

PHA Plans

Streamlined 5-Year/Annual Version

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

OMB No. 2577-0226
(exp 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Streamlined 5-Year Plan for Fiscal Years 2000 - 2004

Streamlined Annual Plan for Fiscal Year 2004

HOUSING AUTHORITY OF THE CITY OF LINCOLN, NEBRASKA

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Lincoln, Nebraska **PHA Number:** NE002

PHA Fiscal Year Beginning: (04/2004)

PHA Programs Administered:

Public Housing and Section 8
 Section 8 Only
 Public Housing Only
 Number of public housing units: **320**
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: **2,864**

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

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 and attachments (if any) 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)

Streamlined Five-Year PHA Plan PHA FISCAL YEARS 2000 - 2004 [24 CFR Part 903.12]

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 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.

- PHA 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.*
 - ✓ *Provide additional housing opportunities for disabled families/individuals through the creation of a Section 8 project-based voucher RFP and program.*

PHA Goal 2: Improve 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 developments.*

PHA Goal 3: Increase assisted housing choices

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: Downpayment Assistance; Lease/Purchase Program.*

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

PHA Goal 4: Provide an improved living environment

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

- PHA Goal 5: Promote self-sufficiency and asset development of assisted households
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*

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

- PHA Goal 6: Ensure equal opportunity and affirmatively further fair housing
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 regardless of unit size required:
 - Other: (list below)

Other PHA Goals and Objectives: (list below)

PHA Goal 7: 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.*

Streamlined Annual PHA Plan PHA Fiscal Year 2004 [24 CFR Part 903.12(b)]

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Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;

Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.

For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions;

Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

**Lincoln Needs Assessment
2004 Agency Plan**

Population Demographic Trends

In 2000, the city of Lincoln consisted of 225,442 persons. This reflects a 17% increase (or 33,470 persons) since 1990. Migration and a fairly aggressive annexation policy impacted this growth. Annexation resulted in a slight increase in the relative size of Lincoln of the County population.

TABLE 1: LINCOLN CITY AND LANCASTER COUNTY (1990-2000)

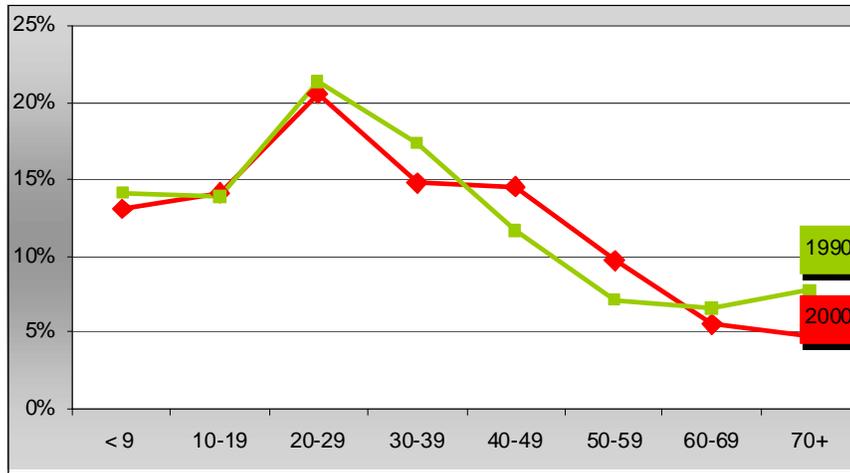
	<u>1990</u>	<u>2000</u>	<u>Change</u>	
Lincoln City	191,972	225,442	33,470	17.4%
Lancaster County	213,641	250,291	36,650	17.2%
City of County	89.9%	90.1%	91.3%	
Source: 1990, 2000 Census				GP&R, Inc.

Population Age Structure

The 2000 Lincoln population consists of a majority (71%) of persons in their working age (16 to 64 years old). The young and the old populations (under 16 years and over 64 years old) consist of 19% and 10%, respectively, of the population. The population growth during the past ten years was mostly a result of migration. It contributed to growth in the number of persons in two age groups: 5 to 24 years and 35-44 years old. Changes in fertility patterns among migrants resulted in growth among the young population under 5 years old (growth was in absolute numbers, but not in relative terms).

Changes in the age structure during the past ten years reflect aging of the ‘baby boomers’ (who were 36-54 years old in 2000), and a slight decrease (by 1%) in the relative size of the population under 5 years old and over 65 years old. However, the age structure that exhibits the relative size of age groups should not be misleading – both of the latter age groups experienced growth in absolute numbers (by 10% and 19%, respectively).

Lincoln City Age Structure (1990-2000)



Population Ethnic Composition

Lincoln’s population is predominantly White Caucasian (not Hispanic or Latino origin). This group consists of 197,951 persons (87.8% of the population). The rest of the population consists of 6,876 persons of African-American origin (3.1%), 6,866 persons of Asian origin (3.0%), and others. Diversification of the ethnic composition is probably among the most significant demographic changes that took place during the past decade. As specified in the table below, the growth rate among minority groups ranged from 55% (African-American) to 122% among ‘other’ category, which mostly refers to persons of Hispanic or Latino origin. The table presents a comparison between 1990 and 2000 ethnic composition. In reviewing the data, one should note that persons of Hispanic/Latino origin are included in two major ethnic groups: ‘Other’ (consists of 47% of Hispanic/Latino population) and White (38% of Hispanic). All other persons of Hispanic/Latino origin are distributed among other ethnic groups.

	1990	2000	1990-2000 Change		2000 Percent Hispanic
White	179,302	201,150	21,848	12.2%	1.6%
African American	4,439	6,876	2,437	24.9%	2.1%
American Indian	1,033	1,824	791	76.6%	8.6%
Asian/Hawaiian	3,261	6,866	3,605	110.5%	2.8%
Other Race	3,937	8,726	4,789	121.6%	93.5%
Total	191,972	225,442	33,470	17.4%	

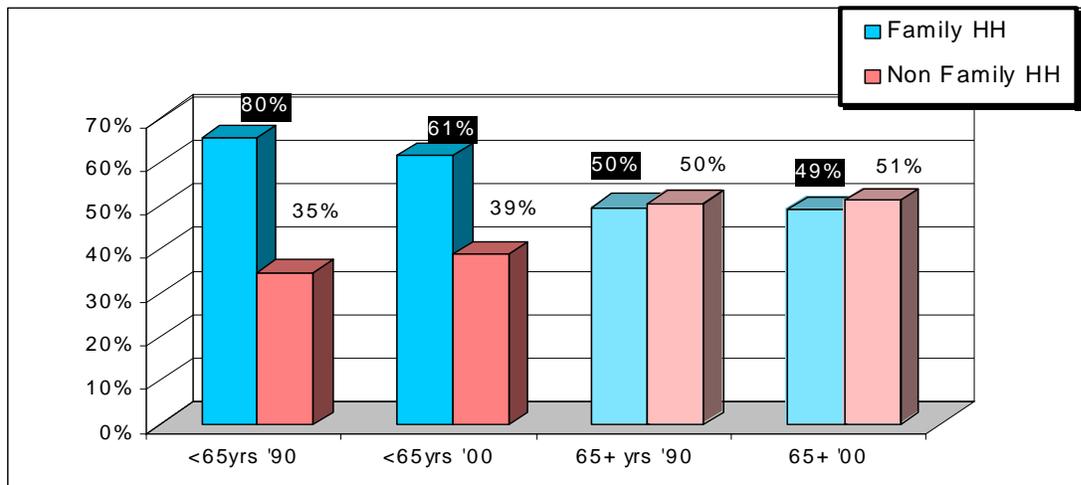
GP&R, Inc.

Households and Household Population

From 1990 to 2000, Lincoln gained 32,797 households (a 20% increase), reaching a total of 90,485 households. The number of persons living in households also increased, but at a slightly lower rate (18% growth rate). Consequently, the average household size decreased from 2.4 persons in 1990 to 2.36 persons in 2000.

Beyond this growth, the city experienced a significant change in the proportions between family and non-family households. The number of family households (59% of households) has gone up, but at a lower rate compared with non-family households. The result was an increase in the relative size of non-family households, especially among the non-elderly population. Indeed, the non-family households aged 0-64 years old gained 10,751 persons (a 36% increase), compared with a gain of 909 non-family elderly households (13% growth). The chart below illustrates the proportional sizes of family and non-family households among elderly and non-elderly households.

Household Composition By Age and Family Type (1990 & 2000)



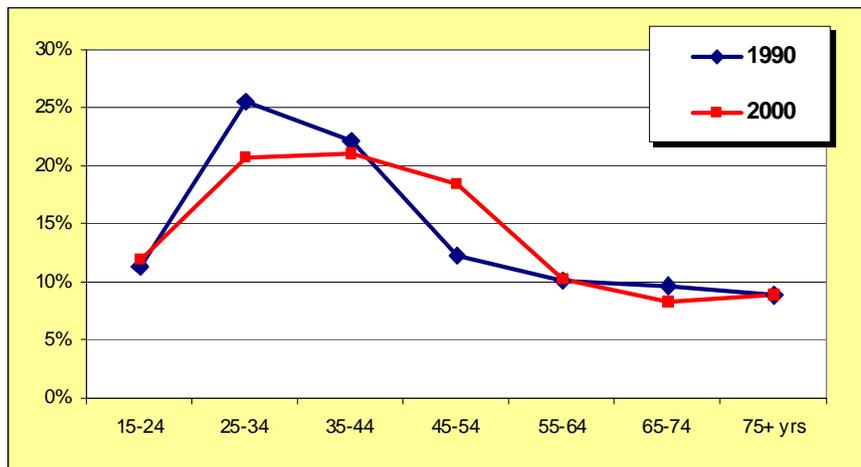
Typically in Nebraska, increase in non-family households resulted in a decrease in the overall average household size and an increase in the average size of the non-family households. In many communities, a decrease in fertility rate further resulted in a declining size of the average family size. Lincoln, however, deviates from this rule. Because a large number of minority households are families with a relatively high fertility rate, the average family (non-elderly) household in Lincoln has gone up during the past ten years. Additional characteristics that appear to be associated with minority households include an increase in the traditional (married) household type and in households consisting on relatives. The table on the following page summarizes the data relevant to households.

Lincoln Households (1990 & 2000)

	<u>1990</u>	<u>2000</u>	<u>Change</u>	
<u>Households Total</u>	75,230	90,485	15,255	20%
Family	46,963	53,580	6,617	14%
Non-Family	28,267	36,905	8,638	31%
<u>Population In Household</u>	181,141	213,938	32,797	18%
In Family Household	144,467	165,411	20,944	14%
In Non-family Households	36,674	48,421	11,747	32%
		40.8%		
<u>Household Size</u>	2.40	2.36	(0)	-1%
Family	3.08	3.09	0	0%
Non-Family	1.30	1.31	0	1%

The ten-year trend among households' age structure is consistent with the population age structure previously presented.

Household Age Structure (1990 & 2000)



Household Ethnic Structure

The vast majority of households (92.5%) are of White ethnic origin. Minorities (a total of 7.5%) consist of Black, Asian, and other mixed races, including households of Hispanic/Latino origin. This represents a change from 1990, when White Caucasian households consisted of 95.4% and minority households consisted of 4.6%. All ethnic groups experienced growth during the past ten years. Growth was especially felt among households of Asian origin (105.3% growth) and of Hispanic/Latino origin (320% growth).

Households by Ethnic Origin (2000)

	<u>Households</u>	<u>Percent</u>
White Alone	83,719	92.5%
Black/African American	2,181	2.4%
American Indian	495	0.5%
Asian Pacific, Hawaiian	1,971	2.2%
Other Race	2,119	2.3%
Total	90,485	100.0%
Source: 2000 Census (SF1 & SF3)		GP&R, Inc.

The 2000 household structure varies somewhat between ethnic groups. Generally, the most prevalent type of household is ‘family household – married couples’ category. This household type, however, is more prevalent among the White population. Non-family households living alone are also more prevalent among the White. However, minority populations have a high proportion (compared with White) of single-parent family households and non-family households that do not live alone. Analysis of different ethnic groups and census tracts shows that Hispanic origin and geographic location are major factors that distinguish between household structure of different ethnic groups.

Household Type (White vs. Minorities), (2000)

	<u>White</u>	<u>Minorities</u>
Married-couple family	47.6%	43.1%
Male householder, no wife present	3.1%	5.1%
Female householder, no husband present	8.7%	17.1%
Non-Family Householder living alone	30.9%	23.6%
Non-Family Householder not living alone	9.7%	11.0%
Total	100.0%	100.0%
Source: 2000 Census (SF1 & SF3)		GP&R, Inc.

Group Quarters

Excluded for the household population are about 11,504 persons living in group quarters. About 85% of persons in group quarters are of White Caucasian ethnic origin. Persons in group quarters fall into two major categories: students living in dormitories (61% of group quarters) and persons in correctional institutions (23%). The rest are in nursing homes (8.2%) and other non-institutions (including homeless).

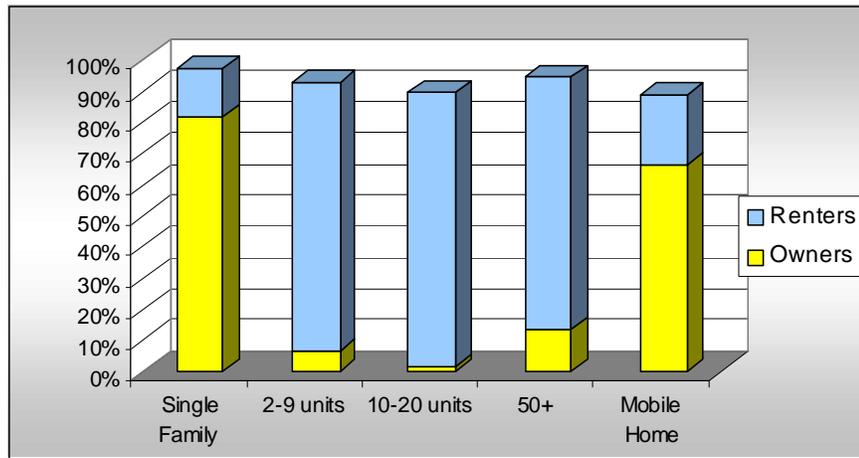
Housing Market and Tenure

In 2000, the housing stock consisted of 95,188 units. This represents a 20% increase (16,144 units) from 1990, which is slightly higher than the increase in households. Accordingly, the vacancy rate increased from 4.6% of the housing stock in 1990 to 5.0% in 2000.

About twenty percent of the housing stock was built in the past ten years. A similar spurt in construction (19% of the housing stock) took place in the 1970s, while construction in the 1980s, 1960s, and 1950s contribute about 11% (for each decade) of the housing stock. As expected, the construction during the 1940 was limited.

The housing stock consists of primarily single-family detached homes (63% of the housing stock). These homes (including mobile homes) are mostly occupied by their owners, as illustrated in the figure below and specified in the table following the figure.

Building Size and Tenure (2000)



Building Size and Tenure (2000)

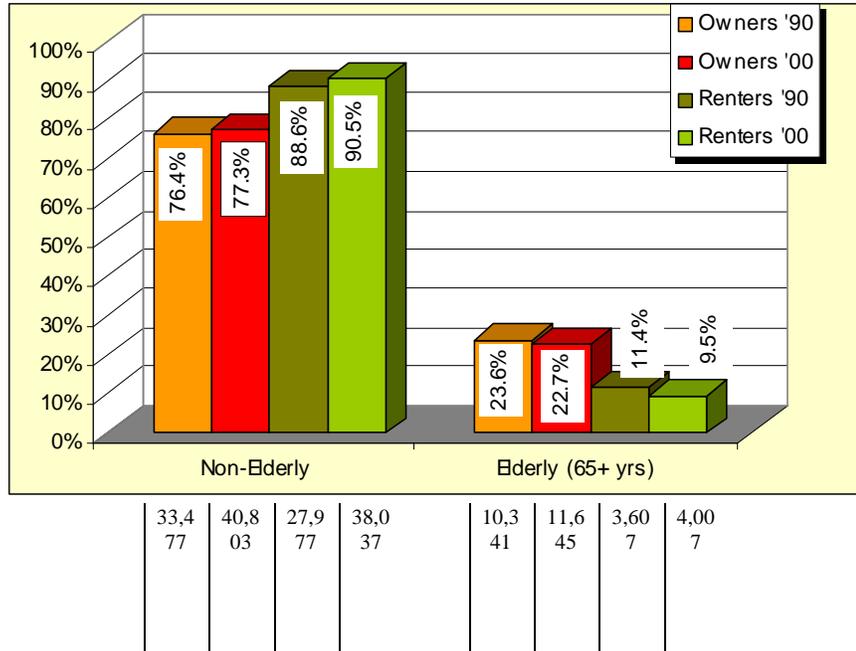
	Total Units		Occupied			Total
	Total	%	Total	Owners	Renters	
Single Family	60,082	63.1%	58,416	84%	16%	100%
2-9 Units	13,888	14.6%	12,916	7%	93%	100%
10-49 Units	14,788	15.5%	13,202	2%	98%	100%
50+ Units	4,094	4.3%	3,868	14%	86%	100%
Mobile Home	2,329	2.4%	2,076	75%	25%	100%
Boat, van, etc.	7	0.01%	7	100%	0%	100%
Total Units	95,188	100%	90,485			

Source: Census 2000 (SF3) GP&R, Inc.

Over half (57.9%) of the occupied units are owner occupied. In 2000, they consisted of 52,448 households. Renter households (42.1%) consisted of 38,037 households. Available information concerning building permits issued since the 2000 Census suggests that the 2000 owner/renter ratio has not changed. From 1990 to 2000, the number of both owner and renter occupied units increased by about 20%. The market gained 8,630 homeowners (19.7% growth rate) and 6,453 renters (20.4% growth rate).

Analysis of tenure structure among different age groups shows that renters are more likely to be under 65 years old (non-elderly) and elderly (65 years and older) are more likely to be homeowners. During the past decade, the proportion of non-elderly homeowners and renters increased compared with elderly homeowners and renters, as illustrated below. Further, Married-couples are more likely to be homeowners, although the number of homeowners who are single-parents or single-person household increased significantly since 1990 (especially among the non-elderly population).

Tenure Structure by Age (1990 & 2000)



33,4	40,8	27,9	38,0	10,3	11,6	3,60	4,00
77	03	77	37	41	45	7	7

Source: Census 1990 & 2000 (SF3)

Tenure and Ethnicity

Households of White ethnic origin (83,719 households) consist of the majority of homeowners and renters, although in 2000, their rate of renter households was low compared with homeowners (87.5% of renters vs. 95.8% of homeowners). Further, households of White ethnic origin tend to be homeowners (60% homeownership rate). Contrary to this ethnic group, all minority households have a significantly higher percentage of renter households. Households of Asian origin have the highest ownership among minority populations (about 40%, compared with 30% and less among all other minority ethnic groups).

Tenure Status by Ethnic Origin (2000)

			<u>Owners</u>	<u>Renters</u>	<u>Total</u>
White Alone	83,719	92.5%	60.2%	39.8%	100%
Black/African American	2,181	2.4%	23.3%	76.6%	100%
American Indian	495	0.5%	34.3%	65.7%	100%
Asian Pacific, Hawaiian	1,971	2.2%	40.1%	59.9%	100%
Other Race	2,119	2.3%	28.4%	71.6%	100%
Total	90,485	100.0%	<u>58.0%</u>	<u>42.0%</u>	<u>100%</u>

Source: 2000 Census (SF1 & SF2) GP&R, Inc.

Vacancies

The overall housing vacancy rate was at 5% (4,714 units) in year 2000. This represents an increase from 1990, when the vacancy rate was 4.6% (and 3,653 units). The majority of vacant units (57%) were available for rent, about 18% were for sale, and about 14% area available for occasional use. 10% of the units were vacant but are, to a certain extent, off the active market.

Vacancies (2000)

<u>Total:</u>	<u>Units</u>	<u>Percent</u>
For rent	2,706	57.4%
For sale only	857	18.2%
Rented or sold, not occupied	470	10.0%
For seasonal, recreational, or occasional use	283	6.0%
Other vacant	398	8.4%
For migrant workers	0	0.0%
Total	4,714	100.0%

Source: Census 2000 (SF3) GP&R, Inc.

Analysis of the 2000 vacancy pattern by unit type shows that vacancy rate is the lowest among the single-family units and is the highest among building with 10 to 50 units. A brief analysis of vacancies by census tract suggests that there is a positive correlation between vacancy rate, location, and building finance type. However, a more thorough analysis is required in order to establish this correlation.

Vacancies by Building Size (2000)

<u>Building Size</u>	<u>Units</u>	<u>Vacant Units</u>	
1, detached	54,483	1,433	2.6%
1, attached	5,599	230	4.1%
2	4,658	355	7.6%
3 or 4	3,564	272	7.6%
5 to 9	5,666	345	6.1%
10 to 19	7,822	889	11.4%
20 to 49	6,966	711	10.2%
50+	4,094	226	5.5%
Mobile Home	2,329	253	10.9%
Boat, RV, van, etc.	7	0	
<u>Total units</u>	<u>95,188</u>	<u>4,728</u>	<u>5.0%</u>

Source: Census 2000 (SF3) GP&R, Inc.

Affordable Housing Inventory

Based on an extensive count of 2000 rent-assisted housing units, the City's pool of affordable housing consists of 6,141 housing units. There are additional 300 units for persons with disabilities and about 2,200 elderly and disabled households that enjoy Homestead exemption.

Analysis of the rents indicate that about 2,150 units are available to household with income up to 30% of the Area Median Income (AMI), 2,970 units for household with income of 30%-50% of the AMI, and 1,021 units for households with income at 51%-80 of AMI.

Household Income

According to the Census, the Median Household Income (MHI) for 2000 was \$40,605 for the City as a whole. The MHI varies with age of householder. Households with a householder that is below 25 years old had a MHI of \$21,293. MHI increased with age, reaching a peak of \$57,749 at age 45-54 years, and decreased to \$27,422 for households with householders 75 years and older.

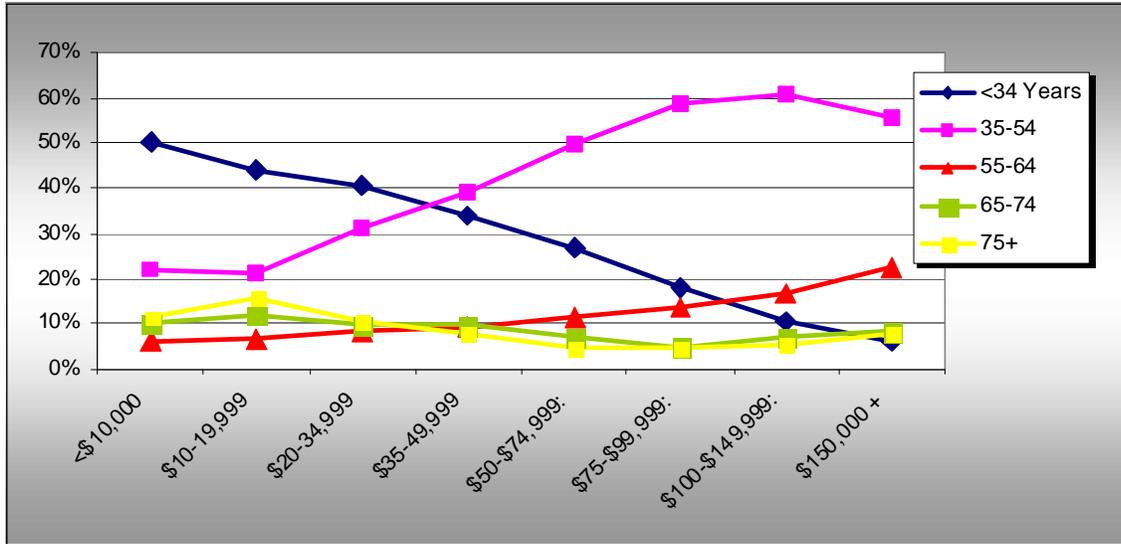
Median Household Income by Age (2000)

Total	\$ 40,605
Householder under 25 years	\$ 21,293
Householder 25 to 34 years	\$ 38,999
Householder 35 to 44 years	\$ 48,337
Householder 45 to 54 years	\$ 57,749
Householder 55 to 64 years	\$ 51,750
Householder 65 to 74 years	\$ 34,387
Householder 75 years and over	\$ 27,422

Source: Census 2000 (SF3) GP&R, Inc.

The chart below illustrates the income distribution among households of different age groups.

Income Distribution Among Households By Age (2000)



Source: 2000 Census (SF3)

Based on the MHI for the population as a whole, the Census data shows that, in 2000, a total of 32,474 households had income at 80% and below the Median Household Income. These households consist of 35.9% of the households. More specific analysis shows that the rate of elderly households of low to moderate incomes (also referred to as LMI) was high compared with non-elderly households (49% elderly vs. 33% non-elderly).

About twenty percent (or 19,103 households) of the total LMI households had income at or below \$20,303, which is about 50% of the Median Household Income. These households consisted of 14,232 non-elderly and 4,871 elderly households.

Household Income Distribution by Age (2000)

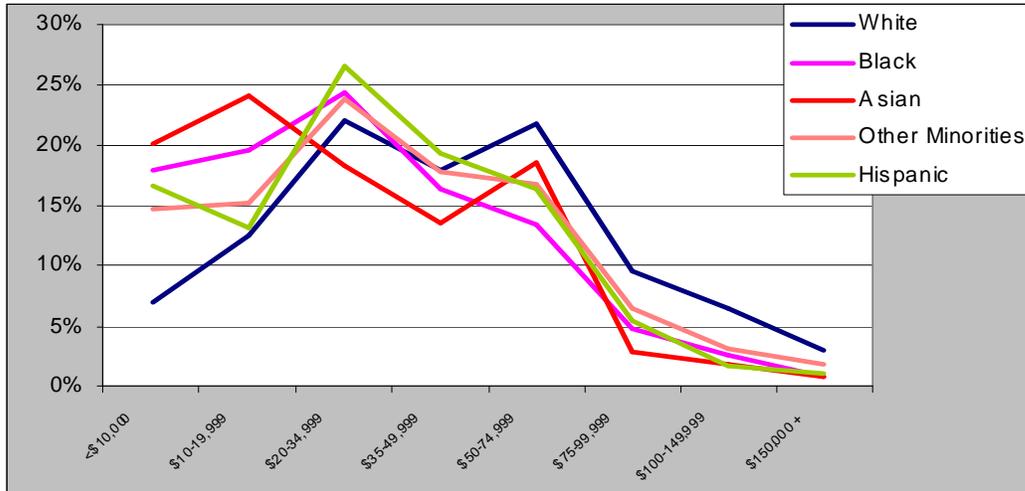
Income	TOTAL	NE<65	65+
<30% of HMI	9,467	7,225	2,242
30-50% of HMI	9,636	7,007	2,629
50-80% of HMI	13,371	10,580	2,791
Total Low/Moderate Income	32,474	24,812	7,662
Income \$100,000 and above	8,020	6,946	1,074
Percent of total Households	8.9%	9.3%	6.8%

Source: 2000 Census (SF3) GP&R, Inc.

Income Distribution and Ethnic Composition

Income is unevenly distributed among ethnic groups. The median income for households of White Caucasian only origin is in the range of \$40,000 to \$45,000. This median income is high by \$10,000 to \$25,000 compared with other ethnic groups. Specifically, the median income for groups of African American and Asian origin is \$20,000 to \$25,000, and the median income for groups of Hispanic/Latino origin and other ethnic groups is \$25,000 to \$30,000.

Income Distribution Among Households By Ethnic Origin (2000)



The uneven income distribution is manifested in the proportion of households with low and moderate incomes among the different ethnic groups. As presented below, nearly half of the minority households have low and moderate incomes, compared with about 35% among the White Caucasian households. Further, while minority households consist of 9% of the total population, minority households with low and moderate incomes consist of over 12% of the households with these incomes.

Household Income Distribution by Ethnic Origin (2000)

Income	Total	White Alone	Minorities	Hispanic	Black	Asian
<30% of Median	9,467	7,856	1,611	464	496	283
30-50% of Median	9,636	8,536	1,100	260	384	202
50-80% of Median	13,371	12,062	1,309	435	358	255
Total LMI households	32,474	28,453	4,020	1,159	1,238	740
% LMI of Total Households	35.9%	34.5%	49.4%	48.4%	53.8%	56.5%
% LMI of Total LMI	100%	87.6%	12.4%	3.6%	3.8%	2.3%
% Race of Total Households	100%	91.0%	9.0%	2.6%	2.5%	2.1%

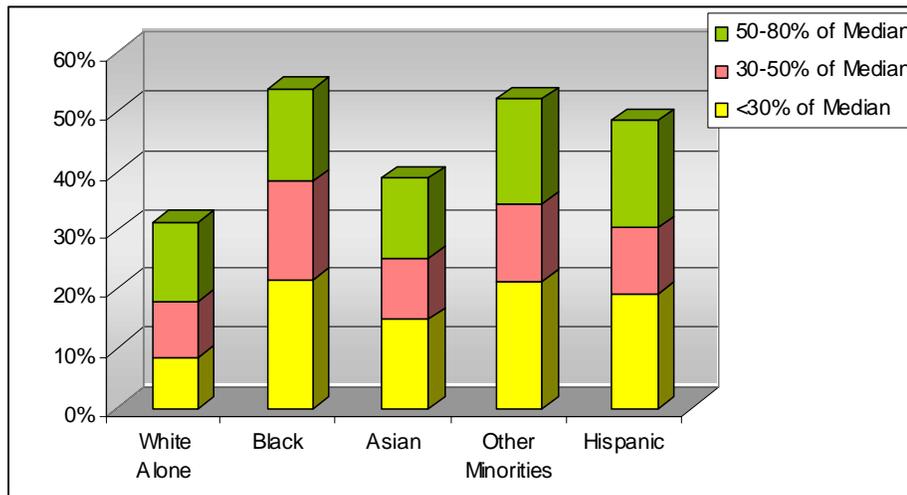
Source: 2000 Census (SF3)

GP&R, Inc.

Analysis of the differences between ethnic groups shows that the largest ethnic groups among the households with low and moderate incomes are of African America, Asian, and Hispanic/Latino origins.

The figure below illustrates the proportion of households with low and moderate incomes of the total household in each ethnic group. Note that only the latter three groups are specified. All other groups are included in the category 'other group'. As shown, there is a significant difference between the White Caucasian households and all minority households. The differences are apparent in the total number of households with low and moderate income as well as in the proportion of households with very low income (below 30% of the Area Median Income). Minority groups have a high proportion of households with very low income compared with the White Caucasian population. Although not shown here, the Census data suggests that ethnic groups also differ in the age of households with low and moderate incomes. On an average, minority households with low and moderate incomes tend to be about seven years younger than White Caucasian households with low and moderate incomes.

Households by Major Ethnic Origin and Income (2000)



Income Distribution and Tenure

Renter households are more likely to have households with low and moderate incomes, and these LMI households are more likely to experience housing cost overburden. The data presented below shows that about 22% (11,637 households) of homeowner households have low and moderate incomes. Of these households, 48.3% (or 4,928 households) experience housing cost overburden (their housing related expenses are above 30% of their income). Renter households consist of about 64% households with low and moderate incomes (22,276 households). Of these households, nearly 60% (13,129 households) experience cost overburden.

Household Tenure by Income and Cost Burden (2000)

Income Category	Owners		Renters		% Cost Burden of LMI	
	Total	Cost Burden	Total	Cost Burden	Owners	Renters
<30% of HMI	1,547	910	7,920	6,152	18.5%	46.9%
30-50% of HMI	2,807	1,343	6,829	4,722	27.3%	36.0%
50-80% of HMI	5,844	2,675	7,527	2,255	54.3%	17.2%
Total LMI	10,198	4,928	22,276	13,129	100%	100%
Total Households	52,448		38,037			

GP&R, Inc.

Source: 2000 Census (SF3)

Further analysis shows that the proportion of minority households of low and moderate incomes that experience cost overburden is higher than their proportion of the total population. The total of minority households who experience cost overburden (4,202 households) consists of 23.3% of all such households. This is significantly higher than the proportion of all minority households of the total population (7.5%).

Income Category	LMI Households	Total Minorities Households	Total Cost Overburden Households	Cost Overburden Minorities		
				Total	Homeowners	Renters
<30% of Median	9,467	1,611	7,062	1,154	149	1,005
30-50% of Median	9,636	1,100	6,065	1,052	107	944
50-80% of Median	13,371	1,309	4,930	944	268	677
	32,474	4,020	18,057	3,150	524	2,626

Source: Census 2000 (SF3) GP&R, Inc.

Housing Needs

Housing needs estimates are based on the cost overburden. Cost overburden information is based on Census 2000 (SF3). The assessment assumes that households enjoying homestead exemptions did not surface in the Census count as experiencing cost overburden. The assessment further assumes that all rent-assisted units are occupied by households with low to moderate incomes. Therefore, these households are not counted by the Census as experiencing cost overburden. Finally, since the Census data applies to year 2000, additional affordable units that were developed since April of 1999 were not counted for the needs assessment. This approach is consistent with the discussion thus far, which is based on 2000 Census.

As presented on the following page, Lincoln has a large number of households that experience housing cost overburden. These households consist of nearly 20% of the total population and over half (55.6%) of the populations with low and moderate incomes. Cost overburden is negatively correlated with income – the lower the household income the higher the number of households experiencing cost overburden. Cost overburden is further related to tenure status. As a rule, renter households are more likely to experience housing cost overburden. Nearly two thirds (78%) of renter households with incomes up to 30% of the Area Median Income (AMI) experience cost overburden. The proportion of cost overburden households decreases with income (69% of renter households with incomes at 30%-50% of the AMI and 30% of households with incomes at 51%-80% of the AMI). Cost overburden among homeowners is slightly lower than among renters. Households experiencing cost overburden consist of 59%, 48% and 46% of homeowners with incomes up to 30%, 30%-50%, and 51%-80% of the AMI (respectively). The differences between renters and homeowners are related to age and ethnic origin of households. The elderly, who are more likely to be homeowners and among the LMI homeowners in particular, tend to experience low cost overburden (e.g., mortgage is paid off and Homestead Exemption result in low cost overburden for Census purposes).¹ Minority households with a high proportion of households with low and moderate incomes and renters tend to impact the rental market. Also, cost overburden figures in the rental market are affected by the affordable housing supply, which tends to target households at 60% and higher of the AMI.

¹ Note that non-housing related expenses that burden the elderly income (e.g., medical bills) are not reflected in the housing cost overburden figures.

Housing Needs Assessment (2000)

	Total	Renters	Owners						
Total Households	90,485	38,037	52,448						
<30%	9,467	7,920	1,547						
31-50%	9,636	6,829	2,807						
51-80%	13,371	7,527	5,844						
Total LMI	32,474	22,276	10,198						
				Affordability	Supply	Quality	Access	Size	Location
	Households	Needs							
<30%	9,467	7,062		5	5	3	NA	3	1
31-50%	9,636	6,065		4	4	3	NA	2	1
51-80%	13,371	4,930		4	3	3	NA	1	1
Total LMI	32,474	18,057							
<u>Elderly</u>									
<30%	2,242	1,020		5	4	4	NA	3	1
31-50%	2,629	1,197		4	4	4	NA	3	1
51-80%	2,791	1,270		4	4	4	NA	3	1
Total LMI	7,662	3,487							
Total HH	15,770	-							
<u>Minorities</u>									
<30%	1,611	1,154		5	5	3	NA	4	1
31-50%	1,100	1,052		5	4	3	NA	4	1
51-80%	1,309	944		5	3	3	NA	4	1
Total LMI	4,020	3,150							
Total HH	6,767								

The wait lists of the Lincoln Housing Authority confirm the above discussion.

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

COMMENTS TO WAITING LIST TABLES

- a. Data concerning waiting lists is valid to: 09-30-2003. Data changes daily.
- b. 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 public housing units

WAITING LISTS ANALYSIS

As presented, the waiting lists reflect the conditions at the date in which they were recorded. Market conditions can create substantial fluctuations in the waiting lists due to volume of applicants. 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 public housing and Section 8 waiting lists probably reflect differences in program eligibility criteria and property characteristics. Below are highlights of the data analysis:

- a. About 80 percent of the Section 8 waiting list applicants have incomes below 30 percent of the area-wide median income, while 17 percent of the Public Housing waiting list applicants have incomes below 30 percent of the area-wide median income. The difference in the percentage of very low income households between the Voucher and Public Housing programs may be the result in the difference in income eligibility criteria between the Public Housing program and the Section 8 Voucher program. Under the Moving To Work program, working families are given a preference for Public Housing units.
- b. The greatest overall demand is for two-bedroom units. Over 57 percent of the Public Housing waiting list applicants (172 families) and 41 percent of the Section 8 waiting list applicants (859) are seeking two-bedroom units. The number of two-bedroom Public Housing inventory consists of 50 total units or 16 percent of all Public Housing units.
- c. The demand for 1-bedroom units is the second largest group of units sought by Section 8 applicants. Twenty-six percent (26%) of the Section 8 waiting list (536 applicants) are seeking 1-bedroom units. This appears to be a reflection of disabled, elderly, single-person population.
- d. For public housing, the second largest group of applicants is seeking 3-bedroom units. However, most of the 3-bedroom waiting list (31%) have incomes between 30% and 50% of median income. The third largest group of public housing applicants are seeking four-bedroom units which would reflect our large family need.

In both waiting lists, the number of applicants has increased over last year's total which reflects a general downturn in the local economy, and the inability to sustain "over-leasing" in the Section 8 program. Without funds, few Vouchers are available for recapture and reuse.

It is important to note that under the Moving To Work program, single non-working, non-elderly or non-disabled families only qualify for the "0" bedroom waiting list.

A. 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.

Housing Needs of Families on the Moving to Work Section 8						
WAITING LIST						
TABLE 1						
Waiting list type: (select one)						
X__ 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		2099	100%			
Extremely low income < 30%AMI		1669	80%			
Very low income > 30% to 50% AMI		430	20%			
Low income > 50% to 80% AMI		0	0%			
Families		1323	63%			
Elderly families		451	21%			
Families with Disabilities		325	16%			
Race						
White		1645	78%			
African American		341	17%			
Native American		49	2%			
Asian		64	3%			
Total		2099	100%			
Ethnicity						
Hispanic		120	6%			
Non-Hispanic		1979	94%			
Total		2099	100%			
Characteristics by			Extremely Low	Very Low	Low	

Bedroom Size		# of Families	Income	Income	Income		
0BR	10%	222	198	24	0		
1BR	26%	536	448	88	0		
2BR	41%	859	659	200	0		
3BR	18%	373	278	95	0		
4BR	4%	87	68	19	0		
5BR	1%	19	15	4	0		
5+BR	0%	3	3	0	0		
TOTAL	100%	2099	1669	430	0		

Characteristics by		# of Families	Race				Hispanic
Bedroom Size	White		Black	Indian/ Alaskan	Asian/ Pacific Island		
0BR	10%	222	77%	18%	5%	1%	5%
1BR	26%	536	86%	11%	1%	2%	4%
2BR	41%	859	80%	15%	2%	3%	7%
3BR	18%	373	71%	21%	4%	4%	7%
4BR	4%	87	62%	31%	1%	6%	7%
5BR	1%	19	42%	42%	0%	16%	0%
5+BR	0%	3	33%	67%	0%	0%	0%
TOTAL	100%	2099	78%	17%	2%	3%	6%

HOUSED TENANTS-MOVING TO WORK (Completed 9/29/03)

Characteristics by		# of Families	Race				Hispanic
Bedroom Size	White		Black	Indian/ Alaska	Asian/ Pacific Island		
0BR	1%	38	89%	5%	3%	3%	3%
1BR	29%	869	87%	7%	1%	5%	3%
2BR	38%	1111	80%	12%	3%	5%	5%
3BR	24%	714	69%	19%	4%	8%	6%
4BR	6%	186	53%	26%	4%	17%	9%
5BR	1%	27	33%	48%	4%	15%	4%
5+BR	0%	1	0%	100%	0%	0%	0%
TOTAL	100%	2946	77%	13%	3%	7%	5%

Housing Needs of Families on the PUBLIC HOUSING					
WAITING LIST					
TABLE 2					
Waiting list type: (select one)					
<input type="checkbox"/> Section 8 tenant-based assistance					
<input checked="" type="checkbox"/> Public Housing and additional income restricted units					
<input type="checkbox"/> Combined Section 8 and Public Housing					
<input type="checkbox"/> 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		303	100%		
Extremely low income		50	17%		
< 30%AMI					
Very low income		232	77%		
> 30% to 50% AMI					
Low income		21	6%		
> 50% to 80% AMI					
Families		296	98%		
Elderly families		3	1%		
Families with Disabilities		4	1%		
Race					
White		226	75%		
African American		58	19%		
Native American		10	3%		
Asian		9	3%		
Total		303	100%		
Ethnicity					
Hispanic		16	5%		
Non-Hispanic		287	95%		
Total		303	100%		
Characteristics by			Extremely Low	Very Low	Low
Bedroom Size		# of Families	Income	Income	Income
0BR		0%	0	0	0

1BR	0%	0	0	0	0		
2BR	57%	172	31	126	15		
3BR	31%	94	12	76	6		
4BR	9%	27	6	21	0		
5BR	3%	10	1	9	0		
5+BR	0%	0	0	0	0		
TOTAL	100%	303	50	232	21		

Characteristics by		# of Families	Race				
Bedroom Size			White	Black	Indian/ Alaskan	Asian/ Pacific Island	Hispanic
0BR	0%	0	0%	0%	0%	0%	0%
1BR	0%	0	0%	0%	0%	0%	0%
2BR	57%	172	80%	16%	2%	2%	10%
3BR	31%	94	73%	19%	5%	3%	4%
4BR	9%	27	56%	38%	3%	3%	2%
5BR	3%	10	40%	50%	0%	10%	0%
5+BR	0%	0	0%	0%	0%	0%	0%
TOTAL	100%	303	75%	19%	3%	3%	5%

HOUSED TENANTS-PUBLIC HOUSING (Completed 9/29/03)

Characteristics by		# of Families	Race				
Bedroom Size			White	Black	Indian/ Alaska	Asian/ Pacific Island	Hispanic
0BR	18%	59	98%	2%	0%	0%	2%
1BR	15%	47	100%	0%	0%	0%	4%
2BR	15%	47	74%	17%	0%	0%	2%
3BR	42%	133	71%	29%	0%	0%	2%
4BR	8%	27	52%	48%	0%	0%	4%
5BR	2%	7	29%	29%	0%	43%	0%
5+BR	0%	0	0%	0%	0%	0%	0%
TOTAL	100%	320	78%	20%	0%	2%	2%

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **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)
 - a. Develop senior housing.
 - b. Seek ways to integrate supportive services in existing public housing.
 - c. For long term, seek to develop assisted living facility for very low and lower income elderly families by 2007.

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)
- d. Coordinate housing needs of families with disabilities with existing service providers and Housing Authority properties.
- e. Provide a set aside of Section 8 vouchers for project-based housing assistance with preference for rental assistance to disabled families/individuals with project-based support services.

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)

(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 903.12 (b), 903.7 (c)]

List on the following table 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 20__ grants)		
a) Public Housing Operating Fund	249,643	
b) Public Housing Capital Fund	477,259	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	11,937,215	
f) Resident Opportunity and Self-Sufficiency Grants	60,256	
g) Community Development Block Grant		
h) HOME	25,000	Security Deposit Assistance
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	895,000	Public Housing Operations
4. Other income (list below)		
MTW-Technical Assistance Grant	27,608	Moving To Work-UNL Study
4. Non-federal sources (list below)		
Interest Income – Public Housing	16,200	Public Housing Operations
Tenants Misc. Charges – Public Housing	37,500	Public Housing Operations
Other: Washers/Sprint Tower Contract	23,500	Public Housing Operations
Interest Income – Section 8	137,310	Downpayment Loans
Lincoln Housing Authority – Cash	40,000	Family Self-Sufficiency Assistance
Total resources	\$13,926,491	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

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) 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
 Other (describe) Credit History

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
 Sub-jurisdictional lists
 Site-based waiting lists
 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, 1000 "O" Street

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? No.
If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

No. N/A.

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- PHA main administrative office
- All PHA development management offices
- Management offices at developments with site-based waiting lists
- At the development to which they would like to apply
- Other (list below)

(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 Fall to the bottom of the waiting list.
- Two Removed from the waiting list.
- Three or More

b. Yes No: Is this policy consistent across all waiting list types?

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?

b. Transfer policies:

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

- Emergencies
- Over-housed
- Under-housed
- 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
- 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.

2 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)

- 1 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
- 1 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: the pool of applicant families ensures that the PHA will meet income targeting requirements. Lincoln Housing Authority is exempt from income targeting through the Moving To Work Demonstration program.

(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) Tenant Handbooks

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: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]
Larsen	24	Scattered Sites	

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):
 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)

The information shared with the prospective owner is limited to: 1) the family's current address as shown in LHA records; and 2) the name and address of the landlord at the family's current and prior address if known. At the time the family indicates they want to lease a dwelling unit, LHA may offer the owner other information in LHA's possession about the family including tenancy history of family members or drug trafficking by family members.

(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)

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)
Downtown Leasing Office, 1000 "O" Street, Suite 102, Lincoln, NE 68508

(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:

Vouchers may be extended beyond the initial search period after completing required landlord contact sheets, and under the following circumstances:

- a. Extenuating circumstances: If the family can verify extenuating circumstances, the family is hard to house and can clearly demonstrate they have made every effort to secure a suitable unit.
- b. Not refused suitable unit: The family has not refused a suitable unit without good cause.
- c. Extension results in housing the family: There is a possibility an extension will result in an approved lease and execution of a Housing Assistance Payment Contract.

(4) Admissions Preferences

- a. Income targeting

- 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)
Families fully enrolled in Employment First Program or other approved self-sufficiency programs.

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.

1 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
- 1 Other preference(s) (list below)
Fully enrolled in Employment First or other acceptable self-sufficiency program.

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

(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)
HUD Homeless Voucher Program

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

- Through published notices
- Other (list below)
Mailings
Social service agency meetings—committees
Internet

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(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 of the following two)

- 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))
- 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
 \$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% of 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
 For the non-reimbursed medical expenses of non-disabled or non-elderly families
 Other (describe below)
Please refer to the Moving To Work section of the Plan and LHA's Admissions and Continued Occupancy Policy.

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 (not elderly or disabled or elderly only)
- 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
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

Tenants must report all changes in family composition. Reporting income changes is not required.

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?

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing

- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)
LHA is exempt from flat rents through the Moving To Work Demonstration program.

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
- To increase housing options for families
- Other (list below)

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

- Annually
- Other (list below)

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)

(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. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

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

Applicability of sub-component 5B: 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.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below 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)
Development name:
Development (project) number:
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
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: 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:
- e. Yes No: 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:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If “No”, skip to component 7; if “yes”, complete one activity description for each development on the following chart.)

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: (DD/MM/YY)
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:

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (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 the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

(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, what is the maximum number of participants this fiscal year?

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:

c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family’s resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2000 - 2004.

ACCOMPLISHMENTS:

- a.** During the Plan period, maintained a 98 percent lease-up rate for Public Housing units. (Goal #1)
- b.** During the Plan period, used funds from the Section 8 Voucher program reserves to assist more households in using Section 8 Moving To Work vouchers. (Goal #1)
- c.** During the Plan period, the Lincoln Housing Authority started construction of 96 mixed-income rental units. (Goal #1)
- d.** During the Plan period, the Lincoln Housing Authority maintained its status as a high performer under PHAS. (Goal #2)
- e.** During the Plan period, the Lincoln Housing Authority maintained its status as a high performer under SEMAP. (Goal #2)
- f.** During the Plan period, we enforced HUD Housing Quality Standards to maintain the high quality of Section 8 units. (Goal #2)
- g.** During the Plan period, the Lincoln Housing Authority completed projects identified in its 5-year Capital Fund program. (Goal #2)
- h.** During the Plan period, the Lincoln Housing Authority monitored the voucher payment standards and maintained the payment standard to 106 percent of FMR. (Goal #3)

- i.** During the past year, the Lincoln Housing Authority provided 25 households with down payment assistance for home purchase by LHA clients for a total of 55 households during the 5-year Plan period. (Goal #3)
- j.** During the 5-year Plan period, published four newsletters for landlords to encourage their participation in the Section 8 Voucher program and increased number of landlords receiving HAP payments from 900 to 1,100 landlords. (Goal #3)
- k.** During the Plan period, the Lincoln Housing Authority continued to implement the zero-tolerance drug policy. (Goal #4)
- l.** During the Plan period, HUD inspected, under the PHAS program, all public housing units and gave scores that allow the Lincoln Housing Authority to maintain its high performer status. (Goal #4)
- m.** During the Plan period, we continued to offer clients high quality programming and social services at the Carol M. Yoakum Family Resource Center. (Goal #4)
- n.** During the Plan period, the Lincoln Housing Authority continued its financial support for various self-sufficiency programs for LHA clients. (Goal #5)
- o.** During the Plan period, the Lincoln Housing Authority completed its third full year of successful operation under the Moving To Work Demonstration Program encouraging work or training for program participants. (Goal #6)
- p.** During the Plan period, the Lincoln Housing Authority continued to affirmatively further fair housing through increased choice that the Moving To Work participants have in the Section 8 Voucher program. (Goal #7)

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

- a.** Substantial Deviation from the 5-Year Plan.
Substantial Deviation from the 5-Year Plan is defined as occurring when the PHA Board, with input from the Resident Advisory Board, deletes or adds any goals as presented in the 5-Year Plan. Changes in strategy to achieve the various outlined goals are not deemed to be a substantial deviation from the 5-Year Plan.

b. Significant Amendment or Modification to the Annual Plan.

Significant amendment or modification to the Annual Plan is defined as LHA policy changes to rent or admissions policies that negatively affect the qualification to receive housing assistance or to continue housing assistance; or the LHA waiting list policy is changed or reorganized by adding local preferences, or change in date or time as to the primary management provision of the LHA waiting list; or additional projects are added but not previously identified in the Five-Year Capital Fund Action Plan; or any changes to Low Rent Public Housing unit counts due to changes with regard to public housing units identified for demolition or disposition; or the creation or deletion of a Section 8 homeownership program, or the conversion of Low Rent Public Housing units to vouchers.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

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

If yes, provide the comments below:

Resident Advisory Board Comments:

The Resident Advisory board met on three (3) different occasions to review the Lincoln Housing Authority 5-Year and FY 2004 Annual Plan. The Resident Advisory Board meeting dates were October 23, 2003, November 20, 2003, and December 4, 2003. The minutes of the meetings are available and on display to the public.

A. Written Comments Received from Advisory Board:

Written Comment #1: An Advisory Board member wrote a comment that individuals in the Moving To Work program are not being monitored on the MTW agreement. The commenter believed there are able-bodied individuals with a voucher without the benefit of working. The commenter felt that LHA does not investigate it thoroughly and, therefore, in the commenter's opinion, it is not seen as a success.

Response to Written Comment #1: LHA does monitor participants in the Moving To Work program at least annually. If a person gets a job between annual reviews, the client's portion of the rent is not changed until the next annual review. Under the Moving To Work program, those clients who are able-bodied but choose not to work have their portion of the rent based upon the assumption the client is working 25 hours per week at minimum wage, thus lowering the amount of financial housing support given to the client.

Written Comment #2: An Advisory Board member realized, after reading the Plan, that the U.S. Department of Housing and Urban Development assists many people. The commenter would be happy to continue on the Advisory Board as a resident member.

Response to Written Comment #2: The Lincoln Housing Authority is fortunate to have residents that truly care about the quality of housing assistance and services available to LHA clients. Without HUD's financial assistance, many households in Lincoln would be homeless.

Written Comment #3: A Resident Advisory Board member suggested translation of documents for assisted housing to aid in communication and allow for effective interaction with clients whose primary language is other than English.

Response Written Comment #3: The Lincoln Housing Authority has translated documents where there are large numbers of immigrants or refugees of the same language seeking LHA services. We have translated documents in Spanish, Vietnamese, and Russian. We will review our current service population to see if other major groups utilizing our services will have documents printed that would be cost effective to LHA. Currently, we pay for translators that accompany clients for on-site applications, voucher issuance, or annual reviews. Currently, the Lincoln Housing Authority serves clients with over 40 languages and dialects.

Written Comment #4: A Resident Advisory Board member suggested greater staff diversification.

Response to Written Comment #4: The Lincoln Housing Authority has always sought to diversify its staff. We have outreach programs to encourage the minority community to look to the Lincoln Housing Authority for employment opportunities. In addition, we have operated a minority internship program to provide job experience with the Lincoln Housing Authority and, hopefully, encourage more permanent employment with LHA.

Written Comment #5: The transfer policies for the Low Rent Public Housing Program do not allow sufficient time to make decisions (two days to accept a new location).

Response to Written Comment #5: The Lincoln Housing Authority believes our notice policy to existing tenants provides adequate time to current tenants to decide whether to transfer or not. To add additional days to decide will negatively affect HUD's standard of unit turnaround and, thus, negatively affect our ranking as a high-performing housing authority. Additionally, the need to give new tenants adequate time to determine if they wish to accept the available unit is a primary concern in filling a vacancy with the Public Housing program.

Written Comment #6: Many tenants and clients are complaining that the Maintenance Department is late for even vital services. There is no reason or rationale to be late to maintain the property and keep it on a high standard.

Response to Written Comment #6: We are unaware of any late response to maintenance requests. LHA prides itself on offering excellent maintenance service to its clients. We schedule two service people daily to cover service requests as they are reported or called in by residents. Our standards are to respond to emergency problems within a few hours and no more than 24 hours. For routine service requests, we are usually able to respond the same day or the next working day. Most work items can be repaired at the initial visit. However, some work items take

follow-up visits, require ordering parts or materials, require a supervisor to assess the problem further, or require us to hire an outside contractor. We leave client comment cards regularly when we perform work. Almost every card received regarding our service is very positive about our service.

B. Comments Made During Resident Advisory Board Meetings During Review of the Plan:

Advisory Board Comment #1: When someone applies, there is a question on the form that asks if the person has ever received housing assistance in any other location including other states. If someone marks "no", does LHA run a check to make sure this is true?

LHA Response: No, there is no central registry available to check this information at this time.

Advisory Board Comment #2: There may be a need, at some point, to add a preference for persons displaced by government action (like Antelope Valley).

LHA Response: The Lincoln Housing Authority will monitor the need to add a preference for lower-income households that may be displaced by future governmental action under the Antelope Valley Redevelopment Project.

Advisory Board Comment #3: Would people who live in their cars be considered homeless even though they have not used the City Mission?

LHA Response: Homeless individuals living in their vehicles would qualify for the homeless preference if it can be verified by the police department, clergy, social workers, etc. However, sharing a home with a relative, for example, would not qualify for the preference because they actually have a roof over their head.

Advisory Board Comment #4: What kind of criteria does HUD use in determining whether or not to keep the Moving To Work program? Are they looking at numbers over a span of years?

LHA Response: The MTW program was originally a trial or demonstration program; LHA will have been in the program five years in May 2004. LHA made extensive changes in the way the Section 8 program operates and, to go back to the old program, would be extremely detrimental to a lot of tenants that have a voucher. A study through the University of Nebraska verified that the minimum earned income requirement has been successful in getting people to participate in self-sufficiency programs and to find work. HUD will review the material and the program before deciding to allow the Lincoln Housing Authority to continue the MTW program.

Advisory Board Comment #5: Do disabled households receive a preference?

LHA Response: No, but they have higher standing than a single, non-disabled household. A single, non-disabled individual goes to the bottom of the waiting list.

Advisory Board Comment #6: How can a voucher client know how their portion of the rent is determined?

LHA Response: Income calculation worksheets are prepared by Housing Specialists. If a client has questions about how the calculations were performed, they can certainly look at the worksheet and have it explained to them.

Advisory Board Comment #7: What if a landlord does not want to make HQS repairs?

LHA Response: If a landlord does not want to make required repairs, LHA tenants are required to move if the unit no longer meets Housing Quality Standards, and payments to the landlord must be stopped. Security deposits and costs of moving are a problem for clients.

Advisory Board Comment #8: A question was raised about alcohol abuse and if someone could be terminated for a DUI.

LHA Response: LHA cannot terminate someone for being cited for DUI, but can terminate someone that continuously abuses alcohol to the point that it is a detriment to the neighbors.

Advisory Board Comment #9: Question was asked about whether LHA allows people on the program who have a past felony conviction.

LHA Response: It depends on what the felony was for—if violent criminal activity, then they may need to wait the three years from the date of disposition. Felonious sex offenders are subjected to a lifetime prohibition from the program (HUD requirement).

Advisory Board Comment #10: Question was asked about how HUD rates LHA under the Public Housing Assessment System (PHAS) and Section 8 Management Assessment Program (SEMAP).

LHA Response: The U.S. Department of Housing and Urban Development has established criteria to rate local housing authorities. The draft criteria have been published in the Federal Register for comments. After all comments were reviewed, HUD established the review criteria through publication of Final Rules. LHA is a “high performer” in the Public Housing Program and Section 8 Program.

Advisory Board Comment #11: One member asked about how Senator Chambers could have any influence over what is happening in the city of Lincoln and the LHA Drug Policy when he is in Omaha.

LHA Response: The particular case has caused LHA to want to take a second look at what the drug policy says with the board. Based on discussion at the last Resident Advisory Board meeting, the group did not support changing the policy in any way. More detail may be put into the language and wording changes. Resident Advisory Board members were encouraged to submit written comments on this issue if they feel strongly about it one way or another.

Advisory Board Comment #12: Question was raised about whether other federal funding sources besides HUD are available for improvements for public housing.

LHA Response: Funding sources are available for HUD programs, but block grant and HOME program dollars are HUD block grants to the cities. Cities establish rental rehab loans or rehab loans for homeownership targeted to specific neighborhoods through the Urban Development Department. Energy improvement programs are available through Lincoln Action Program which is funded through the state weatherization program.

Advisory Board Comment #13: Question was raised about the Summer Hill real estate tax assessment protest and the outcome of that protest.

LHA Response: The state legislature last year passed a provision that said that those types of properties should be assessed based on the income potential. The units were re-assessed, and the tax bill was reduced.

Based upon the comments received and addressed during the LHA plan review and the fact that at the December 11, 2003 public hearing, no substantive comments were received, the LHA 5-Year and Annual FY 2004 Plan will need no changes at this current time.

b. 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)

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board:

Francene Blythe

Method of Selection:

Appointment

The term of appointment is (include the date term expires): 07/01/2005

Five-year term to expire 07/01/2005.

- Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

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) Request for volunteers to serve on Advisory Board was made to the residents.

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)

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) No elections were held.

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not? N/A

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
 The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
 Other (explain):

Date of next term expiration of a governing board member: N/A

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): N/A

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

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

Consolidated Plan jurisdiction: (City of Lincoln, Nebraska)

a. 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 on its waiting list 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)

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

The City of Lincoln Consolidated Plan supports the PHA Plan with actions that provide financial assistance for housing needs and homeless programs for the city of Lincoln.

(4) (Reserved)

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 were 21 housing authorities in the country that were originally 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, and is scheduled to end May 2004 with a requested transitional period of 15 months after the end of the program. The agreement allows LHA to set rent policies as it deems necessary to accomplish the goals of the program.

Income Analysis of Public Housing Developments

September 29, 2003

LHA undertook an income analysis of seven family Public Housing developments in accordance with HUD requirements. The purpose of the analysis was to determine if policy changes were necessary to promote deconcentration of poverty. Six of the developments fell within HUD's established income range. One development is above HUD's established income range. All seven developments consist of scattered-site single-family and duplex units. All are filled from the same waiting list in accordance with a One Offer policy.

The nature of the housing stock and the One waiting list—One offer policy already promote deconcentration of poverty. The development that falls outside the established range consists of 24 units scattered throughout the city, and does not present a particular concentration of incomes within any neighborhood. Therefore, no additional policy changes are necessary.

The table on the following page lists by development the number of occupied units, the total income, the average income, the adjusted average income and the percentage of the adjusted average of each

development to the overall adjusted average for all developments. The bedroom size adjustment was calculated in accordance with HUD guidelines to adjust for variances among unit sizes.

Project	Occupied Units	Total Income	Average	Adjusted Average	Percent Adjusted Average
F39	37	606,107	16,381	13,427	91.64%
Hall	22	445,072	20,231	16,184	110.45%
Hansen	46	861,993	18,739	13,881	94.73%
Larson	23	491,488	21,369	17,957	122.55%
Pederson	24	386,638	16,110	12,888	87.96%
P-30	28	407,631	14,558	14,558	99.35%
A-12	11	215,463	19,588	15,670	106.94%
Totals	191	\$ 3,414,392			
Total Average Per Household			\$17,876		
				\$14,653	
Figures as of 09/29/2003					

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

The Lincoln Housing Authority intends to issue a Request for Proposals (RFP) for the use of up to 80 Section 8 housing vouchers to be used for project-based rental assistance with preference to handicapped and disabled individuals who are under case management by Community Mental Health of Center Pointe, Inc. These units will generally be located in or near a residential area within the Hartley neighborhood, CT 8.

The PHA Plan has, as one of its strategies, the targeting of available assistance to families with disabilities. Additionally, with the designation of the Mahoney Manor public housing project as an “elderly only” project, there is need to assist single-person families with disabilities with additional housing choices.

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to 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	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: 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
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method 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
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 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
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	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
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	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 housing (Designated Housing Plans).	Annual Plan: Designation of 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, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Lincoln, Nebraska		Grant Type and Number Capital Fund Program Grant No: NE26P002501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: (04)
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	47,725			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	30,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	398,000			
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	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	1,534			
21	Amount of Annual Grant: (sum of lines 2 – 20)	477,259			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	170,000			

12. Capital Fund Program and Capital Fund Program Replacement Housing Factor Annual Statement/Performance and Evaluation Report

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Lincoln, Nebraska		Grant Type and Number Capital Fund Program Grant No: NE26P002501-04 Replacement Housing Factor Grant No:			Federal FY of Grant: 04			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA/Wide	Administration	14 10		47,725				
HA/Wide	Architectural Fees	14 30		30,000				
002 MMA	Replace concrete	14 60		3,000				
003 Hall	Replace concrete	14 60		5,000				
004 Hansen	Replace concrete	14 60		5,000				
	Replace roofs	14 60	5	25,000				
005 Larson	Replace concrete	14 60		5,000				
006 Pedersen	Replace concrete	14 60		5,000				
009 P-30	Replace concrete	14 60		5,000				
	Replace windows	14 60	180	170,000				
011 A-12	Replace concrete	14 60		2,000				
	Remodel kitchens and baths	14 60		60,000				
013 F-39	Remodel bathrooms	14 60	39	113,000				
HA/Wide	Contingency	15 02		1,534				

13. Capital Fund Program Five-Year Action Plan

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule							
PHA Name: Housing Authority of the City of Lincoln, NE		Grant Type and Number Capital Fund Program No: NE26P002501-04 Replacement Housing Factor No:				Federal FY of Grant: 04	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Administration	09/30/05			03/31/06			
Architectural Fee	09/30/05			03/31/06			
002 MMA	09/30/05			03/31/06			
003 Hall	09/30/05			03/31/06			
004 Hansen	09/30/05			03/31/06			
005 Larson	09/30/05			03/31/06			
006 Pedersen	09/30/05			03/31/06			
009 P-30	09/30/05			03/31/06			
011 A-12	09/30/05			03/31/06			
013 F-39	09/30/05			03/31/06			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name Housing Authority of the City of Lincoln, NE		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 05 PHA FY: 06	Work Statement for Year 3 FFY Grant: 06 PHA FY: 07	Work Statement for Year 4 FFY Grant: 07 PHA FY: 08	Work Statement for Year 5 FFY Grant: 08 PHA FY: 09
	Annual Statement				
Administration		47,725	47,725	47,725	90,925
Architectural Fees		30,000	30,000	30,000	30,000
002 MMA		19,500	2,000	40,000	244,800
003 Hall		15,000	5,000	22,600	10,000
004 Hansen		230,000	5,000	112,700	63,600
005 Larson		10,000	2,000	49,200	10,000
006 Pedersen		10,000	2,000	20,900	5,000
009 P-30		10,000	180,500	12,000	6,000
011 A-12		80,000	2,000	64,200	3,000
013 F-39		10,000	197,000	74,200	12,000
Contingency		15,034	4,034	3,734	1,934
CFP Funds Listed for 5-year planning		477,259	477,259	477,259	477,259
Replacement Housing Factor Funds					

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages—Work Activities

Activities for Year :_4_ FFY Grant: 07 PHA FY: 08			Activities for Year: _4_ FFY Grant: 07 PHA FY: 08		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
002 MMA	Common area carpet	40,000	013 F-39	Replace roofs	40,800
003 Hall	Paint foundations	7,700		Concrete	10,000
	Concrete	8,000			
	Storm doors	6,900			
004 Hansen	Storm doors	28,700			
	Concrete	6,000			
	Replace roofs	43,000			
	Interior doors	35,000			
005 Larson	Storm doors	7,200			
	Garage roofs	36,000			
	Concrete	6,000			
006 Pedersen	Storm doors	7,200			
	Paint foundations	7,700			
	Concrete	6,000			
009 P-30	Concrete	12,000			
011 A-12	Furnaces/AC	45,600			
	Concrete	15,000			
	Storm doors	3,600			
013 F-39	Storm doors	23,400			
Total CFP Estimated Cost		\$			\$395,800

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Housing Authority of the City of Lincoln, Nebraska	Grant Type and Number Capital Fund Program Grant No: NE26P002501-03 Replacement Housing Factor Grant No:	Federal FY of Grant: 03
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/03 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	58,005	47,725	47,725.00	23,471.91
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	35,000	29,000	29,000.00	22,500.00
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	483,000	392,196	315,635.12	209,002.87
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	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	4,051	8,338	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	580,056	477,259	392,360.12	254,974.78
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	335,000	255,000	255,000.00	185,186.85

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: Housing Authority of the City of Lincoln, Nebraska		Grant Type and Number Capital Fund Program Grant No: NE26P002501-03 Replacement Housing Factor Grant No:				Federal FY of Grant: 03		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
Admin	Administration Fees	1410		58,005	47,725.00	47,725.00	23,471.91	In progress
Arch	Architectural & Eng. Fees	1430		35,000	29,000.00	29,000.00	22,500.00	In progress
002 MMA	Replace Boilers	1460		30,000	23,816.00	23,816.02	23,816.02	Complete
	Consolidate Laundry Rooms	1460		28,000	28,000.00			
003 Hall	Replace Concrete	1460		5,000	0	0	0	
004 Hansen	Replace Windows	1460	648	335,000	255,000.00	250,877.00	185,186.85	In progress
	Replace Roofs	1460	6	30,000	30,000.00	23,998.00		In progress
	Replace Concrete	1460		5,000	8,267.00	8,267.00		In progress
005 Larson	Replace Concrete	1460		5,000	4,862.00	4,862.00		
006 Pedersen	Replace Concrete	1460		5,000	0	0		
009 P-30	Replace Concrete	1460		5,000	0	0		
011 A-12	Replace Concrete	1460		5,000	3,815.10	3,815.10		In progress
	Remodel Kitchens	1460		60,000	30,000.00			No work
013 F-39	Replace Concrete	1460		5,000	0	0		

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Lincoln, NE		Grant Type and Number Capital Fund Program No: NE26P002501-03 Replacement Housing Factor No:					Federal FY of Grant: 03
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
Admin Fees	09/30/04	09/30/04		03/31/05	03/31/05		
Fees & Costs	09/30/04	09/30/04		03/31/05	03/31/05		
002 MMA	09/30/04	09/30/04		03/31/05	03/31/05		
003 Hall							No work
004 Hansen	09/30/04	09/30/04		03/31/05	03/31/05		
005 Larson	09/30/04	09/30/04		03/31/05	03/31/05		
006 Pedersen							No work
009 P-30							No work
011 A-12	09/30/04	09/30/04		03/31/05	03/31/05		
013 F-39							No work