

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004
Annual Plan for Fiscal Year 2000

LINCOLN HOUSING AUTHORITY

NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES

PHA Plan Agency Identification

PHA Name: Lincoln Housing Authority

PHA Number: NE002

PHA Fiscal Year Beginning: (04/2000)

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004
[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

It is the mission of the Lincoln Housing Authority to provide affordable, safe, sanitary and decent housing to qualifying families currently undergoing financial stress in a manner which affords applicants and tenants dignity and minimal intrusion, within the limits of prudent fiscal management.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- Lincoln Housing Authority Goal 1: Expand the supply of assisted housing.**
- Objectives:**
- Apply for additional rental vouchers:
- Reduce public housing vacancies:
- Leverage private or other public funds to create additional housing opportunities:
- Acquire or build units or developments
- Other (list below)
- ✓ Maximize existing federal dollars to assist the maximum number of Section 8 households as allowed by allocated federal funds.

- ✓ Maximize use of existing Low Rent Public Housing units by maintaining a 98% lease-up rate.
- ✓ Through the use of the Lincoln Housing Authority's non-profit affiliates, leverage private and public funds to create additional quality housing opportunities.
- ✓ Acquire or build additional affordable housing units.

Lincoln Housing Authority Goal 2: Improve or maintain the quality of assisted housing.

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing:
- Provide replacement vouchers:
- Other: (list below)
- ✓ Maintain Public Housing high performer status.
- ✓ Achieve SEMAP score that ensures designation as high performer Section 8 program operation.
- ✓ Maintain high quality of Section 8 units through enforcement of HUD Housing Quality Standards.
- ✓ Update and implement annual and five-year public housing capital improvement programs for improvements to units.
- ✓ Encourage mix of incomes in new low income tax credit housing developments.

Lincoln Housing Authority Goal 3: Increase assisted housing choices and expand the spatial dispersal of assisted housing.

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)
- ✓ Conduct outreach efforts to encourage potential participation by landlords in the Section 8 Voucher Program.

- ✓ Monitor current effectiveness of voucher payment standards and adjust as needed.
- ✓ Continue Lincoln Housing Authority homeownership programs: Down-payment Assistance; Lease/Purchase Program.

HUD Strategic Goal: Improve community quality of life and economic vitality

Lincoln Housing Authority Goal 4: Provide an improved living environment and increase resident satisfaction with their homes and Lincoln Housing Authority programs.

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- Implement public housing security improvements:
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
 - ✓ Keep units drug free.
 - ✓ Encourage developers/landlords to provide for mixed income housing developments.
 - ✓ Ensure public housing units are maintained to high community standards and expectations.
 - ✓ Provide opportunities for LHA residents to participate in public/private programs offered by the Carol M. Yoakum Family Resource Center and other Lincoln Housing Authority facilities.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

Lincoln Housing Authority Goal 5: Promote self-sufficiency and self-esteem among assisted households and give incentives to families who work or are preparing for work.

Objectives:

- Increase the number and percentage of employed persons in assisted families:
- Provide or attract supportive services to improve assistance recipients' employability:
- Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- Other: (list below)

- ✓ Implement provisions of the HUD Moving To Work Demonstration Program that encourages work.
- ✓ Increase number of families employed.
- ✓ Seek to eliminate each family's barriers to seeking employment and educational betterment.
- ✓ Collaborate with other social service agencies to ensure access to needed social/employment services to enrich recipients' opportunity for meaningful employment.

Lincoln Housing Authority Goal 6: Successfully implement and monitor the HUD Moving To Work Demonstration Program to reduce agency costs and achieve greater cost effectiveness in federal, state and local expenditures.

Objectives:

- ✓ Monitor the baseline indicators selected and approved by HUD to ensure that the program is achieving its goals.
- ✓ Train and inform the Lincoln Housing Authority staff to implement the Moving To Work Demonstration and implement any changes as necessary.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

Lincoln Housing Authority Goal 7: Ensure equal opportunity and affirmatively further fair housing for all Lincoln residents.

Objectives:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability:
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities.
- Other: (list below)

Annual PHA Plan
PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

Standard Plan

Streamlined Plan:

- High Performing PHA**
 Small Agency (<250 Public Housing Units)
 Administering Section 8 Only

Troubled Agency Plan

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

BACKGROUND: The Housing Authority of the City of Lincoln was created under state law by the City of Lincoln in 1946. The Housing Authority's service area is the City of Lincoln with an estimated 2000 population of 214,364 residents. The Lincoln Housing Authority board is made up of five members. Each of the terms is staggered so only one board term expires each year. The City Council approves the Mayor's appointments to the board. The Lincoln Housing Authority has a long history of having the board positions occupied by a current client of the Housing Authority. The Lincoln Housing Authority has an annual budget of approximately \$18 million and a staff of 79 full-time equivalent persons. The Lincoln Housing Authority has achieved HUD designation as a high performing housing authority each year since 1993.

UNITS COVERED BY THE PLAN The information provided in this annual plan only covers the Lincoln Housing Authority's 320 Low Rent Public Housing units and the 2,780 HUD Section 8 Certificates and Vouchers listed below:

<u>PROJECT</u>	<u>PROJECT TYPE</u>	<u>NO. OF UNITS</u>
Mahoney Manor	Elderly Public Housing Apartment Complex	120
Scattered Sites	Single Family Public Housing Units	119
P-30 Scattered Sites	Duplex Public Housing Units	30
A-12 Scattered Sites	Single Family Public Housing Units	12
F-39 Scattered Sites	Single Family & Duplex Public Housing Units	39
	TOTAL PUBLIC HOUSING UNITS	320
Section 8 Certificates And Vouchers	Section 8 Tenant-Based Assistance	2,780
	TOTAL UNITS COVERED UNDER THIS ANNUAL PLAN	3,100

UNITS NOT COVERED BY THE PLAN In addition to the above-mentioned units of assistance, the Lincoln Housing Authority owns and/or manages and administers the following units:

<u>PROJECT</u>	<u>PROJECT TYPE</u>	<u>NO. OF UNITS</u>
Arnold Heights	Single Family/Duplex Non-assisted units	476
Northwood Terrace	Apartment Complex Non-assisted units	77
Heritage Square	Apartment Complex Non-assisted units	47
Burke Plaza	Elderly Apartment Complex Section 8 New Construction Program	91
New 32	Single Family/Duplex – Section 8 New Construction Program	32

Wood Bridge Limited Partnership	Apartment Complex – Mixed Income Tax Credit for 1/2 of units	96
Affordable Housing Partners II	Single Family & one Apartment Complex-Tax Credit for All Units	17
Crossroads House	Elderly Apartment Complex Tax Credit for all units	58
Wood Bridge LHA	Apartment Complex – Non-assisted Mixed Income	34
LHA Endowed Vouchers	Supported by an LHA-established Endowment Fund	80
HUD Moderate Rehab HUD Section 8 Moderate Rehab		13
	TOTAL LHA UNITS NOT COVERED UNDER THIS PLAN	1,021

MISSION, GOALS, AND OBJECTIVES: The mission, goals, and objectives listed in the five-year plan are the agency-wide goals that affect all units and programs operated by the Lincoln Housing Authority with or without federal financial assistance.

MOVING TO WORK DEMONSTRATION PROGRAM: The Lincoln Housing Authority responded to a HUD Notification of Funding Availability (NOFA) in May 1997 to participate in the Moving To Work HUD Demonstration Program. As a result of that NOFA, HUD chose the Lincoln Housing Authority in October 1997 to participate in the Moving To Work Demonstration Program. This program allows the Lincoln Housing Authority to set policies and procedures to encourage our Public Housing and Section 8 Certificate and Voucher clients to seek work and stay employed. Many of the Lincoln Housing Authority policies and procedures are different than policies and procedures contained in HUD's current rules and regulations. As a result, many Moving To Work policies and procedures do not conform to this plan's reporting format. We have noted those portions with an asterisk (*). The Lincoln Housing Authority's policies and procedures for the Moving To Work Program are incorporated in the attached Section 8 Administrative Plan and the attached Admissions and Occupancy Plan. A brief overview of our Moving To Work Demonstration Program is included in Section 18 of this plan, "Other Information". The Lincoln Housing Authority's Moving To Work policies and procedures were approved by HUD through a written agreement signed in May 1999. The Demonstration Program began in July 1999 and will run for a five-year period.

FINANCIAL INFORMATION: The financial information required by this plan is listed only for the Public Housing and Section 8 Certificate and Voucher Programs. The financial information does not indicate that under our Moving To Work Demonstration Program, we can move all HUD housing dollars from one funding category to another. Additionally, there may be HUD funds available above those listed in this plan for technical assistance needed by the Lincoln Housing Authority to implement or review the Moving To Work Demonstration Program. The audit attached to this plan is inclusive of all financial aspects of the Lincoln Housing Authority and its various programs and properties.

iii. Annual Plan Table of Contents

[24 CFR Part 903.79 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- Admissions Policy for Deconcentration
- FY 2000 Capital Fund Program Annual Statement (NE002a01)
- Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- PHA Management Organizational Chart (NE002b01)
- FY 2000 Capital Fund Program 5 Year Action Plan (NE002a01)
- Public Housing Drug Elimination Program (PHDEP) Plan (NE002g01)
- Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (NE002f01)
- Other (List below, providing each attachment name)
 - Admissions and Continued Occupancy Policy (NE002c01)
 - Section 8 Administrative Plan (NE002d01)
 - Audit (NE002e01)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
✓	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
	Section 8 Administrative Plan	Annual Plan: Eligibility,

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓		Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development <input type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
✓	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public	Annual Plan: Designation of

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	housing (Designated Housing Plans)	Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
✓	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
✓	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.79 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

METHODOLOGY

Market Area: The housing needs assessment covers the Lincoln city limits.

Data is presented in:

Table 1: Housing Needs Inventory – HUD Template Table.

- Table 2: Housing Affordability Analysis – Home Ownership
- Table 3: Housing Affordability Analysis – Rental Market
- Table 4: Housing Affordability Analysis – Market Supply
- Table 5: Waiting Lists – HUD Template Table.

Maps: presented with this section of the Agency plan were produced using HUD 2020 software.

Table 1: Housing Needs Inventory – HUD Template Table

Lincoln Housing Needs of Families in the Jurisdiction by Family Type									
Family Type	OVERALL JURISDICTION		Afford-ability	Supply	Quality	Acces-sibility	Size	Loca-tion	
	Total Households	Housing Needs							
Total Households									
1990		75,530							
2000		88,555							
Income <30% of AMI		11,014	8,497	5	5	3	N/A	3	4
Income 30%-50% of AMI		10,157	5,916	4	4	3	N/A	3	4
Income 50%-<80% of AMI		15,564	478	3	3	3	N/A	3	4
Total Low/Mod Households		36,735	14,891						
Elderly		14,789	4,033						
Low-Mod Elderly		10,978	3,293	5	5	4	1	1	2
Families with Disabilities	Estimate	3,099							
Race/Ethnicity	Estimate	8,856	The area has a composite percentage of 93.4 white caucasian population. Therefore, the area does not need to be evaluated for minority concentration.						

- (1) HH – Households
- (2) Need – based on 1990 renter households.
- (3) Impact score: 1='no impact'; 5='sever impact'; U='Unknown'

The Lincoln housing market is subject to massive construction, especially in the southeast and northeast neighborhoods. Construction is predominantly of single family units. However, affordability is a major problem, as presented in the tables on the following pages.

Table 2: Housing Affordability Analysis – Homeownership

	1999 FAMILY INCOME					
	1999 ESTI- MATED MEDIAN FAMILY INCOME (HUD)	TOTAL HOUSEHOLDS	MAXIMUM MONTHLY AFFORDABLE HOUSING COST			
			PER FAMILY WITH MEDIAN INCOME	VERY LOW INCOME FAMILY (30% OF MEDIAN)	LOW INCOME FAMILY (50% OF MEDIAN)	MODERATE INCOME FAMILY (80% OF MEDIAN)
Nebraska ⁽¹⁾	\$ 46,649		\$ 1,166	\$ 350	\$ 583	\$ 933
LINCOLN	\$ 53,000		\$ 1,325	\$ 398	\$ 663	\$ 1,060
Annual Income	\$ 53,000		\$ 53,000	\$ 15,900	\$ 26,500	\$ 42,400
Monthly Income			\$ 4,417	\$ 1,325	\$ 2,208	\$ 3,533
<u>Total Households</u>						
Year 1990		75,530				
Y2000 Estimates		88,555				
<u>Households in Income Category</u>						
Year 1990			32,409	8,592	9,146	14,671
Y2000 Estimates			36,735	11,014	10,157	15,564
HOME OWNERSHIP	Average House Sale (1999)	\$ 107,000				
	Affordable P&I ⁽²⁾			Not Affordable	Not Affordable	\$ 725
	Low Range House Sale (1999)	\$ 68,000				
	Affordable P&I ⁽²⁾				Not Affordable	\$475

(1) Nebraska general data is presented for comparison only.

(2) Affordable P&I was calculated on the basis of the following assumptions: 10% down payment; 7.5% interest; 30 years term.

A survey of public housing residents and participants in Section 8 program,* clearly shows high preference of residents to own their home. However, analysis of the Lincoln housing market shows that households with income less than 80% of the HAMFI† cannot afford buying the average house that is currently being sold in the market. Households with income at 50-80% of the HAMFI can theoretically afford the smaller and less costly housing units that have been sold in the market during the past months. However, available information suggests that low-cost housing are more likely to be in poor conditions and/or located in less desired neighborhoods. Further, a limited number of low-cost housing are available for sale.

* Analysis of the survey results is presented in the attachments.

† HUD Adjusted Median Family Income

Table 3: Housing Affordability Analysis – Rental Market

Below is an analysis of three major types of rent standards and their extent of affordability: Market rent as provided through phone survey of real estate agents in June 1999; HUD published FMR rents; and 1999 NIFA rents.

	RENTS BY NUMBER OF BEDROOMS				
	Studio	One	Two	Three	Four
1. Market Rents⁽¹⁾	\$ 350	\$ 420	\$ 575	\$ 675	\$ 750
Renter Median Income \$ 25,752					
Affordable Rent					
30% Median \$ 193	Not Affordable				
50% Median \$ 322	Not Affordable				
80% Median \$ 515	✓	✓	Not Affordable		
100% Median \$ 644	✓	✓	✓	Not Affordable	
2. HUD Fair Market Rents	\$ 314	\$ 403	\$ 531	\$ 705	\$ 823
Income Required to Afford FMR ⁽³⁾	\$ 12,560	\$ 16,120	\$ 21,240	\$ 28,200	\$ 32,920
% of Renters Median	49%	63%	82%	110%	128%
% FMR of Market Rents	90%	96%	92%	104%	110%
3. NIFA RENTS⁽⁴⁾					
50% of AMI ⁽³⁾	\$ 441.25	\$ 472.5	\$ 567.5	\$ 655	\$ 731.25
60% of AMI	\$ 529.50	\$ 567.0	\$ 681.0	\$ 786	\$ 877.50
Income Required to Qualify NIFA	(50% AMI)	\$ 17,650	\$ 20,150	\$ 22,700	\$ 25,200
	(60% AMI)	\$ 21,180	\$ 24,180	\$ 27,240	\$ 30,240
% (low) NIFA of FMR	141%	117%	107%	93%	89%
% (low) NIFA of Market Rents	126%	113%	99%	97%	98%
	(1990)	Y 2000	VERY LOW INCOME FAMILY (30% OF MEDIAN)	LOW INCOME FAMILY (50% OF MEDIAN)	MODERATE INCOME FAMILY (80% OF MEDIAN)
Renters in Income Category	(27,089)	36,735	11,014	10,157	15,564
Renters Housing Needs	(12,065)	14,891	8,497	5,916	478
Elderly Housing Needs	Low-Mod	3,293			
	Other	739			

(1) The lower prices in the price range for each 1-3 bedroom units. Effective July 1999.

(2) FMR – Fair Market Rent Effective October 1, 1999.

(3) AMI – Area Median Income

(4) Effective for 1999.

The information presented above clearly suggests that the rent structure in many publicly assisted housing units (housing units using a government financing mechanism to develop income and rent restricted units) are not affordable to all low-moderate income households. In fact, the lower the income of the household, the lower the affordability of unit. Overall, the analysis indicates that moderate-income households are most likely to benefit from the rent levels offered by the above housing assistance programs.

Due to different reasons* that shall not be discussed here, low to moderate-income families are more likely to rent their home.† Indeed, the problem of housing affordability is relevant to about 60% of low-moderate income households. As shown in Table 1, of the estimated total of 36,735 low-moderate income renter households, 14,891 households experience housing cost burden – which is about 41% of all low-moderate income renters. These and other households (e.g., some elderly, and families with disabilities) have a limited access to affordable housing market.

According to 1990 Census, there were 12,065 renter households and 2,614 homeowners with annual income of up to \$20,000 who experienced housing cost burden. These very-low and low-income households spent over 30% of their income on direct housing related costs (rent, mortgage, utilities). The estimated current need is based on available information pertaining to the 1990-1999 income trends, which suggests that there has been an increase in the number of households experiencing housing cost burden. For example, national data available through the Department of Commerce and Census Bureau shows no increase in the income level of the average low-moderate income household (in spite of increase in minimum wage) and a nationwide increase in the need for affordable housing. HUD's August status report also shows an increase in the need for affordable housing. In addition, it is possible that market deficiencies (e.g., households reside in housing that do not fit in with their 'ideal' financial capacity) result in further needs for affordable housing. Although accurate information is not available, market deficiencies typically increase housing shortage at the lower cost ranges. Finally, analysis of housing conditions in Lincoln (work currently in progress) indicates that some affordable housing units require major rehabilitation work, which might increase the count of needed affordable units. To conclude, the above estimated need for affordable is probably highly conservative.

Elderly

The issue of affordability is especially problematic among the elderly. Theoretically, although about 70% of elderly are poor (have income that is up to 80% of the area median income), they are not recorded as experiencing a tremendous housing cost burden. This phenomena can be explained in two ways: first, many elderly households have paid off their mortgage. Second, the records show that about 20% of the elderly in area enjoy Homestead Exemption. Consequently, the typical elderly may have

* Including low-no financial reserves for home purchase, bad credit history, and such social-economic impediments.

† Lincoln Consolidated plan

relatively low direct housing costs. However, ample evidence* shows that the discussion of housing issues pertaining to the elderly should account for a number of elements:

1. Although the elderly may not have direct costs to finance their home, they are facing difficulties maintaining their homes. Indeed, a great deal of elderly (over 60%) reside in older houses that are fairly maintenance intensive.
2. The elderly tend to be limited in their mobility. Consequently, many are home bound during severe weather conditions (even when they have a car).
3. Life quality of the elderly who live on their own is substantially low compared to elderly who live with a spouse, a relative, or a non relative. The added value associated with company is related to improved nutrition and interest in life, which are directly correlated with better health.

The above observations relate to elderly who are mobile and capable of taking care of themselves. These consist of the majority of the elderly population. Aging of the 'baby boomers' is expected to result in an increase of about 50-100% of the number of independent elderly.

The private sector is responding to the prospective increase of independent elderly by producing a large number of elderly housing units (an addition of about 700 independent and assisted units in the Lincoln Area during the past 4 years). These senior housing facilities provide a living environment within which the physical, social, and spiritual needs of the elderly are expected to be met. The public sector, by contrast, is lagging behind. With the aging of the population, and the tendency of the elderly to experience substantial decrease in their income, it is fairly clear that many will need some type of assistance to manage their 'post retirement years'. The ways to meet the needs of the elderly should be addressed by any agency that is striving to serve the needs of the less advantageous populations.

Housing Supply

The issue of housing affordability is directly related to prevailing supply. 1990 Census data, and information obtained from the Lincoln City Planning Department concerning building permits issued from 1990 to July 1999, show that the Lincoln housing market has grown by nearly 19% during the past 10 years (14,757 new housing units within the city limits). Current housing stock is estimated at 93,836 units, of which 63% are single family units and 37% are multi family units. Assuming 5% vacancy rate, it is further estimated that the rental market consists of about 40,510 units.[†] However, not all rental housing units are accessible to low-moderate income families and individuals.

Data published by Nebraska Investment Finance Authority and HUD shows the availability of about 2,558 units with some type of income and/or rent restriction

* Including an annual needs assessment study by University of Nebraska Medical Center for the Eastern Agency of Aging, and research conducted by GP&R Inc. in the Metro area during the past 4 years.

[†] Source: Lincoln Housing Market Study, GP&R Inc. – Progress Report September 1999.

(including Public Housing managed by the Lincoln Housing Authority). In addition, Lincoln Housing Authority manages 2,800 Section 8 Vouchers and Certificates. An estimated 8-10% of these Vouchers and Certificates (approximately 232) are used to support about 30% of residents in other affordable housing projects (mostly Low Income Tax Credit projects) This leaves about 2,570 Certificates and Vouchers to be used in the market.

Table 4 on the following page presents the market's current pool of affordable housing. This table presents the number of affordable housing developed through different financing mechanisms (2,558 units), Section 8 Certificates and Vouchers (2,800), housing units for persons with physical disability (estimated 300 units), and the number of elderly homeowners who enjoy Homestead Exemption (2,170)*.

The total affordable capacity of 5,386 units reflects the total of above units minus the Section 8 Certificates used to support Low Income Tax Credit Projects (232) and 40 tenant-based units that are counted above under total Certificates and Vouchers.

Given the estimated need for nearly 14,891 affordable units, there is an estimated current supply-demand gap of 7,335 affordable housing units, which is nearly half (46%) of the demand (or the need). Analysis of Lincoln Housing Authority Section 8 waiting list further shows that the need for housing assistance is at the lower income ranges.

* These homeowners, by definition low-moderate income, would have experienced cost burden without the Homestead Exemption.

Table 4: Housing Affordability Analysis – Market Supply

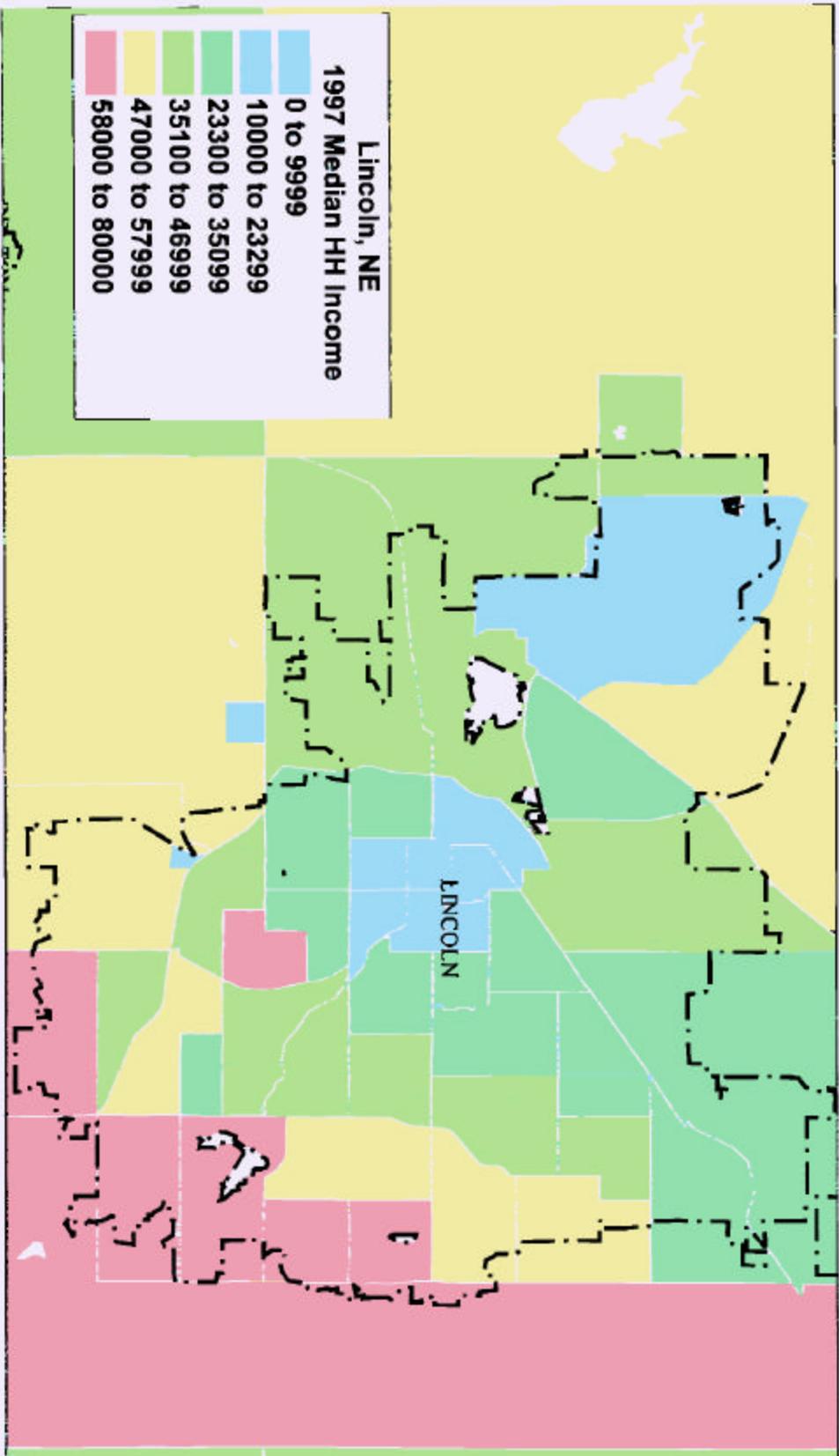
	<u>Total Units</u>	<u>Elderly</u>
Rent Restriction/Sub		
LIHTC	642	96
Public Housing	320	120
HUD 202	209	209
HUD Other: (236,221)	267	128
Sec.8 (New)	494	338
Sec.8 (C&V)	2800	
Other	626	
	<u>5358</u>	
(Less C & V in LIHTC)	272	
Disabled Units	300	
Elderly Homestead.	2170	
TOTAL AREA CAPACITY		<u>7,556</u>
Estimated Affordability		
Income <30% AMI	2,027	
Income 31-50% AMI	2,500	
Income 51-80% AMI	4,227	
Special Needs (partial)	300	
Elderly Low-Moderate Income	Included in above.	
		14,891 ESTIMATED AREA HOUSING NEEDS

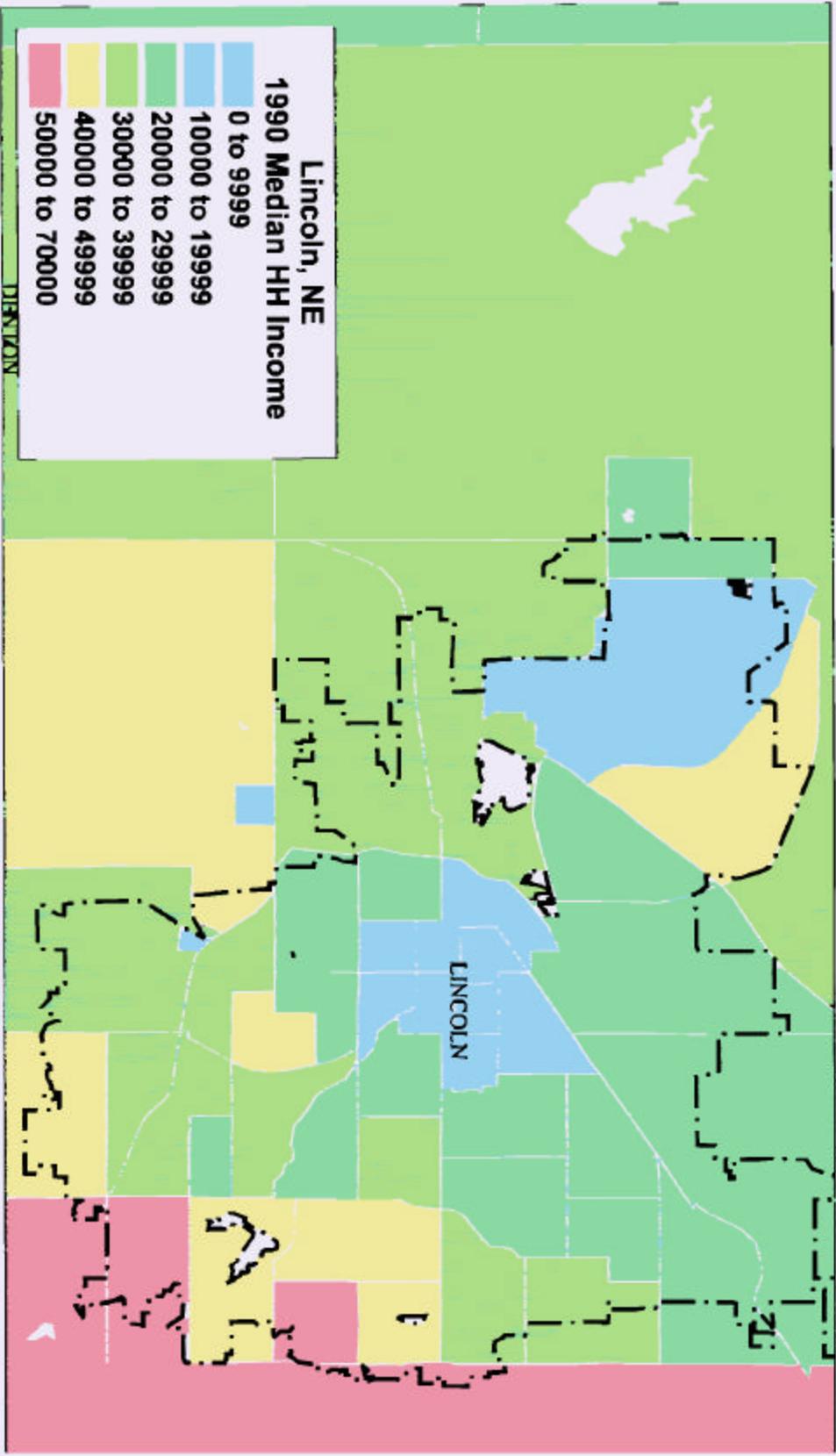
(1) Independent Living only

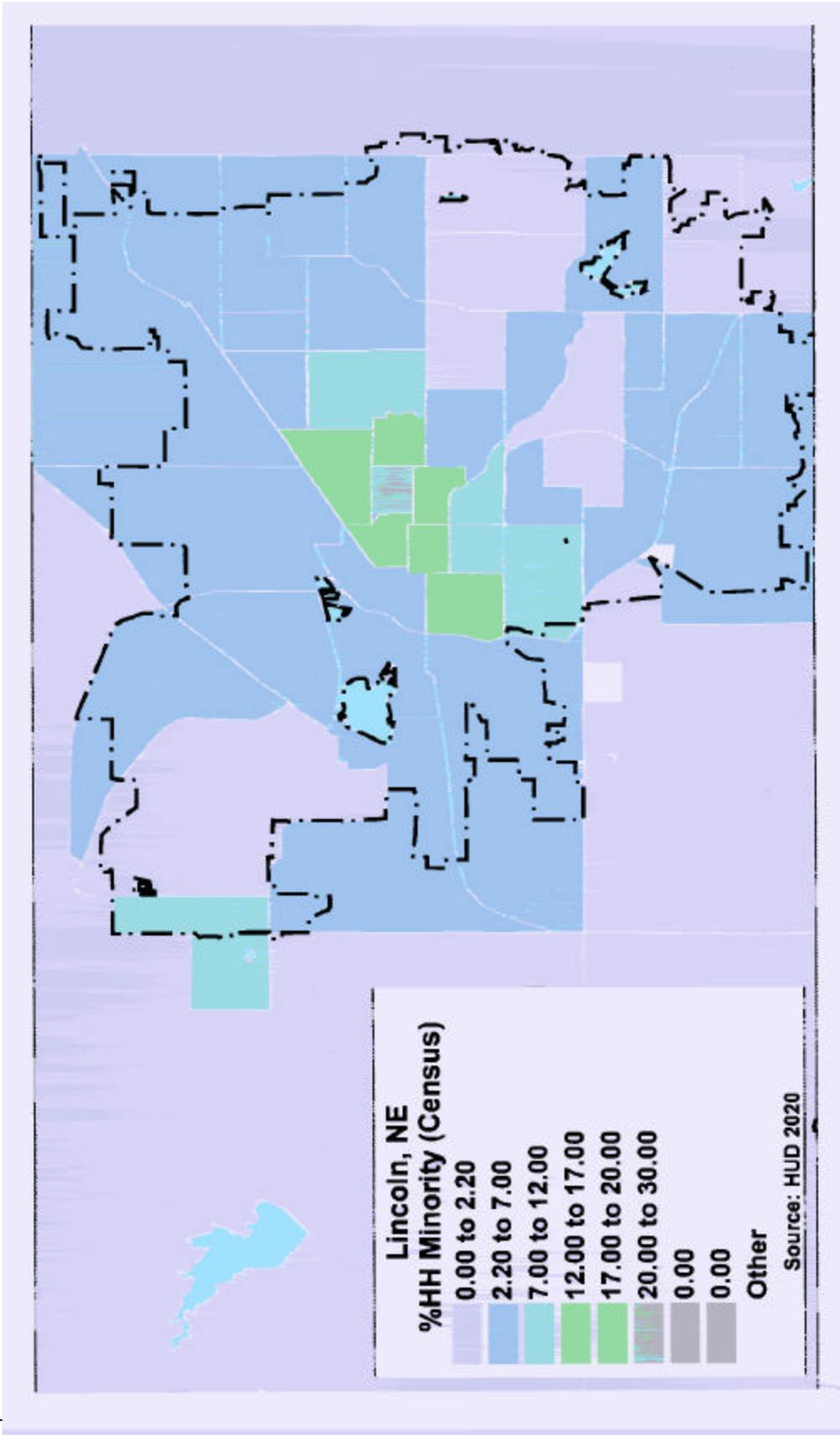
What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- Consolidated Plan of the City Of Lincoln, Nebraska
 Indicate year: 1995-1999
- U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 1993
- American Housing Survey data
 Indicate year:

- Other housing market study
Indicate year:
- Other sources: (list and indicate year of information)
 - a. 1990 Census Data; Census Population and Housing Estimates.
 - b. Lincoln Consolidated Plan – active participation in the planning team and focus groups.
 - c. Lincoln consolidated Plan – City housing needs assessment and market study – September '99 Progress Report.
 - d. Current estimated (published by Department of Commerce) of the area median income.
 - e. Current Median Family Income Fair Market Rents published by HUD.
 - f. National Housing Coalition Publications.
 - g. Current data base of senior housing facilities, and income-based and rent-restricted housing developed with the help of low income housing tax credits, HOME, and CDBG.
 - h. Lincoln Board of Realtors publications. Housing Management Association.
 - i. Daily newspapers and Rent publications.
 - j. State of Nebraska elderly task force – 1997
 - k. Analysis of survey results of Lincoln Housing Authority Public housing and Section 8 residents.







B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

COMMENTS TO WAITING LIST TABLES

- Data concerning waiting lists is valid to: 09-14-1999. Data changes daily
- In an effort to minimize duplications and present an accurate picture of the characteristics of families and persons on the waiting lists, we have chosen to present two separate tables:

Table 1 – Section 8 waiting list

Table 2 – Waiting list of all housing units owned by Lincoln Housing Authority. These include all public housing and units developed through different financing mechanism (such as Low Income Tax Credit and conventional loans). From a management and financing perspective the projects are clearly distinguished from one another. However, those in need for housing assistance are mostly not aware of the differences and probably cannot afford being too selective. Consequently, they will apply to any waiting list through which they could maximize chances of obtaining assistance. Since the purpose of analyzing waiting lists is to enhance our understanding of the needs for housing assistance, inclusion of all applicants for any type of project will help capture all types of persons/families in need for assistance thereby draw an accurate picture of reality.

- There are 171 applications that appear on both lists. Given the eligibility criteria of Section 8 program, these applicants are in the extremely-low and low-income categories.
- At the date in which the waiting lists were recorded here (9-14-99) there were 184 Section 8 Certificates holders who were seeking a house to rent using their certificates. The housing authority cannot predict the number of certificates that will be executed vs. certificates that will be turned back to the housing authority due to inability of holders to find an appropriate rental unit. The data presented below does not include the 184 'active Certificates'.

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	835		
Extremely low income <30% AMI	565 - total (including 131 with zero income)	67.7%	
Very low income >30% to 50% AMI	257	30.8%	
Low income >50% to 80% AMI	13	1.6%	
Families	696	83.4%	
Elderly families	139	16.6%	
Families with Disabilities	N/A	N/A	
Race- White	668	80.0%	
Race – African American	109	13.1%	
Race – Other	58	6.9%	
Total		100%	
Ethnicity (Hispanic)	40	0.8%	
Ethnicity (Non-His)	795	95.2%	
Total	835	100%	

Housing Needs of Families on the Waiting List

Waiting list type: (select one)

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

If used, identify which development/sub-jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	230	100%	
Extremely low income <=30% AMI	86 total (including 17 with zero income)	37.4% Total	
Very low income (>30% but <=50% AMI)	62	27.0%	
Low income (>50% but <80% AMI)	82	35.6%	
Families with children	N/A	N/A	
Elderly families	49	21.3%	
Families with Disabilities	N/A	N/A	
Race- White	185	80.4%	
Race – African American	22	9.6%	
Race - Other	23	10.0%	
Race- Total	230	100%	
Ethnicity (Hispanic)	21	9.1%	
Ethnicity (Non-His)	209	90.9%	
Total	230	100%	

Characteristics by Bedroom Size (Non Section 8 Units)	# of families	Extremely Low Income	Very Low Income	Moderate Income
1BR	55 (23.9%)	34	16	5
2 BR	97 (42.2%)	31	26	40
3 BR	64 (27.8%)	14	19	31
4 BR	11 (4.8%)	6	1	4
5 BR	3 (1.3%)	1	0	2
5+ BR	-			
TOTAL	230 (100%)	86	62	82
	100%	37.4%	27.0%	35.7%

Housing Needs of Families on the Waiting List

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

If yes:

How long has it been closed (# of months)?

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

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

WAITING LISTS ANALYSIS

In reviewing the waiting lists, one should keep in mind that they reflect housing needs and demand for housing assistance among eligible households. To the extent that preferences are reflected, they are only within the limits of eligibility criteria. The fact that the above waiting lists cover different types of programs helps capture a picture of a wide range of needs.

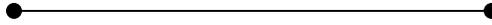
As presented, the waiting lists reflect the conditions at the date in which they were recorded here. Market conditions can create substantial fluctuations in the waiting lists, at least in volume. Finally, the tables provided by the agency plan do not address issues such as number of repetitive applications after refusal to accept a certain unit, and alternative housing solutions while being on the waiting list.

Generally, the waiting lists reflect needs for housing assistance that are consistent with the previous analysis. The major differences between the waiting lists probably reflect differences in program eligibility criteria and property characteristics. Below are highlights of the data analysis:

- About two thirds of Section 8 applicants and one third of public housing applicants have extremely low income. This is most likely a result of income eligibility criteria for the different programs (Section 8 criteria is up to 50% of the AMI -Area Median Income).
- The greatest overall demand is for 2-bedroom units (42% of total demand). This is followed by demand for 3-bedroom units (27.8%), and 1-bedroom units (23.9% of total demand).
- However, 1 bedroom units are in greatest need among extremely low income households. 1 bedroom units are also most needed for the elderly.
- Households with moderate income consist of nearly half (48.4%) of the need for 3 bedroom units. The majority (71%) of demand among Hispanic applicants is for 3 bedroom units.
- African-American applicants consist of about 10% of waiting list for LHA properties and about 13% of Section 8 waiting list. Although this is a small proportion of the applications, it is high compared to the relative size of African-American population in Lincoln. In 1990, African- American persons consisted of 2.3% of the total

population. African-American households consisted of 3.4% of renter households and 1% of homeowners.

- The size of the Hispanic population on the LHA's properties waiting list is also relatively high – about 9% compared to about 3% of the City population.



C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
 - Engage in activities to enhance public awareness of housing needs

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

- Develop senior housing
- Seek ways to integrate supportive services in existing public housing.
- For long term, seek to develop assisted living facility for very low and lower income elderly families by 2005.

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
 - Coordinate housing needs of families with disabilities with existing service providers and Housing Authority properties.

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the section 8 program to owners outside of areas of poverty /minority concentrations
- Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

NEED 1: Housing needs of the extremely low and low income households

Strategy 1.1: Continue to collaborate with local and county agencies as means to determine most effective ways to

Strategy 1.2: Increase access of families and individuals to affordable housing through education and training for homeownership and credit history.

NEED 2: Affordable housing for low income families

Strategy 2.1: Continue to pursue the development of mixed income housing to secure project financial viability and promote social integration.

Strategy 2.2: Work with landlords and property management companies to ensure easy access of our tenants to the housing market.

NEED 3: Overall market performance

Strategy 3.1: Remain competitive in the market by maintaining LHA quality services.

Strategy 3.2: Keep informed on changes in the local housing market.

Strategy 3.3: Initiate a city-wide planning effort to create a long term strategy to provide affordable housing and ensure efficient operation of local housing market.

Strategy 3.4: Strengthen existing relationships with service providers to meet the growing needs of our residents for supportive services.

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
- Staffing constraints
- Limited availability of sites for assisted housing
- Extent to which particular housing needs are met by other organizations in the community
- Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- Influence of the housing market on PHA programs
- Community priorities regarding housing assistance
- Results of consultation with local or state government
- Results of consultation with residents and the Resident Advisory Board
- Results of consultation with advocacy groups
- Other: (list below)

After a thorough examination of our existing and potential market, as well as the characteristics of our residents and the Agency's track record, Lincoln Housing Authority determined that the above strategies are most appropriate for meeting our mission and goals. These strategies reflect the results of working through our long term plan in consultation with our residents, Board, community representatives, and other community players.

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	\$ 149,000	
b) Public Housing Capital Fund	585,906	
c) HOPE VI Revitalization	-0-	
d) HOPE VI Demolition	-0-	
e) Annual Contributions for Section 8 Tenant-Based Assistance	11,000,000	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	70,381	
g) Resident Opportunity and Self-Sufficiency Grants	32,000	
h) Community Development Block Grant	-0-	
i) HOME	50,000	Security Deposit Assistance
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
Public Housing Capital Fund	\$ 10,000	Capital Improvements
3. Public Housing Dwelling Rental Income	\$ 960,000	Public Housing Operations
4. Other income (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
Public Housing Interest Income	\$ 20,000	Public Housing Operations
Section 8 Interest Income	200,000	“Section 8” LHA Voucher
Tenant Damages Repayment	40,000	Public Housing Operations
Laundry/Other	20,000	Public Housing Operations
4. Non-federal sources (list below)		
Lincoln Housing Authority cash	45,000	FSS Direct Assistance
Total resources	\$13,182,287	

*** 3. PHA Policies Governing Eligibility, Selection, and Admissions***

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
- When families are within a certain time of being offered a unit: (state time)
- Other: (describe) Screening conducted at time of application. Income eligibility verified when families are offered a unit.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
- Rental history
- Housekeeping

* Affected by the Moving To Work Demonstration Program. Please see attached Admissions & Occupancy Policy.

Other (describe) Site visit, credit report

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

Community-wide list for family units (200 units)

Sub-jurisdictional lists

Site-based waiting lists for Mahoney Manor elderly housing (120 units)

Other (describe)

b. Where may interested persons apply for admission to public housing?

PHA main administrative office

PHA development site management office

Other (list below) Downtown Leasing Office

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

One (bottom of the list)

Two (removed from the waiting list)

Three or More

b. Yes No: Is this policy consistent across all waiting list types? (consistent across both public housing waiting lists—family units and Mahoney Manor elderly units)

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

*Moving To work targets working families. MTW exempts LHA from these targeting requirements.

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 Overhoused
 Underhoused
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

c. Preferences*

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences) *

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences: (select below)*

- Working families and those unable to work because of age or disability
 Veterans and veterans' families

* Affected by the Moving To Work Demonstration Program. Please see attached Admissions & Occupancy Policy.

- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) Displaced by fire, flood, or storm.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- 1 Homelessness
- High rent burden

Other preferences (select all that apply)*

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) Displaced by fire, flood, or storm

4. Relationship of preferences to income targeting requirements:*

- The PHA applies preferences within income tiers
- Not applicable: Moving To Work exempts LHA from income targeting requirements.

* Affected by the Moving To Work Demonstration Program. Please see attached Admissions and Occupancy Policy.

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list) Handbook of Information and Guidance

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. Yes No: Did the PHA adopt any changes to its **admissions policies*** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- Adoption of site-based waiting lists
If selected, list targeted developments below:
- Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- Employing new admission preferences at targeted developments
If selected, list targeted developments below:

* Affected by the Moving To Work Demonstration Program. Please see attached Admissions & Occupancy Policy.

Other (list policies and developments targeted below)

d. Yes No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?*

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- Additional affirmative marketing
- Actions to improve the marketability of certain developments
- Adoption or adjustment of ceiling rents for certain developments
- Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- Not applicable: results of analysis did not indicate a need for such efforts
- List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
- Criminal and drug-related activity, more extensively than required by law or regulation
- More general screening than criminal and drug-related activity (list factors below)
- Other (list below)

- b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- Criminal or drug-related activity
- Other (describe below) Previous landlord's name and address.

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- None
- Federal public housing
- Federal moderate rehabilitation
- Federal project-based certificate program
- Other federal or local program (list below)LMEF, Scattered Sites Endowment.
- b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)
- PHA main administrative office
- Other (list below) PHA leasing office in Crossroads House, 1000 "O" Street, Suite 102, Lincoln, Nebraska.

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Three bedrooms or larger units; Voucher holders must prove they are aggressively seeking units.

(4) Admissions Preferences

a. Income targeting: N/A Moving To Work Demonstration Program exempts LHA from income targeting requirements.

Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- Victims of domestic violence
- Substandard housing
- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) Displaced by fire, flood, or storm.

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either

through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

Date and Time

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- 1 Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) Displaced by fire, flood, or storm.

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements Moving To Work Demonstration Program exempts LHA from targeting requirements.

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)
Working in agreement with other social service agencies.

4. PHA Rent Determination Policies *

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies*

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

* Affected by Moving To Work Demonstration Agreement. Please see attached Admissions & Occupancy Policy.

- The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)*

b. Minimum Rent*

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25 (\$25/minimum TTP)
 \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?*

3. If yes to question 2, list these policies below:*

c. Rents set at less than 30% than adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)*

- For the earned income of a previously unemployed household member
 For increases in earned income
 Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- For household heads
 For other family members
 For transportation expenses

* Affected by Moving To Work Demonstration Program. Please see attached Admissions & Occupancy Policy.

- For the non-reimbursed medical expenses of non-disabled or non-elderly families
- Other (describe below) Affected by Moving To Work Demonstration Program

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
(select one)

- Yes for all developments
- Yes but only for some developments
- No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income* or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase *Affected by Moving To Work Demonstration

- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below) Affected by Moving To Work Demonstration Program

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards*

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area

The PHA has chosen to serve additional families by lowering the payment standard

Reflects market or submarket

Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area

Reflects market or submarket

* Affected by the Moving To Work Demonstration Program. Please see attached Section 8 Administrative Plan.

To increase housing options for families
Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)*

- Annually
 Other (list below) As needed with respect to market conditions.

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
 Rent burdens of assisted families
 Other (list below) Disbursement of low income families.

(2) Minimum Rent*

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.79 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

EXEMPT – HIGH PERFORMING HOUSING AUTHORITY

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- An organization chart showing the PHA's management structure and organization is attached.
 A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

C. Management and Maintenance Policies

List the PHA’s public housing management and maintenance policy documents, manuals and handbooks that contain the Agency’s rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)

- (2) Section 8 Management: (list below)

6. PHA Grievance Procedures EXEMPT – HIGH PERFORMING HOUSING AUTHORITY

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

- 1. ____ Yes ____ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)
- _____ PHA main administrative office
 - _____ PHA development management offices
 - _____ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ____ Yes ____ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)
- _____ PHA main administrative office
 - _____ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

- The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

SEE TABLE LIBRARY AT END OF PHA PLAN.

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (state name)

-or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

SEE TABLE LIBRARY AT END OF PHA PLAN.

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

- 1. Development name:
- 2. Development (project) number:
- 3. Status of grant: (select the statement that best describes the current status)
 - Revitalization Plan under development
 - Revitalization Plan submitted, pending approval
 - Revitalization Plan approved
 - Activities pursuant to an approved Revitalization Plan underway

Yes No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name/s below:

Yes No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
If yes, list developments or activities below:

Yes No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

Yes No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity:	

- a. Actual or projected start date of activity:
 b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. Yes No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one)	Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission:	(DD/MM/YY)
5. If approved, will this designation constitute a (select one)	<input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?

6. Number of units affected:
7. Coverage of action (select one)
 Part of the development
 Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. Yes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. Yes No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined

submission due to **small PHA** or **high performing PHA** status.
PHAs completing streamlined submissions may skip to component
11B.)

2. Activity Description

Yes No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- 25 or fewer participants
- 26 - 50 participants
- 51 to 100 participants
- more than 100 participants

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

Yes No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)? If yes, what was the date that agreement was signed? 10/25/99

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- Client referrals
- Information sharing regarding mutual clients (for rent determinations and otherwise)
- Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- Jointly administer programs
- Partner to administer a HUD Welfare-to-Work voucher program
- Joint administration of other demonstration program
- Other (describe) Cooperation Agreement for Moving To Work Demonstration.

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies*

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(select all that apply)

- Public housing rent determination policies
- Public housing admissions policies
- Section 8 admissions policies
- Preference in admission to section 8 for certain public housing families
- Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- Preference/eligibility for public housing homeownership option participation
- Preference/eligibility for section 8 homeownership option participation
- Other policies (list below)

b. Economic and Social self-sufficiency programs

- Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

* Affected by Moving To Work Demonstration Program. Please see attachment.

I. Description of community service and self-sufficiency programs and policies

Transitions Project

Lincoln Housing Authority (LHA) and Catholic Social Services (CSS) cooperate in programs to serve homeless families with children. CSS and LHA have cooperated in the Transitions Project since April, 1993. Seven families with children are served and receive housing, mental health counseling, employment and educational assistance, transportation, housekeeping and budgeting skill-building, child care, and community resource referral.

The overall goal of the program is to provide support as the family seeks to build on its strengths, with an ultimate goal of stable, independent living. The Transitions Project staff consists of 1.0 FTE Coordinator and necessary support and administrative staffing. In the 1998-99 program year, 9 families including 28 children were served.

Transitional Housing Project

Friendship Home of Lincoln is dedicated to providing services to women and children who are homeless because of domestic violence or sexual assault. Since 1991, Friendship Home and LHA have cooperated on a project to provide transitional shelter for women and children leaving the emergency shelter. Currently, Friendship Home operates the program. LHA provides 4 housing units, a cash grant for operations, and maintenance and repair on the housing units. In August 1999, the LHA Board approved expanding the program with 2 additional housing units and additional operating support. This expansion is pending the availability of suitable housing units. In the 1998-99 program year, 71 women and children were served.

Nutrition Education Program

Since September 1992, the Lincoln Housing Authority and Lancaster County Extension Office have cooperated in providing the Nutrition Education Program (NEP). The primary purpose of the program is to provide nutrition and food resource education to families receiving housing assistance from Lincoln Housing Authority. Major topic areas include nutrition, food safety, and budgeting. Funds from Lincoln Housing Authority support the salary, benefits, and mileage for a nutrition advisor as well as program completion incentives for certain educational programs. In 1999, 84 public housing families, 263 Section 8 families, and 304 senior households (public housing and/or Section 8) were served.

Transitional Housing for Single Women

Since 1992, Lincoln Housing Authority and Fresh Start have cooperated in the Fresh Start transitional housing program designed to provide homeless women, unaccompanied by children, with shelter, food, and preparation for independent living. Each resident follows an individualized program plan to address individual needs and issues. Fresh Start coordinates

services through staff/case management, record keeping, educational activities within the home, therapeutic and medical services, and work with other agencies. Residents are encouraged to develop concrete goals, attain employment and self-sufficiency, and to develop relationships with peer mentors.

LHA has provided a rent subsidy program based on single room occupancy for the participants at Fresh Start. Over that time, capacity of Fresh Start has grown from six individuals to a current capacity of sixteen. During the 1998 program year, 99 women were served.

HUD Homeless Committee

Since 1988, LHA has supported a special program to provide housing and continued supportive assistance to homeless families and individuals to stabilize the family and/or individual in order to encourage the passing of the family or individual through the need for rent and supportive assistance. An explicit goal of the program is to enable the family and/or individual to become a self sufficient and productive entity in the Lincoln community. The program uses 65 Section 8 Vouchers and is targeted toward homeless families or individuals who were willing to participate in case management for at least a year and address issues that led to homelessness.

The HUD Homeless Committee, a committee of human service agency representatives, was established to pre-screen prospective voucher recipients, vote on applications, and provide the needed case management. Lincoln Action Program coordinates and hosts weekly meetings, prepares and distributes minutes, coordinates and maintains the waiting list and takes applications, and keeps records on each participant.

Lincoln Lancaster Homeless Coalition

The Lincoln\Lancaster Homeless Coalition is a voluntary association of individuals and organizations dedicated to meeting the needs of the homeless and near homeless as well as understanding and identifying the effects and eliminating the causes of homelessness in Lancaster County. Its goals include heightening the awareness and community commitment to the needs and issues that surround the homeless and near homeless, identifying and filling gaps in services, protecting and improving the lives and safety of the homeless and near homeless. The Lincoln Housing Authority participates in the Coalition and provides financial support to the organization. Homeless teens and their needs have become a major interest for the Coalition for 1999-2000.

Family Preservation Team

Since 1989, Lincoln Action Program has organized and coordinated the Family Preservation/Case Coordination Team as a means to effectively address the multiple needs of families at risk for out-of-home placement of children. Upon referral by a participating agency or request of an at-risk family, the team meets with the family to discuss concerns and

issues and develop a specific action plan. Lincoln Housing Authority participates in the team and provides financial support to the program.

SummerWorks

The City of Lincoln's Urban Development Department, Job Training Division, sponsors a summer youth employment program, SummerWorks, for income eligible youth age 14 to 20. The program provides up to 240 hours of summer employment to eligible youth at local non-profit organizations. The Lincoln Housing Authority provides financial support to the program, assistance in marketing the program, and provides up to six youth employment jobs at various LHA locations.

New Heights\Pathways to Self-Sufficiency

In 1996, the Lincoln Medical Education Foundation, Inc. developed 28 housing units and a family resource center on their campus. The housing program, New Heights, was paired with a program of support services to assist the families in becoming financially, psycho-socially, educationally, and vocationally self-sufficient to the fullest extent possible. The program component is Pathways to Self-Sufficiency. LHA cooperates with LMEF by providing rental assistance through either local or federal funding and financial support for the case management services the families receive. Families are also eligible to enter the HUD Family Self-Sufficiency Program and receive the benefits provided through this program.

Family Self-Sufficiency Program

Since 1993, Lincoln Housing Authority has offered the Family Self-Sufficiency (FSS) Program to families participating in either Public Housing or Section 8 Rental Assistance Programs. The program helps families work toward a goal of becoming financially self-sufficient. Each family works with a caseworker to develop an individual plan for up to a 5 year period. The plan will include the steps that the family will take to reach their goals and the support or help they might need. Families who successfully reach their goals may receive an escrow savings account which is based on deposits made following increases in earned income for the household. Support services include case management, assistance with child care, tuition and books, and other needs related to education or employment. LHA has a goal of at least 100 families enrolled in the program.

Moving to Work Demonstration Project

In 1999, Lincoln Housing Authority implemented a five-year federal demonstration project entitled Moving to Work (MTW). The MTW program allows LHA more control and flexibility of the public housing and Section 8 programs to increase choices for families, provide incentives for work, and increase administrative efficiency. Several strategies were implemented such as changing to an all voucher program and providing preferences for working families (public housing) or those participating in a self-sufficiency program (Section 8). Additional deductions were allowed for health and dental premiums and a minimum earned income was established for all households unless they were given an exemption. Key

to the MTW program are the cooperative relationships LHA has established with other agencies who provide self-sufficiency programs such as the Nebraska Department of Health and Human Services.

Home Ownership Programs

In 1990, Lincoln Housing Authority established the first of two home ownership programs. The Forgivable Loan Program provides up to \$3750 or 5% of the purchase price of a home, whichever is less, to qualified tenants or clients of the LHA. The family receives the loan at closing after establishing a mortgage loan. The loan is forgiven at 20% per year as long as the family continues to live in the home and is in compliance with their mortgage requirements. Over 265 families have participated in the program.

A second home ownership program established in 1994 is the Lease-Purchase Program. In cooperation with Lincoln Public Schools, students from Northeast High School participate in a construction trades class and build a home to LHA's specifications. LHA hires a general contractor to oversee construction, schedule professional trades such as plumbers and electricians, and provides the financing for the project. Once the home is completed, a family is selected to enter a five year lease to purchase program. LHA works with the family during that time to help ensure they are preparing for home ownership. Five homes have been completed and are occupied. In 1999, the program is expanding to a partnership with Lincoln Action Program who will operate a Youth Build program for young adults. Youth Build places an emphasis on achieving a GED and developing the construction trades skills for employment. Homes built through this program will be placed in the Lease-Purchase Program.

Lincoln-Lancaster County Family Resource Centers

Since 1993, LHA has participated in the development of family resource centers in cooperation with Lincoln Lancaster County Family Resource Centers (LLCFRC). LLCFRC helped in the development of the Carol Yoakum Family Resource Center which is operated by LHA. Other centers also receive support, technical assistance, coordination, and funding through LLCFRC. LLCFRC coordinates the Council of Family Centers which is made up of over ten ethnic and community centers and family resource centers. LHA has been a member of LLCFRC and participated in collaborative grants and other activities of LLCFRC. LHA provides financial support for operation of LLCFRC.

Family Support Program

In 1997, the Lincoln Housing Authority created the Family Support Program to assist families who are already housed in changing situations or behavior that threaten household members/health, safety, or general family welfare. A case manager works in the program and provides outreach, assessment, referral, and supportive services. Families and individuals are referred by the general public, other agencies, landlords, neighbors, and LHA staff. LHA has a computer database program which matches clients with police contact

records so that LHA becomes aware of families with high incidents of police contact or singular incidents of a very serious nature.

Once a referral is made, the case manager will research background on the family, contact them for a visit, do an assessment, determine the possibility of a successful outcome from LHA intervention, and assist in providing referral to other agencies. LHA provides some financial resources to help families access services. After matching the family's needs to existing programs, the case manager provides referral, monitors for outcomes, and does additional follow-up as needed.

Congregate Housing Services Program

The Congregate Housing Services Program (CHSP) is a grant program from the Department of Housing and Urban Development (HUD) to provide assistance in the form of supportive services to residents of Mahoney Manor and Burke Plaza who are frail elderly, persons with disabilities, and temporarily disabled persons. The purpose of the program is to prevent premature or unnecessary institutionalization. The CHSP program is a partnership between the City of Lincoln, through the Lincoln Area Agency on Aging (LAAA) and its Lincoln Information for the Elderly (LIFE) Office and the Lincoln Housing Authority. The LAAA is the grantee of the federal funds for the program. The program began in November 1994 and the current grant will allow continuation of the program through January 2001. A similar program with separate funding was started at Crossroads House in 1999.

Among the three LHA buildings, two full-time counselors from LIFE regularly contact every resident, do screening and assessment, develop care plans for individuals who qualify for services, and arrange for the services needed. The CHSP program can provide transportation, personal care services, and housekeeping services. At Burke Plaza and Mahoney Manor, two meals per day are provided on six days of the week. In 1998, over 100 residents of Burke Plaza and Mahoney Manor received ongoing services through CHSP.

Resident Services Programs

In addition to the CHSP program, LHA provides full time resident services staff at Burke Plaza and Mahoney Manor and part-time resident services staff at Crossroads House. These Resident Services Specialists are responsible for an ongoing program of resident activities and support. Regular social, recreational, and educational programs are offered at all buildings and a van is provided for group transportation for shopping and recreation. Resident Services Specialists ensure a plan for urgent and emergency response services for residents and maintain ongoing contact with residents so that concerns or needs are addressed quickly.

Northwood Early Head Start Center

In 1999, LHA, in partnership with Cedars Youth Services and Lincoln Action Program, completed development and opened the Northwood Early Head Start Center. The center provides infant and toddler day care for 24 children up to age 3. Children and families receive the added benefit of the Early Head Start Program with its emphasis on support to the family as a whole.

Carol Yoakum Family Resource Center

In 1995, LHA opened the Carol Yoakum Family Resource Center (CYFRC). This building is designed to be used as a child care center as well as a central location for additional family resources and services. The child care center is designed for approximately 50 children under age 6 and the child care program is operated by YWCA of Lincoln.

The remainder of the building consists of offices and meeting rooms for other services. Among the services are a health station, police sub-station, nutrition education, food resources, neighborhood meetings, tutoring programs, adult basic education, computer classes and a computer learning center, girls and boys clubs, senior services, parenting education, and public workshops. Program planning and development is under the guidance of a neighborhood advisory committee. The center is staffed by an LHA service coordinator and receptionist. Program services are provided by LHA as well as numerous other human service agencies from the Lincoln community.

Security Deposit Assistance Program for Homeless Families

In 1997, LHA began a program to provide rental deposit assistance to homeless families. Through funds provided under an agreement with the City of Lincoln Urban Development Department, LHA provides one-time security deposit assistance to homeless families who have case management services.

LHA Today Newsletters

As a service to its clients and tenants, LHA prints a quarterly newsletter to provide news and information on programs and services of LHA and other agencies.

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: 10/01/99)
Public Housing	32	35
Section 8	26	64

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- Informing residents of new policy on admission and reexamination
- Actively notifying residents of new policy at times in addition to admission and reexamination.
- Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- Establishing a protocol for exchange of information with all appropriate TANF agencies
- Other: (list below)

This section addresses how the housing authority will treat income changes resulting from welfare program requirements. Through its Moving To Work Demonstration project, the Lincoln Housing Authority has determined that decreases in income resulting from sanctions by the Employment first Program will not result in decreases in the family's contribution toward rent and utilities (total tenant payment).

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937
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This section addresses community service requirements of 8 hours per month for residents of public housing unless the household is exempt. Until rule making is completed, housing authorities are not required to address this in the plan.

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.

Enclosed is our proposed Public Housing Drug Elimination Program.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- High incidence of violent and/or drug-related crime in some or all of the PHA's developments

- High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- Residents fearful for their safety and/or the safety of their children
- Observed lower-level crime, vandalism and/or graffiti
- People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- Safety and security survey of residents
- Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- Analysis of cost trends over time for repair of vandalism and removal of graffiti
- Resident reports
- PHA employee reports
- Police reports
- Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- Crime Prevention Through Environmental Design
- Activities targeted to at-risk youth, adults, or seniors
- Volunteer Resident Patrol/Block Watchers Program
- Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- Police provide crime data to housing authority staff for analysis and action
- Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- Police regularly testify in and otherwise support eviction cases
- Police regularly meet with the PHA management and residents
- Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- Other activities (list below)

2. Which developments are most affected? (list below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- Yes No: This PHDEP Plan is an Attachment. (Attachment Filename: NE002g01)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

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

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

- 1. Yes No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))?
(If no, skip to component 17.)

2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. Yes No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

EXEMPT – HIGH PERFORMING HOUSING AUTHORITY

1. Yes No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- Not applicable
 - Private management
 - Development-based accounting
 - Comprehensive stock assessment
 - Other: (list below)
3. Yes No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
 Attached at Attachment (File name)
 Comments received were submitted manually to the Omaha HUD Area Office.

3. In what manner did the PHA address those comments? (select all that apply)
 Considered comments, but determined that no changes to the PHA Plan were necessary.
 The PHA changed portions of the PHA Plan in response to comments
List changes below:

 Other: (list below) Conversion of Mahoney Manor elderly only public housing complex; during FY2000-2001, we will investigate the HUD requirements that must be met to designate Mahoney Manor an elderly-only complex.

B. Description of Election process for Residents on the PHA Board

1. Yes No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)

2. Yes No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process
 - a. Nomination of candidates for place on the ballot: (select all that apply)
 Candidates were nominated by resident and assisted family organizations
 Candidates could be nominated by any adult recipient of PHA assistance
 Self-nomination: Candidates registered with the PHA and requested a place on ballot
 Other: (describe)

b. Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance
- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

c. Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

MOVING TO WORK DEMONSTRATION PROGRAM

The Lincoln Housing Authority was chosen in October 1997 to participate in the HUD Moving To Work Demonstration Program. The HUD program allows public housing authorities to design and test ways to give incentives to families to become economically self-sufficient, reduce administrative costs, and increase housing choice for low-income families. There are 21 housing authorities in the country that were selected for participation in the program nationally.

For the Lincoln Housing Authority, the Moving To Work Demonstration Program will include the following changes from established HUD rules and regulations:

- All Section 8 Certificates will be converted to Vouchers within a calendar year period.
- Preferences will be given to Section 8 households/applicants who are involved in Housing Authority approved self-sufficiency, education or work programs.
- Preferences will continue for all homeless households or victims of domestic violence.
- All able-bodied adults must be enrolled in a Housing Authority approved self-sufficiency program, education program, or work. Those able-bodied households choosing not to work or be part of an education or training program will be subject to an assigned minimum level of earned income for tenant rent calculation. The minimum earned income will be based on 25 hours of work at minimum wage for one adult or 40 hours of work per week at minimum wage for two adult members of a family. Elderly disabled or participants in an approved self-sufficiency program are exempt from the minimum earned income calculation.
- During the one-year period between income reviews, no changes in the tenant portion of the rent will be made for income increases.
- All utility allowances will be a set dollar amount based solely on number of bedrooms for which the family is eligible for occupy with assistance.
- Participants will be able to deduct from income, for rent calculation purposes, the amount of employee out-of-pocket payment for health and dental insurance.
- The HUD/Lincoln Housing Authority self-sufficiency program will be used to promote education opportunities as a key to self-sufficiency.
- The Lincoln Housing Authority may pool all HUD funding sources to pay for rental or public housing operational assistance as needed by circumstances of the program.
- Specific rent policies and information about income used for rent calculations can be found in the Section 8 Administrative Plan or the Occupancy and Admission Plan attached to this plan.

Lincoln Housing Authority signed the Moving To Work agreement with HUD in May of 1999 with implementation started July 1, 1999. Lincoln's participation in the demonstration program will be for a five-year period. The agreement allows LHA to set rent policies as it deems necessary to accomplish the goals of the program.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and III

Annual Statement

Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number NE26P002708-00 FFY of Grant Approval: (2000)

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	58,591
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	38,000
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	479,315
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	10,000
20	Amount of Annual Grant (Sum of lines 2-19)	585,906
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation Measures	

Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
	Administration	1410	58,591
Architect	A & E Fees	1430	38,000
MMA 002	Replace Balcony Decks (8)	1460	17,500
	Update Kitchens & Baths (40)	1460	151,315
	Update Community Room Kitchen (1)	1460	8,500
	Rebuild Boilers (3)	1460	40,000
Hansen 004	Replace Light Fixtures (240)	1460	17,000
Ped 006	Update Kitchens & Baths (24)	1460	235,000
A-12 011	Upgrade Electrical Panel (12)	1460	10,000
Agency Wide	Contingency	1502	10,000

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**Annual Statement
Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
Admin Arch MMA 002 Hall 003 Hansen 004 Larson 005 Ped 006 P-30 009 A-12 011 F-39 013		

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NE26P002002	Mahoney Manor	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Update hall exhaust			\$ 7,500	2001
Replace floor coverings community room			13,500	2001
Consolidate and update laundry areas			\$25,000	2003
Update fire suppressor			11,000	2003
Balance mechanical system air			17,000	2003
Total estimated cost over next 5 years			\$74,000	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

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Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NE26P002003	HALL	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install Concrete Patios			\$23,875	2001
Replace Storm Doors			14,950	2002
Install Fences			41,400	2003
Total estimated cost over next 5 years			\$80,225	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NE26P002004	HANSEN	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Storm Doors			\$ 31,200	2002
Replace Roofs			91,200	2002
Install Fences			86,400	2003
Total estimated cost over next 5 years			\$208,800	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NE26P002005	LARSON	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Storm Doors			\$15,600	2002
Install Fences			43,200	2003
Total estimated cost over next 5 years			\$58,800	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NE26P002006	PEDERSEN	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Replace Storm Doors			\$15,600	2002
Replace Wood Decks			12,000	2002
Install Concrete Patios			26,850	2002
Install Fences			43,200	2003
Total estimated cost over next 5 years			\$97,650	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NE26P002009	P-30	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Install Siding			\$ 80,000	2001
Update Kitchens			72,000	2001
Replace Storm Doors			19,500	2002
Install Fences			46,800	2003
Total estimated cost over next 5 years			\$218,300	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NE26P002011	A-12	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Update Kitchens & Bathrooms			\$ 48,000	2001
Replace Windows			82,000	2001
Update Bathrooms			16,445	2002
Install Fences			21,600	2003
Install Siding			65,500	2003
Total estimated cost over next 5 years			\$233,545	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
NE26P002013	F-39	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Update Kitchens & Baths			\$136,000	2001
Replace Storm Doors			25,350	2002
Install Retaining Walls			18,000	2002
Replace Roofs & Gutters			64,600	2002
Updated Kitchens & Baths			91,200	2002
Install Central Air			48,100	2003
Total estimated cost over next 5 years			\$383,250	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	Main Office Building	0	0	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Expand Current Administration Building			\$487,315	2004
Total estimated cost over next 5 years			\$487,315	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	PHA Wide	N/A	N/A	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Administration			\$ 59,000	2001
			59,000	2002
			59,000	2003
			59,000	2004
			Total estimated cost over next 5 years	

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacancies in Development	
	PHA Wide	N/A	N/A	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
Architectural & Engineering Fees			\$ 38,000	2001
			38,000	2002
			38,000	2003
			38,000	2004
Total estimated cost over next 5 years			\$152,000	

