons.org

Millard Public Schools

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

Omaha Public Schools

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

Papillion-LaVista Public Schools

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

Ralston Public Schools

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

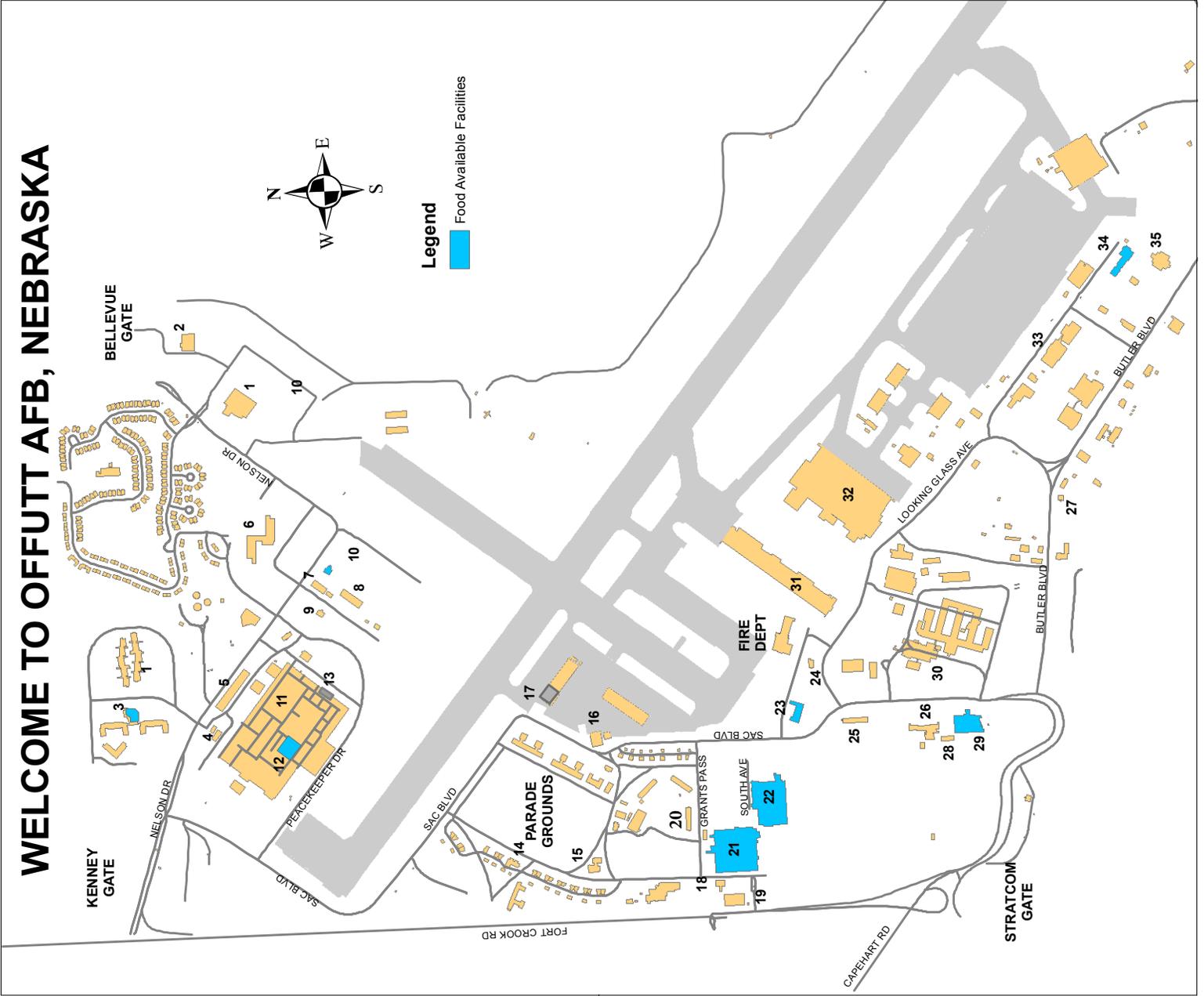
Westside Community Schools

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

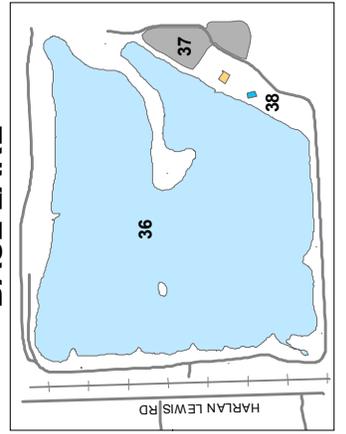
In addition to the public grade schools and high schools listed above, residents of the metro area also have their choice of many parochial and private schools. For adults, there are several colleges and universities throughout the area from which to choose.

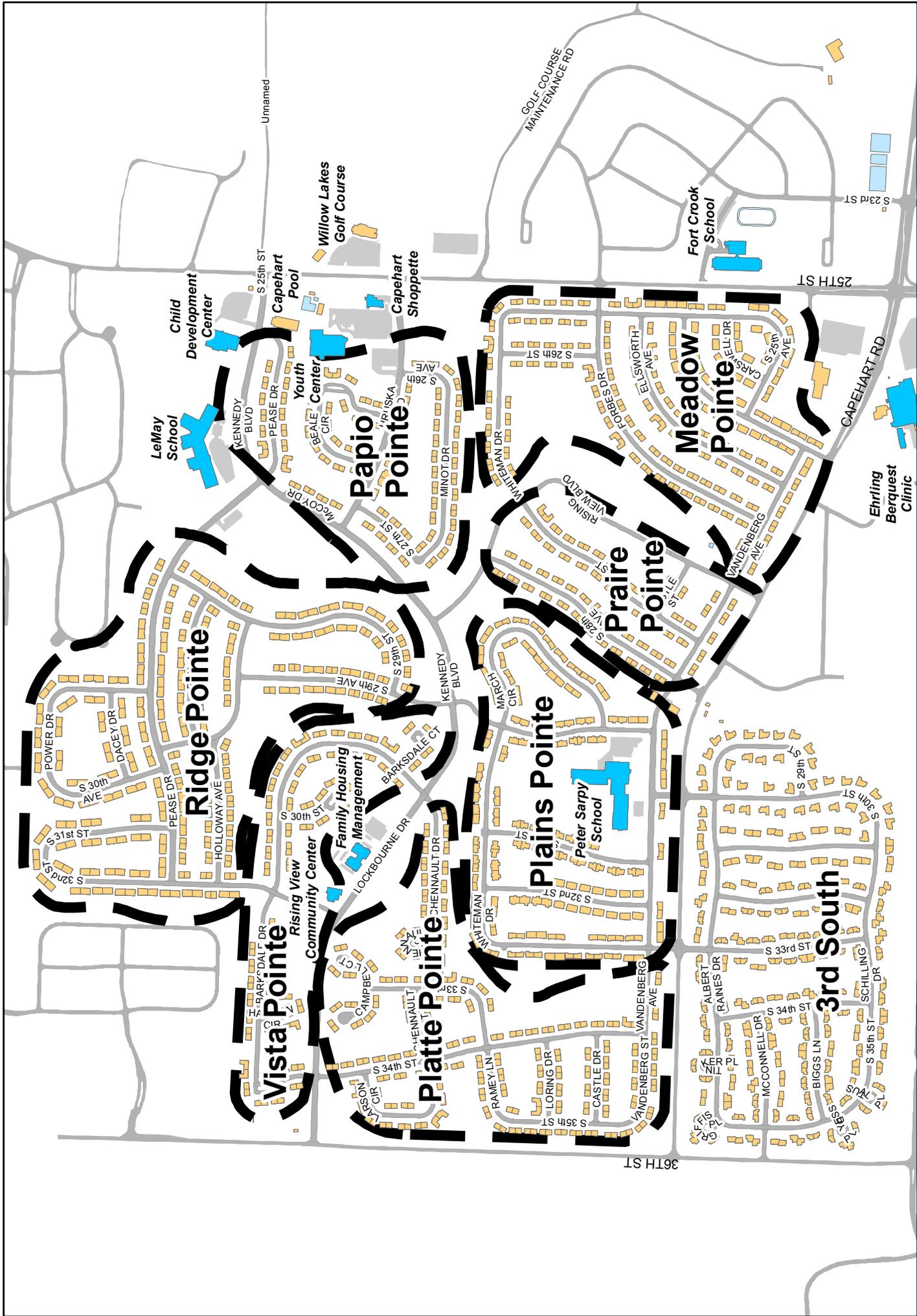
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WELCOME TO OFFUTT AFB, NEBRASKA

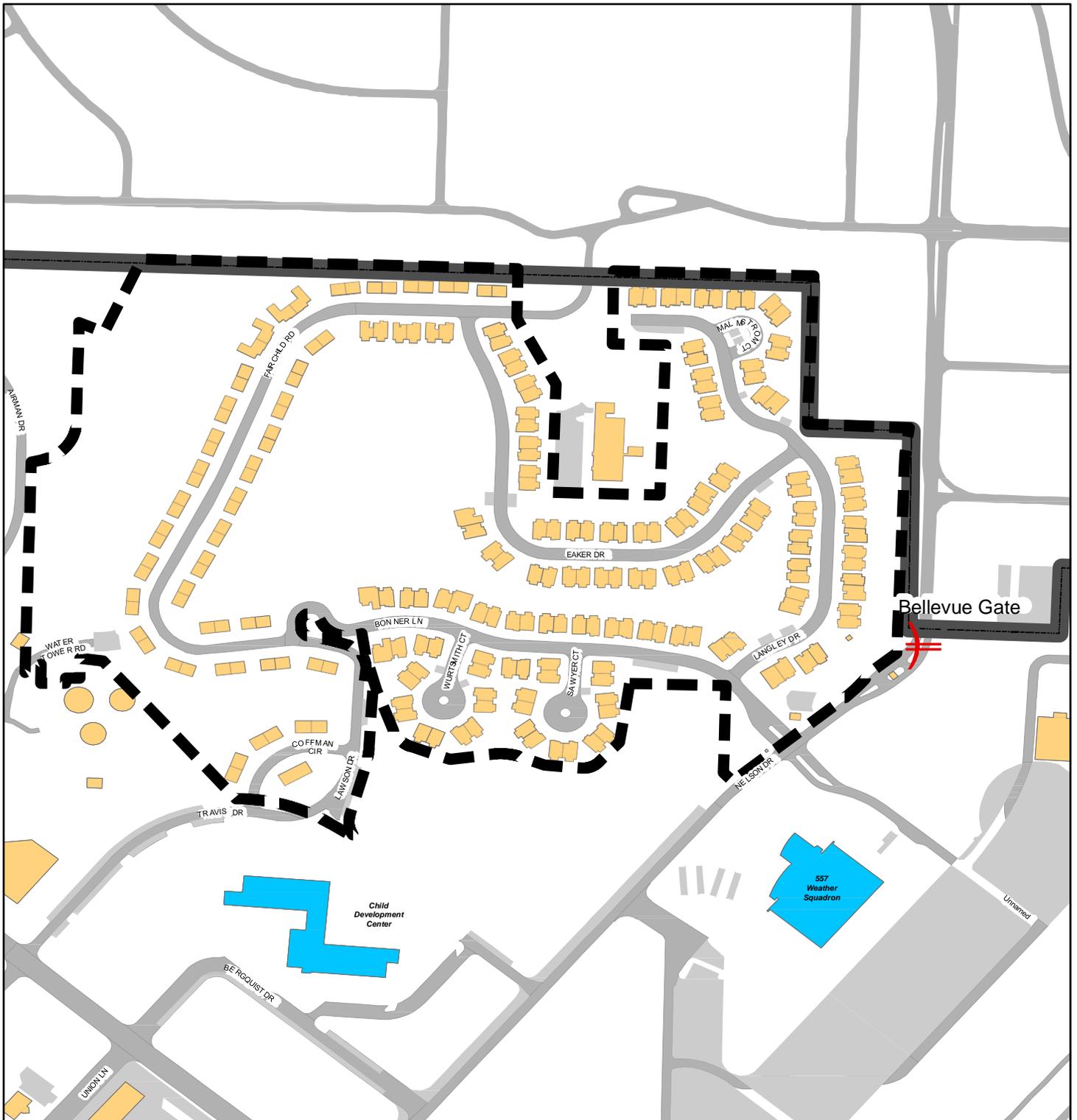


- ## LEGEND
- 1 - AFWA
 - 2 - ALS
 - 3 - DINING FACILITY
 - 4 - LEGAL OFFICE
 - 5 - MSG HQ/FSS/BLDG C
 - 6 - CHILD DEVELOPMENT CENTER
 - 7 - FRAMING/TICKET HUT/
FAMILY DAY CARE
 - 8 - AUTO HOBBY/OUTDOOR REC
 - 9 - SAC FEDERAL CREDIT UNION
 - 10 - RV STORAGE LOT
 - 11 - MARTIN BOMBER BLDG (BLDG D)
 - 12 - BOWLING CENTER - LOWER LEVEL
 - 13 - AIRMAN'S ATTIC
 - 14 - LODGING QTRS 13
 - 15 - SAC MEMORIAL CHAPEL
 - 16 - BASE OPERATIONS
 - 17 - AERO CLUB
 - 18 - SATELLITE PHARMACY
 - 19 - LIBRARY/EDUCATION CENTER
 - 20 - AAFES ADMIN OFFICE
 - 21 - BASE EXCHANGE
 - 22 - COMMISSARY
 - 23 - MINI MALL
 - 24 - POST OFFICE
 - 25 - O'MALLEY INN LODGING
 - 26 - DOUGHERTY CONFERENCE CENTER/
LODGING CHECK IN
 - 27 - VETERINARY CLINIC
 - 28 - OFFUTT INN LODGING
 - 29 - PATRIOT CLUB
 - 30 - USSTRATCOM
 - 31 - FITNESS CENTER
 - 32 - BENNIE DAVIS MAINTENANCE
 - 33 - 55 WING HQ
 - 34 - CAMPSI DINING FACILITY
 - 35 - SECURITY FORCES
 - 36 - BASE LAKE
 - 37 - FAM CAMP
 - 38 - BOATHOUSE/DOCK
 - 39 - CAPEHART POOL
 - 40 - CAPEHART SHOPETTE
 - 41 - YOUTH PROGRAMS
 - 42 - CHILD DEVELOPMENT
 - 43 - WILLOW LAKES GOLF COURSE
 - 44 - CAPEHART CHAPEL

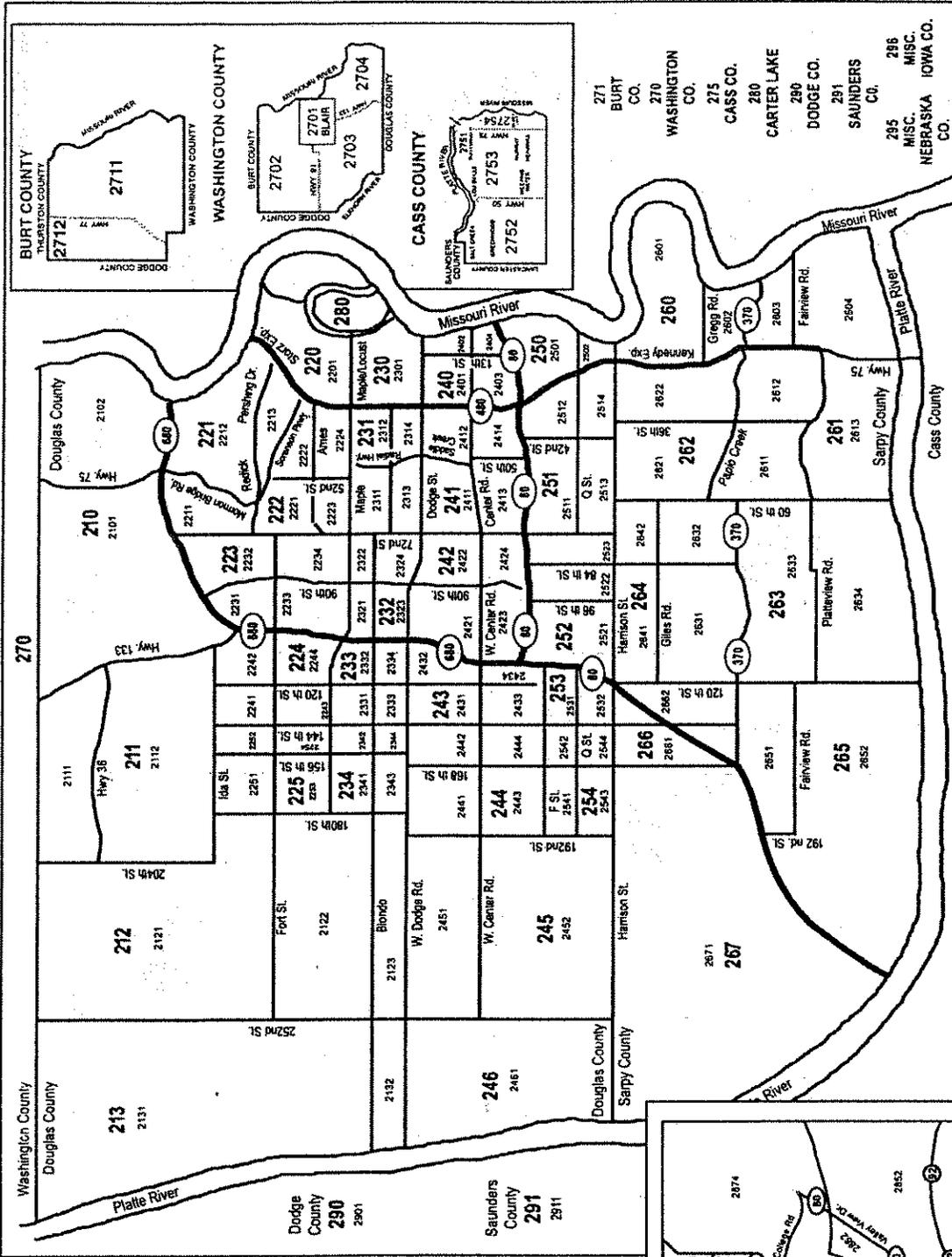




Rising View Communities



Coffman Heights



NEBRASKA

NORTH

AREA MAPS

- 270 Washington County
- 271 Burt County
- 275 Cass County
- 280 Carter Lake
- 290 Dodge County
- 291 Saunders County
- 295 Misc. Nebraska County
- 296 Misc. Iowa County

IOWA

