

**City of Lincoln
First Program Year -- FY 2010**

Comprehensive Annual Performance & Evaluation Report



CITY OF LINCOLN
NEBRASKA
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Submitted:

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**Consolidated Annual Performance and Evaluation Program (CAPER)
First Program Year FY 2010**

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CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER) For HUD Entitlement Programs

First Program Year
FY 2010
Lincoln, Nebraska

Executive Summary

Provide a brief overview that includes major initiatives and highlights how activities undertaken during the program year addressed strategic plan objectives and areas of high priority identified in the consolidated plan.

Response: Please also refer to Attachment 1, the "Housing and Community Development Activities" table.

The *Consolidated Annual Performance and Evaluation Report* (CAPER) summarizes how the City of Lincoln used funding from the U.S. Housing and Urban Development Department (HUD); specifically funds from Community Development Block Grants (CDBG) and HOME Investment Partnerships (HOME). The CAPER reports progress towards attaining goals and objectives identified in the *Three-Year Strategic Plan* (Fiscal Years 2010 - 2012) and the *Annual Action Plan* (Fiscal Year 2010).

The *Action Plan* defines specific yearly activities that address the goals and objectives identified in the *Three-Year Strategic Plan*. At the end of each fiscal year, progress toward meeting those goals and objectives is evaluated in the annual CAPER. All of the goals and objectives are based on the statutory requirements for HUD's Community Planning and Development Programs: decent housing, a suitable living environment, and expanded economic opportunities -- all primarily for low- and moderate-income persons.

Progress Meeting Goals

For the Fiscal Year 2010 *Annual Action Plan*, \$8,099,387 was available, including entitlement, program income, and carry over. Fiscal Year 2010 expenditures totaled \$4,065,440 or 50% of the total funds available. An additional \$628,193 was committed and under contract. Expended and committed represented 58% of funds available.

Overall, the City of Lincoln is on track to meet the 3-year goals identified in the Strategic Plan. Ideally, since 2010 is the first year of that plan, each goal would have reached 33.3% of completion. As often happens with plans, some projects or programs were ahead of schedule and others were behind schedule. (See the tables at the end of this section.)

To better accomplish the overall goals, the City, with HUD's approval, designated a Neighborhood Revitalization Strategy Area or NRSA (see maps in Attachment 2). Because the needs in the NRSA area are high, that is where strategies to reduce poverty and promote economic integration are focused.

The following tables summarize accomplishments in FY 10 compared to goals identified in the *Three-Year Strategic Plan* and *Annual Action Plan*. The tables are taken from the Strategic Plan, with the addition of goals, amount expended and funding source. Although staff completed numerous policy-related activities that are included in the appropriate sections of the CAPER, only objectives and activities expending CDBG or HOME funds are included below. Goals represent housing units or projects unless indicated. HUD Objectives/Outcomes are also included. Please see the key at the bottom of each page.

Accomplishments for FY 10

Local Housing Objectives	HUD Objective/ Outcome	Program	3 Year Goals	FY 10 Goals	FY 10 Actuals	Expended	Funding Source
Objective 1: Preserve and provide for safe and decent affordable housing by promoting the preservation and revitalization of affordable housing and rehabilitation of substandard or inadequate housing throughout the City with emphasis on the NRSA and LMI area.							
Activity 1: Continue the Urban Development Housing Rehabilitation Programs.	DH - 2	HILP ¹ DPL ²	54 60 HH ³	18 20 HH	27 units 26 HH	\$81,319 \$321,647 \$42,099	CDBG CDBG HOME
Activity 2: Continue to fund the PRIDE Program with grants to low-income homeowners in NRSA neighborhoods for materials to accomplish exterior repairs.	DH - 2	PRIDE	315	105	120	\$70,030	CDBG
Activity 3: Continue to use lead-based paint certified housing staff to inform and educate housing clients, non-profit agencies, and the private sector housing community.	DH - 2	Lead-based Paint Mitigation	12 12	4 4	7 4	\$52,704 \$12,222	CDBG HOME
Activity 5: Continue to fund the Troubled Property Program administered by NeighborWorks®Lincoln and support their effort to obtain neighborhood rehabilitation funds from other sources.	DH - 2	Troubled Property Program	9	3	3	\$147,999	HOME
Objective 2: Assist low-income homeowners in sustaining their home ownership status during emergency situations and reduce the overall instance of emergency situations.							
Activity 1: Continue to fund the Rebuilding Together Project through the HEART (Helping Elderly Access Rebuilding Together) Program.	DH - 2	Eliminated in FY 10/11 due to local Rebuilding Together organization dissolution.					
Activity 2: Continue to fund the Emergency Repair Program.	DH - 2	ER ⁴ & MESS ⁵	90 0	30 0	64 6	\$260,165 \$22,213	CDBG HOME

¹ Home Improvement Loan Program ² Deferred Payment Loan Program ³ Households ⁴ Emergency Repair Loan Program

⁵ Mobile Emergency Service Subsidy

Key for HUD Objectives and Outcomes:

DH = Decent Housing SL = Suitable Living Environment EO = Economic Opportunity

1 = Availability/Accessibility 2 = Affordability 3 = Sustainability

Continued: Local Housing Objectives	HUD Objective/ Outcome	Program	3 Year Goals	FY 10 Goals	FY 10 Actuals	Expended	Funding Source
Activity 3: Continue to fund the removal of physical and architectural barriers in existing housing through the League of Human Dignity.	DH - 2	Barrier Removal Program	21	7	6	\$36,950	CDBG
Objective 3: Create and sustain homeownership opportunities and increase the rate of homeownership among households headed by persons who are racial and/or ethnic minorities.							
Activity 1: Continue the First Home Program (with incentives for purchasing in the NRSA and LMI), administered by NeighborWorks®Lincoln.	DH - 2	First Home Program	0 153 HH	0 51 HH	11 50 HH	\$526,603 \$820,663	CDBG HOME
Activity 3: Continue to fund the First Time Home Buyer Training classes administered by NeighborWorks®Lincoln.	DH - 2	First Time Home-buyer Training	450 people	150 people	192 people	\$171,794	CDBG
Activity 8: Continue to fund Affordable Housing Initiative and Habitat for Humanity through the Housing Development Loan Program to create new affordable homeownership opportunities by building affordable homes on infill lots or by substantially rehabilitating dilapidated units.	DH - 2	HDLP	3 – AHI ¹ 9 – Habitat ²	1 3	0 3	0 \$28,682	HOME HOME

¹Affordable Housing Initiatives ²Habitat for Humanity

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Local Public Facilities and Improvements Objectives	HUD Objective/ Outcome	Program	3 Year Goals	FY 10 Goals	FY 10 Actuals	Expended	Funding Source
Objective 1: Further the City's priorities of Antelope Valley and Stronger Safer Neighborhoods.							
Activity 1: Complete public improvements in the Malone neighborhood and South Capitol area (Near South and Everett neighborhoods) that implement projects identified in Focus Area Plans, "closer to home" strategies identified in the Antelope Valley and South Capitol Redevelopment Plans, and from Free to Grow. Projects include curbs, alleys, gutters, lighting and streetscape projects, sidewalk improvements, and tree planting.	SL - 3	Gravel Alleys	30	10	0	0	CDBG
		Street-scape	2	2	1	\$3,847	CDBG
		Sidewalk	3	1	0	0	CDBG
		Trees	6	2	0	0	CDBG
		Elliot Parking Lot	1	1	1	\$100,000	CDBG
Objective 2: Implement sustainability projects consistent with the Mayor's Energy and Sustainability Policy, and federal emphasis on sustainability.							
Activity 1: Complete park improvement projects in LMI neighborhoods. Recreation and access to open spaces and open lands is an element of sustainable communities -- promoting green space and healthy activities.	SL - 3	Park Improvements in LMI Neighborhoods	3	1	2	\$68,268	CDBG

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Continued: Local Public Facilities and Improvements Objectives	HUD Objective/ Outcome	Program	3 Year Goals	FY 10 Goals	FY 10 Actuals	Expended	Funding Source
Activity 2: Design and install rain gardens in LMI parks, and other property owned by the public and nonprofit organizations. Rain gardens are depressions planted with native or adapted plants that help absorb excess water and filter out excess nutrients before rain water enters the groundwater system. This activity complements a rain garden grant program for private property owners offered by the Watershed Management Division of the City Public Works and Utilities Department.	SL - 3	Rain Gardens	30	10	3	\$17,691	CDBG
Objective 3: Improve the livability of core neighborhoods by improving general neighborhood conditions.							
Activity 2: Continue to fund the Tree Management and the Demolition of Secondary Structures Programs. The Tree Management Program provides grants to low-income property owners and investors with low-income tenants for removal of dead and potentially dangerous branches or removal of dead or dangerous trees. The Demolition of Secondary Structures Program provides grants to low-income people for removal of substandard and dangerous buildings.	SL-3	Tree Management	18	6	13	\$19,855	CDBG
		Demo Second. Structure	3	1	1	\$928	CDBG

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Local Public Services Objectives	HUD Objective/ Outcome	Program	3 Year Goals	FY 10 Goals	FY 10 Actuals	Expended	Funding Source
Objective 1: Increase food security for low-income people and families.							
Activity 1: Support Community CROPS in the installation of community gardens and orchards in LMI parks and other property owned by public and nonprofit organizations. The lack of food and accompanying issue of hunger is a priority need in Lincoln. In addition to providing food for low-income people, community gardens and orchards further sustainability by promoting urban agriculture, reducing transportation costs for food, and encouraging healthy and ecologically sound food production.	SL - 1	Comm. Gardens & Orchards	180 people	60 people	74 people	\$1,318	CDBG
Activity 2: Provide scholarships to low income people to rent space in community gardens. Deleted by amendment in FY 10.	SL - 2						
Activity 3: Support operations for Community CROPS.	SL - 2	Comm. Crops Ops. ¹	4,500 people	1,500 people	706 people	\$12,946	CDBG

¹Community CROPS Operations

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Continued: Local Public Services Objectives	HUD Objective/ Outcome	Program	3 Year Goals	FY 10 Goals	FY 10 Actuals	Expended	Funding Source
Objective 4: Increase job opportunities for low-income people. Work to improve transportation options for low-income people.							
Activity 1: Provide funding to support One Stop Employment Solutions.	EO - 1	One Stop Employ. Solutions	42 people	14 people	6 people	\$33,984	CDBG

Additional Local Community Development Objectives	HUD Objective /Outcome	Program	3 Year Goals	FY 10 Goals	FY 10 Actuals	Expended	Funding Source
Objective 2: Continue support for the Homeless Management Information System (HMIS), an electronic data collection system that stores longitudinal person-level information about people who access the homeless services system.							
Activity 1: Continue to fund HMIS.	SL - 2	HMIS	30,000 People	10,000 People	21,827 People	0	CDBG

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I. Summary of Resources and Distribution of Funds

Identify the Federal funds made available for furthering the objectives of the consolidated plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of low-income and minority concentration). The geographic distribution and expenditure requirement may be satisfied by specifying the census tracts where expenditures were concentrated and the percentage of funds expended in target areas. The jurisdiction must also submit an updated CDBG Financial Summary Report (PR26).

Response: The table below is the total amount of funds available, the total amount of funds expended during the reporting period, and the total amount committed at the end of the reporting period.

FY 2010	
CDBG	
Entitlement	1,913,702
Program Income Earned	733,354.91
Prior Year Carryover	2,007,199.11
Total Funds Available	4,654,256.02
Total Funds Expended	2,848,492.81
Funds Committed at 8/31/11	84,540.31
HOME	
Entitlement	1,911,902
Program Income Earned	401,459.44
Carryover	1,131,769.83
Total Available	3,445,131.27
Total Funds Expended	1,216,946.84
Funds Committed at 8/31/11	543,652.31

See Attachment 2 for maps identifying the geographic distribution and location of investments (including areas of low-income and minority concentration). Attachment 3 contains the PR 26 report.

II. General CAPER Narratives

A. Assessment of the Three- to Five-Year Goals and Objectives

- a. Describe the accomplishments in attaining the goals and objectives for the reporting period. This should be summary information so that HUD and citizens can easily assess progress made toward meeting longer term goals.*

Response: Overall, Urban Development has made progress toward its one and three-year goals and objectives. Detail on accomplishments can be found in the “Housing and Community Development Activities” table in Attachment 1, “2010 Projects” in Attachment 4, and “2010 Summaries” in Attachment 5. The “Housing and Community Development Activities” table provides the most concise summary.

Housing

Accomplishments in attaining goals and objectives during FY10 for Housing are as follows:

Objective 1 - Preserve and Provide for Safe and Decent Affordable Housing by promoting the preservation and revitalization of affordable housing and rehabilitation of substandard or inadequate housing throughout the city with emphasis on the NRSA and Low- to Moderate-Income (LMI) area.

Activity 1: Continue the Urban Development Department Housing Rehabilitation Programs.

Accomplishments: HILP is funding in cooperation with Nebraska Investment Finance Authority and four private lenders, to provide 0% interest home improvement loans to low to moderate-income home owners. Those who do not qualify for a HILP loan will move into our DPL program. We completed 27 HILP loans and 26 DPL for a total of 53 which exceeds our goal in FY10 by 15.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY11	FY 12	
Housing Improvement Loan Program (HILP) and Deferred Payment Loan (DPL) Program	14A Rehab; Single-unit Residential 570.202	38	38	38	114 Projects
		Actuals Per Year			Total
		FY 10	FY11	FY 12	53 Projects
		53			

Activity 2: Continue to fund the PRIDE Program with grants to low-income homeowners in NRSA neighborhoods for materials to accomplish exterior repairs.

Accomplishments: The Promote Residential Improvement Design and Enhancement Program (PRIDE) works with neighborhood organizations to provide grants to low-income home owners in 13 Neighborhood Revitalization Strategy Area (NRSA) neighborhoods for exterior repairs. In FY 10, we exceeded our goal and served 120 households.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Pride Program	14A Rehab; Single-unit Residential 570.202	105	105	105	315 Projects
		Actuals Per Year			Total
		FY 10	FY 11	FY 12	120 Projects
		120			

Activity 3: Continue to use lead-based paint certified housing staff to inform and educate housing clients, non-profit agencies, and the private sector housing industry.

Accomplishments: The three Housing Rehabilitation Specialists at Urban Development conducted 97 lead hazard inspections, 26 risk assessments, and 11 lead hazard reduction grants. They also provided technical assistance to our sub-recipients, clients, and other agencies.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Lead-Based Paint Testing and Mitigation	14I Lead-Based/Lead Hazard Test/Abate 570.202	8	8	8	24
		Actuals Per Year			Total
		FY 10	FY11	FY 12	11 Projects
		11			

Activity 4: Continue to work with the Mayor’s Stronger, Safer Neighborhoods Initiative.

Accomplishments: We worked in conjunction with the Mayor’s Stronger, Safer Neighborhoods Program to increase home ownership in the Near South and Everett neighborhoods using the Neighborhood Stabilization Program. We acquired six dilapidated or foreclosed vacant properties which were redeveloped and sold to owner-occupants.

Activity 5: Continue to fund the Troubled Property Program administered by NeighborWorks®Lincoln and support their effort to obtain neighborhood rehabilitation funds from other sources.

Accomplishments : NeighborWorks®Lincoln has met the goal of rehabilitating or redeveloping three dilapidated properties in FY10.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Troubled Property Program	12 Construction of Housing 570.201(m)	3	3	3	9 Projects
		Actuals Per Year			Total
		FY 10	FY11	FY 12	3 Projects

Activity 6: Support non-profit landlords to sustain long-term affordability for tenants under 30% of median income and projects with expiring Low-Income Housing Tax Credits and fund a new LIHTC project using the Housing Development Loan Program (Strategic Plan amendment in FY 10 for implementation in FY 11).

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Housing Development Loan Program (HDLP)	12 Construction of Housing 570.201(m)	0	14	0	14 Projects
		Actuals Per Year			Total
		FY 10	FY11	FY 12	0 Projects

Activity 7: Support the effort of Paint-a-thon to paint houses of elderly and disabled home owners. Using non-Federal funds, complete one project in this fiscal year.

Accomplishments: We worked with Paint-a-thon on eighteen projects in FY10 using nonfederal funds.

Objective 2 - Assist low-income homeowners in sustaining their home ownership status during emergency situations and reduce the overall instance of emergency situations.

Activity 1: Continue to fund the Rebuilding Together Project through the HEART (Helping Elderly Access Rebuilding Together) Program.

Accomplishments: The local chapter of Rebuilding Together has disbanded.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Rebuilding Together	14A Rehab; Single-unit Residential 570.202	5	5	5	15 Projects
		Actuals Per Year			Total
		FY 10	FY11	FY 12	0 Projects

Activity 2: Continue to fund the Emergency Repair Program.

Accomplishments: There has been a substantial increase in low income home owners needing our assistance in order to sustain their home ownership status and reduce risks to their safety.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Emergency Repair Program	14A Rehab; Single-unit Residential 570.202	30	30	30	90 Projects
		Actuals Per Year			Total
		FY 10	FY11	FY 12	70 Projects

Activity 3: Continue to fund the removal of physical and architectural barriers in existing owner-occupied and rental housing through the League of Human Dignity.

Accomplishments: The League of Human Dignity completed six projects.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Barrier Removal	14A Rehab; Single-unit Residential 570.202; 14B Rehab; Multi-Unit Residential 570.202	7	7	7	21 Projects
		Actuals Per Year			Total
		FY 10	FY11	FY 12	6 Projects

Objective 3 - Create and Sustain Homeownership Opportunities and increase the rate of homeownership among households headed by persons who are racial and/or ethnic minorities.

Activity 1: Continue the First Home Program (with incentives for purchasing in the NRSA and LMI) administered by NeighborWorks® Lincoln.

Accomplishments: NeighborWorks® Lincoln continues to exceed their goals creating sixty-one new home owners. Eleven (11) percent were from minority populations.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
First Home	13 Direct Home Ownership Assistance 570.201(n)	51	51	51	153 Projects
		<u>56</u>	<u>56</u>	<u>56</u>	
		Actuals Per Year			Total
FY 10	FY11	FY 12	61 Projects		

**Goals amended FY 10 to add 5 units, CDBG funded (remaining units HOME funded)*

Activity 2: Explore incentives for returning veterans in the First Home Program.

Accomplishments: Urban Development works with housing specialists from the Veteran's Administration to facilitate referrals to the First Home Program.

Activity 3: Continue to fund the First Time Home Buyer Training classes administered by NeighborWorks® Lincoln.

Accomplishments: Home buyers trained by NeighborWorks-Lincoln have only a 3.45% chance of being in a situation where the First Home Program funds have to be “written off” due to the sale of a property for less than what is owed or a foreclosure.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Home buyer Training	05 Public Services (General) 570.201(e)	150	150	150	450 People
		Actuals Per Year			Total
		FY 10	FY11	FY 12	192 People

Activity 4: Provide a range of technical resources, including housing program brochures and trainings, from Urban Development and other housing agencies in other languages in addition to English.

Accomplishments: The Housing Rehab Summary flyer and the HILP (Home Improvement Loan Program) flyer were translated into Vietnamese and Arabic this year. This is in addition to the Spanish translations that were already available. These flyers are distributed at festivals and workshops and through affiliated agencies and organizations.

City website pages pertaining to Urban Development Department's housing programs include an option for displaying in 52 different languages, using Google translation software. While the translations using automated software are not ideal, this does allow us to reach more of the many different languages spoken by immigrants to Lincoln.

Several years ago a "Guide to Housing Codes" was translated into Spanish for the Building and Safety Department. We continue to make them available at community festivals.

Urban Development provided homebuyer training for people through its partnership with NeighborWorks® Lincoln and training in other languages provided by Community Action Partnership (CAP) (formerly known as Lincoln Action Program). Urban Development staff provided translation assistance to other City Departments regarding housing issues. We also provide technical support to the REALTORS® Association through the Affordable Housing Committee to increase awareness of our housing programs.

Activity 5: Leverage funds in conjunction with NeighborWorks® Lincoln using the Troubled Property Program for infill housing.

Accomplishments: Three houses were redeveloped under the Troubled Property Program and sold to first-time home buyers with a private lender first mortgage.

Activity 6: Continue partnering with and leveraging funds for additional homebuyer programs of other housing or lending agencies.

Accomplishments: Through the CDBG Home Buyer Program, a first mortgage product was created for eleven low-to-moderate income home buyers in conjunction with Cornhusker Bank.

Activity 7: Continue to work with the Mayor’s Stronger, Safer Neighborhoods Initiative to encourage and support home ownership.

Accomplishments: We worked in conjunction with the Mayor’s Stronger, Safer Neighborhoods Program to increase home ownership in the Near South and Everett neighborhoods using the Neighborhood Stabilization

Program. We acquired six dilapidated or foreclosed vacant properties which were redeveloped and sold to owner-occupants.

Activity 8: Continue to fund Affordable Housing Initiatives and Habitat for Humanity through the Housing Development Loan Program to create new affordable homeownership opportunities by building affordable homes on infill lots or by substantially rehabilitating dilapidated units.

Accomplishments: AHI successfully completed two projects funded by the Neighborhood Stabilization Program and was not able to complete a project for this program. Habitat was able to meet their goals in FY 10.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Affordable Housing Initiative (AHI)	14G Acquisition for Rehabilitation 570.202	1	1	1	3 Projects
		Actuals Per Year			Total
		FY 10	FY11	FY 12	0 Projects

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Habitat for Humanity	01 Acquisition of Real Property 570.201(a)	3	3	3	9 Projects
		Actuals Per Year			Total
		FY 10	FY11	FY 12	3 Projects

Activity 9: Continue to assist low-income homeowners using the Housing Rehabilitation Programs to rehabilitate their homes in order to maintain their home ownership status.

Accomplishments: Using our Housing Rehabilitation Program such as; Emergency Loan, PRIDE, Home Improvement Loan and Deferred Payment Loan Programs we were able to assist 243 homeowners in maintaining their home ownership status.

Activity 10: Create additional affordable housing opportunities by partnering with the Nebraska Department of Economic Development using Nebraska Affordable Housing Trust Funds or federal stimulus funds.

Accomplishments: The Nebraska Department of Economic Development granted the City of Lincoln federal Neighborhood Stabilization Program funds. In partnership with NeighborWorks® Lincoln, Affordable Housing Initiatives and Habitat for Humanity, we were able to acquire twenty-four dilapidated, foreclosed vacant properties for redevelopment and sale to low-to-moderate income home owners.

Activity 11: Continue the function of the Minority Marketing Committee to implement the Minority Marketing Plan.

Accomplishments: Urban Development continued to work with the Lincoln Commission on Human Rights to monitor compliance with Title 11. We continued to implement and update the “Minority Outreach Plan” for Urban Development Programs. Urban Development staff continues to assist with the planning and participates in the Civil Rights Conference. Information about our programs is provided at a booth. Sessions are programmed to meet the informational needs of different segments of the housing industry. Through our Minority Outreach Committee, informational sessions are held to improve the understanding of needs of persons of different backgrounds.

Activity 12: Continue to partner with NeighborWorks® Lincoln to develop affordable and mixed income housing project as part of the community revitalization portion of the Antelope Valley project.

Accomplishments: Ground breaking for Antelope Creek Village began in late FY10 and the first set of six mixed income townhomes were available for sale in the spring of FY11. Construction is currently underway and two have already been sold.

Objective 4: Remove Barriers to Fair Housing and Affirmatively Further Fair Housing:

Activity 1: Encourage providers of affordable housing and special needs housing to work with neighborhood associations before and during the process of obtaining permits.

Accomplishments: The City of Lincoln, CenterPointe, NIFA and the project developer worked with the North Bottoms Neighborhood in the process of developing Creekside Village.

Activity 2: Improve and expand the collection and sharing of fair housing and affordable housing information across public and private entities, among housing industry entities, and within the public realm to improve understanding of fair housing laws, encourage reporting of violations, address existing and future housing needs, facilitate implementation of best practices, and reduce discrimination.

Accomplishments: Urban Development staff continues to assist with the planning and participate in the Civil Rights Conference (formerly the Fair Housing Conference). Information about our programs is provided at a booth. Sessions are programmed to meet the informational needs of different segments of the housing industry. Through our Minority Marketing Committee, informational sessions are held to improve the understanding of needs of persons of different backgrounds.

Activity 3: Monitor, evaluate, and update fair housing plans, policies, and programs to ensure that the City is affirmatively furthering fair housing as required by HUD.

Accomplishments: As part of the update to the 2008 AI, staff is reviewing all efforts at affirmatively furthering fair housing as required by HUD.

Activity 4: Continue to participate on boards and committees of local organizations (public, private, and nonprofit) to share fair housing information.

Accomplishments: Staff continues to participate on local public, private and nonprofit boards to share fair housing information.

Activity 5: Work with the Lincoln Commission on Human Rights to monitor compliance of Title 11 of the Lincoln Municipal Code with Federal Fair Housing Law.

Accomplishments: Staff continued to work with the Lincoln Commission on Human Rights to monitor compliance with Title 11.

Activity 6: Monitor compliance with affirmatively fair housing market requirements by subrecipients and borrowers.

Accomplishments: The Program Monitor examines compliance with affirmative fair housing market requirements by subrecipients and borrowers.

Activity 7: Continue to implement and update the "Minority Marketing Plan" for Urban Development Department programs.

Accomplishments: We continued to implement and update the “Minority Marketing Plan” for Urban Development Programs and have conducted outreach efforts to City Ombudsman, Mayor’s Policy Aide for Sustainability, and the County Hispanic/Latino Liaison.

Objective 5 - Strengthen or establish public policies, procedures, and institutions that support and maintain the quality, affordability, accessibility, sustainability and availability of housing for low-income households.

Activity 1: Continue to work within the Development Services Center to improve policies and procedures to enhance the quality of older neighborhoods.

Accomplishments: Staff have participated in committees reviewing the City’s Access Management Policy as it pertains to the built environment and with the City’s conversion to the Accela System for permitting and tracking projects.

Activity 2: Continue to work with the Mayor’s Stronger, Safer Neighborhoods Initiative.

Accomplishments: We continue to work on housing issues and funding opportunities in conjunction with the Mayor’s Stronger, Safer Neighborhoods Program such as procedures for the use of energy stimulus funds in the Re-energize Program.

Activity 3: Continue to work with the Nebraska Department of Economic Development on strengthening our policies and procedures in creating affordable housing.

Accomplishments: In FY10, the City of Lincoln supported the effort to maintain the funding level of Nebraska Affordable Housing Trust Fund.

Homeless

Accomplishments in attaining goals and objectives during FY10 for Homeless are as follows:

1. Sources of Funds—identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness.

Lincoln’s Continuum of Care (CoC) members and homeless service providers obtain funding from a variety of federal, state, and local funders, in addition to support from foundations and the United Way. Regarding McKinney-Vento funding, agencies in Lincoln’s CoC were awarded approximately \$400,000 in funding for FY 10. In addition, five agencies have successfully maintained \$1.6 million in renewal funding via HUD’s CoC grant, including \$90,654 in bonus funding for a permanent housing project collaboration between the Veteran’s Administration and CenterPointe. The bonus funds are competitively awarded, and mark the first time Lincoln has obtained bonus funding via the CoC grant competition in several years. In addition, Lincoln and our grantee, Region V, continue to administer approximately \$1.5 million in combined state/local funding for the Homeless Prevention and Rapid Re-Housing (HPRP) program. The Lincoln CoC actively pursues funding opportunities at local, state, and federal levels to ensure that programming needs identified in strategic planning are met.

2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified.

Lincoln’s strategic plan identifies goals/objectives in key areas that reflect the continuum of homeless services: homeless prevention, emergency shelter, transitional housing, permanent supportive housing, chronic homelessness, and data and reporting made available via the Homeless Management Information System (HMIS).

With the exception of Homeless Prevention and Rapid Re-housing (HPRP) funds, the City of Lincoln does not provide direct funding to homeless service providers. However, the action plan provides a framework for continued collaboration between the City of Lincoln and Lincoln's CoC, to continue progress towards meeting homeless goals and objectives.

Further details on plans, objectives, and progress towards Homeless Goals can be found in Exhibit 1 of the 2011 CoC Grant application on the Urban Development Department website: <http://lincoln.ne.gov/city/urban/comdev/pdf/homeless/exhb1-2011.pdf>. Taken together, the Strategic Plan, Annual Action Plan and the Exhibit 1 provide the framework for identifying homeless goals and objectives, which include the following:

Objective 1: Create new Permanent Housing (PH) beds for chronically homeless persons.

Accomplishments: In FY 10, Lincoln added 60 PH beds through the Veteran's Administration (VA) voucher program. In addition, Lincoln successfully obtained a PH bonus grant that will support a collaborative project between the VA and CenterPointe that will bring an additional 10 beds of PH.

Long term plans to create additional PH beds include continued implementation of Lincoln's 10 Year Plan to End Homelessness, which is the primary responsibility of the CoC Planning & Data committee. Goals include on-going research to convert single room occupancy beds at the People's City Mission to PH Beds where feasible; and outreach, collaboration, and capacity building efforts with agencies planning to expand services to the chronically homeless. The implementation of the HPRP program provides a template for the CoC to use the same community/system wide approach to dealing with PH, from a common assessment tool, to data sharing, to bridging agency barriers.

Objective 2: Increase the percentage of participants remaining in CoC funded permanent housing projects for at least six months to 77 percent or more.

Accomplishments: During FY 10, the CoC exceeded this objective, reporting that 92% of persons remained in PH longer than 6 months. This is accomplished by providing support services to prevent eviction or early discharge, including peer to peer support for residents through a consumer employed Peer Support Specialist (PSS). The PSS allows residents to develop Wellness Recovery Action Plans (WRAP).

The CoC also recognizes the benefits of the RentWise program, which is offered to residents at no cost. RentWise is a tenant education certificate program that stresses tenant responsibility. CoC members contribute funds to support the Peer Support Specialist's salary, and by providing training opportunities and resources for RentWise.

Objective 3: Increase the percentage of participants in CoC funded transitional housing (TH) that move into permanent housing to 65 percent or more.

Accomplishments: Lincoln's CoC had a modest decrease in moving individuals from TH to PH during the past year. Families and individuals who moved from TH to PH decreased from 47% to 44% during FY 10. The CoC's Supportive Housing Program (SHP) Committee will be responsible for implementing the following short term goals: increasing opportunities for employment services, continue to develop formal collaboration with private market housing providers (Place Program), and promotion and further development of the community wide assessment created to provide case managers with real time housing options and current availability of housing inventory at intake. A specific goal in this process will be analyzing Annual Performance Report (APR) information and working with housing providers below targeted TH to PH goals to create specific strategies and performance measures in order to increase the transition from TH to PH.

One barrier to success in moving families and individuals from TH to PH is that many of Lincoln's CoC Grant funded programs serve individuals with mental health or substance abuse issues. Typically, these consumers will move from a treatment program, to a half-way house, and then ultimately PH. Lincoln's CoC numbers are somewhat misleading in that many of the programs work on a TH to TH to PH continuum. The parallel move from a treatment program to a half-way house reflects great progress, but is not reflected as a move from TH to PH in HMIS data tracking.

Objective 4: Increase percentage of participants in CoC funded projects that are employed at program exit to 20 percent or more.

Accomplishments: Employment income for individuals who exited CoC program increased from 17% in 2010, to 29% in 2011. This represents a significant accomplishment considering the current economic climate. To achieve consistent success in securing employment income for consumers, the CoC's Consumer Employment Committee will oversee the following short term goals in FY 2011: increase the number of employment empowerment workshops held during the fiscal year, continue building informal relationships between local employers and current employment services programs, and using the HPRP program as a template to collaborate with existing supported employment programs to create a Consumer Employment task force focused specifically on the homeless and near homeless

Objective 5: Decrease the number of homeless households with children.

Accomplishments: The most current Point-in-Time Count (January 2011) shows that there were 77 homeless households (HH) with children in Lincoln. The most recent Pulse report which covers July – October of 2011 shows that number has increased to 111 HH. It is likely that number has increased as a result of dwindling HPRP programming funds.

In 2010, Lincoln was selected to participate in a pilot planning project with the National Alliance to End Homelessness (NAEH). This resulted in the creation of five goals and strategies specific to reducing homelessness in households (HH) with children. Lincoln was one of only two cities in the nation invited to work with NAEH on a pilot project to develop goals aimed specifically at family homelessness.

Following the NAEH assessment, the Coalition developed the following goals:

Goal 1: Implement a community-wide assessment to identify the most appropriate, affordable, actionable housing options as quickly as possible.

Accomplishments: In August, the community-wide housing assessment went live in Lincoln's HMIS. The tool allows case managers to have real time access to housing inventory at agencies across the community.

Goal 2: Strengthen local resources to increase employment options for the homeless.

Accomplishments: In July, Community Action Partnership held a one day Empowerment Workshop that provided a variety of employment preparation services to 30 homeless individuals. In addition, an emphasis on formalizing connections between existing employment services programs led to an increase in employment for those individuals exiting transitional housing projects (17% in 2010, to 29% in 2011).

Goal 3: Decrease homelessness among youth.

Accomplishments: The number of homeless youth (age 17 and under) decreased from 57 in 2010, to 39 in 2011. As a result of the NAEH technical assistance, Lincoln's CoC created a "Youth Committee" to improve data specific to homeless youth, and to identify gaps and opportunities for youth in Lincoln's

system of care. As a result of committee recommendations, three key projects were completed last year. CenterPointe created a housing program for youth between 18-24. The project serves 9 youth in scattered site apartments. Lincoln Public Schools collaborated with the People's City Mission to begin a "Project Safe Place" project. Project Safe Place is a national program that offers youth in crises a safe haven. Local businesses, organization, schools, and fire stations to become "safe places" to go for help. The program provides volunteer training and helps coordinate around the clock transportation and coordination to emergency resources. Lastly, the People's City Mission opened a drop-in center for homeless youth.

Goal 4: Increase the number of landlords and realtors who are housing people experiencing homelessness.

Accomplishments: As a result of the NAEH technical assistance, Lincoln's CoC created a Project Landlord and Consumer Engagement (PLACE) Committee. The committee is working on several strategies, including an "agreement" that would outline specific expectations for both consumers and landlords that could be included in leases, the development of a "private sector" housing database that would allow case managers to have access to which rental units in the City may be available for consumers, and additional discussion on how to formalize and most efficiently manage the concerns and needs of landlords, consumers, and social service providers.

3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness (CH) by 2012. Again, please identify barriers to achieving this.

Accomplishments: The number of CH individuals reported in Lincoln's Point-In-Time Count over the course of the last 3 years:

2009: 145
2010: 125
2011: 101

Primary goals aimed at continued reduction of the (CH) include formally adopting a CoC policy that will dedicate 20% of new PH projects beds to the CH. Other goals involve anticipating changes via the HEARTH ACT, and exploring the availability of Federal or NSP funding sources to support new PH housing projects.

Lincoln's FMR for a 1 bedroom apartment is \$520. Obtaining \$62,400 would provide a minimum of 10 new units of PH, 2 of which would be dedicated to CH. Lincoln's 2010 CoC grant application included a successfully funded PH bonus project (a collaborative effort between CenterPointe and the VA), which will begin housing consumers after September 1, 2011(10 units of PH, 2 dedicated for CH). Lastly, the current CoC application (submitted to HUD, pending approval) contains a bonus housing application for an additional 10 units of PH (CenterPointe), 2 of which would be dedicated to CH. The CoC Executive Committee is responsible for short term CH goals.

4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

Accomplishments: The primary prevention program in Lincoln is the HPRP program, which combines Federal funding to the State and City, and is administered by Region V Systems.

The HPRP Program began accepting clients in November of 2009. Through August of 2011, 822 unique persons have been served, 528 in HPRP Prevention and 294 in HPRP Rapid Re-housing. 453 persons have

exited the HPRP Prevention Program and 283 have exited the HPRP Rapid Re-housing program through September 2011.

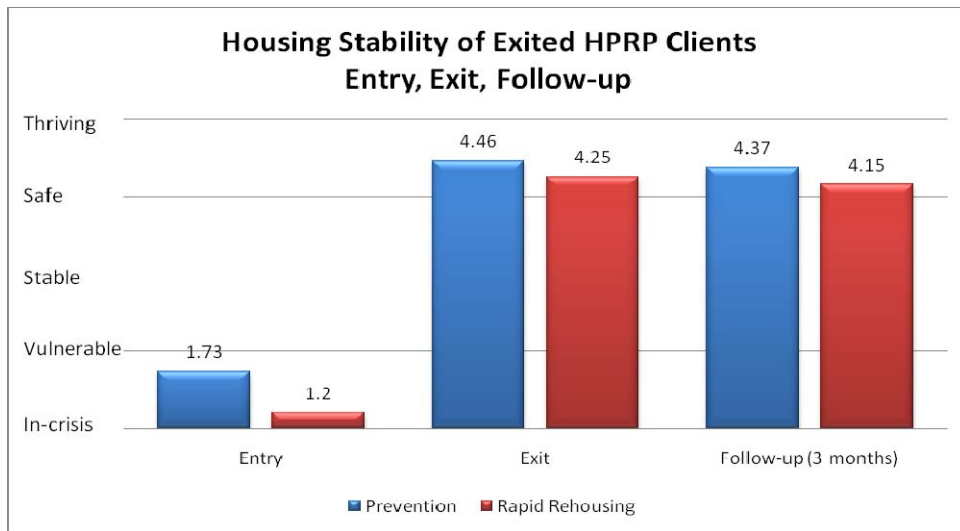
Housing Stability of Clients who have received HPRP Assistance

The housing stability of HPRP clients is assessed by HPRP staff at entry to the program, an interim assessment 3 months into the program, at exit from the HPRP program, and again 3 months after exit from HPRP.

The housing stability and security assesment is a five point scale from In-crisis (literally homeless) to Thriving (secure, unsubsidized housing).

HPRP eligibility requirements for persons entering the Rapid Re-housing track of HPRP are persons that are literally homeless or threatened with eviction, while those entering the Prevention track are those that “but for” the HPRP assistance would be homeless. The ‘but for’ test requires that all other resources and options have been exhausted or unavailable before entering the HPRP Prevention program.

As illustrated in the chart below, Sixty-five percent (65%) of all exited HPRP clients’ housing stability at exit and at the 3 month follow-up were in the Safe range (stable, adequate and subsidized housing).



More impressively, the destination of HPRP Prevention clients upon exit from the program indicates that 93% exit to a permanent destination with 56% exiting to rental housing **without** a subsidy and 40% to housing with a subsidy. A surprisingly high percentage of previously homeless persons exit the HPRP Rapid Re-housing program to rental housing with no housing subsidy.

An interim examination of HPRP Rapid Re-Housing clients’ return to homelessness as indicated by a re-entry to the homeless shelter suggests that the Rapid Re-housing program has been effective. Two hundred and eighty-five (285) persons had exited the HPRP Rapid Re-housing program from November 2009 through August of 2011 and of those, 16 had re-entered the homeless shelter in Lincoln or 6% of HPRP Rapid Re-housing exited persons.

Further, 8 of these persons returned to the shelter at exit from the program, indicating that of those persons that exited HPRP Rapid Re-housing to a non-homeless destination only 3% have returned to a homeless situation as measured by shelter entry. To put this number in perspective, the return to homelessness within 30 days of exit for all persons exiting a homeless shelter in Lincoln is 20%.

HPRP Rapid Re-Housing Impact on Lincoln Homeless Point-In-Time Count

The annual Lincoln Homeless Point-in-Time Count in January 2011 also identified a significant impact of HPRP Rapid Re-housing on the homeless population in Lincoln. One hundred and twelve (112) persons that would have been homeless in the Point-in-Time Count were housed by HPRP. The HPRP Rapid Re-housing track directly decreased the number of literally homeless persons for the 2011 Homeless Point-in-Time count by 12.3% from the 2010 Homeless Point-in-Time Count.

The effect of the HPRP Prevention program on reducing the number of homeless persons in Lincoln is more difficult to assess from homeless count data.

Another homeless prevention strategy is providing assistance for security deposits. UDD provides HOME funds to the Lincoln Housing Authority to implement this strategy. For FY 10, the goal of assistance to 45 households was exceeded with actual households assisted at 63.

Project	Matrix Code	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Security Deposit Assistance Program	05T Security Deposits	45	45	45	135 Households
		Actuals Per Year			Total
		FY 10	FY11	FY 12	63 Households

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Accomplishments: State policy addresses discharge from state foster care, out-of home care, and general custody. A Policy and Procedures Manual guides the work of Protection and Safety. In that Manual, discharge planning protocols seek to ensure; a smooth transition from wardship to community living, connecting youth to needed community supports, recognizing the strengths and needs of the ward, the protective service worker plan ensures that the youth continues to receive supported living into adulthood (the age of majority, which is 19) and reflects the need for any continuity of programmed services, such as educational and vocational services. The Transitional Plan to Adult Living through the school district is to be used for those receiving special education services. Wards with other mental or physical disabilities are linked to specialized support services to make the transition to living with the community. While a case is closed when the ward/youth reaches the age of majority, the youth should maintain significant relationships and be connected to future case management when warranted.

At the regional and local level, relationships are built between service providers and foster care workers through intra-agency councils and other local coordination councils, which facilitate addressing the needs of youth locally. This includes several stakeholders from Lincoln's CoC.

Health Care:

Charles Drew Health Center in Omaha is the only publicly funded institution/system of care in Nebraska. CoC agencies have informal arrangements regarding discharge of patients from privately funded hospitals/systems of care, and CoC agencies work closely with Lincoln's two hospitals. In addition, representatives from Lincoln's largest hospital, Bryan Lincoln General Hospital, attend CoC meetings regularly and provide leadership on our discharge planning committee.

Mental Health:

When an individual is committed to a State Regional Center, the discharge planning process begins. The goal is to return the individual to the community and the appropriate level of housing and needed services. All planned discharges include appropriate housing and community services.

The Nebraska Housing Related Assistance Program, authorized under Neb. Rev. Stat. 71-812 (3) and consistent with the intent of Nebraska’s Behavioral Health Reform, is to help those who are experiencing extreme housing burden. The Nebraska Housing Related Assistance Program will provide Supported Housing capacity in the State of Nebraska by addressing the following program requirements:

The general principles of the evidence based practice of “Supported Housing” are followed, as defined by the U.S. Department of Health and Human Services in the Community Mental Health Services Block Grant. This includes permanence, functional separation of housing and services, integration, affordability, and flexibility.

Partial Eligibility criteria includes: An adult who has a serious mental illness; has an Individual Service Plan with a goal of independent living; has Nebraska Department of HHS funded Behavioral Health Services (funded in whole or in part by the Division of Behavioral Health and/or the Division of Medicaid and Long-Term Care); and is willing to participate in appropriate authorized behavioral health service(s).

Corrections:

At the State level, Nebraska's Commission on Housing and Homeless (NCHH) is working with various stakeholders on all levels of discharge planning. Several members of Lincoln's CoC are members of and participate on the NCHH.

In corrections, the NCHH is working with the Lincoln Correctional Center, a state medium/maximum custody facility, to pursue specific policy language that would prohibit releasing inmates directly into homelessness. In general, Case Managers are responsible for conducting discharge planning for assigned caseloads in the state prison facilities. The intent of discharge planning is to prepare the inmate for release and transition to the community. As much as possible, inmates are encouraged to enroll in the pre-release program; this is mandatory for NE Corrections Youth Facility inmates. The discharge plan is revised at regular interviews and encompasses a “continuum of care” to be available upon release.

Community Development

Accomplishments in attaining goals and objectives during FY10 for Community Development are as follows:

Public Facilities and Improvements Objectives

Objective 1: Further the City’s priorities of Antelope Valley and Stronger Safer Neighborhoods. This objective addresses the priority area of Increasing Neighborhood Livability.

Activity 1: Complete public improvements in the Malone neighborhood and South Capitol area (Near South and Everett neighborhoods) that implement projects identified in Focus Area Plans, “closer to home” strategies identified in the Antelope Valley and South Capitol Redevelopment Plans and from Free to Grow. Projects include curbs, alleys, gutters, lighting and streetscape projects, sidewalk improvements, and tree planting.

Accomplishments: Although no alley gravelling, sidewalk, or tree planting projects were completed in FY 10, the planning for these projects, including public participation, was completed. Alleys were completed for both FY 10 and FY 11 in October and will be reported in the FY 11 CAPER. Sidewalk projects were also planned and will be constructed in FY 11. Street tree locations have been identified and will be planted in spring, 2011.

Final payment was made on the 4th Street paving project (completed several years ago). This project is included in the table below under Streetscape Projects.

The Public Facilities project in the table below is the construction of a parking lot adjacent to Elliot Elementary School. The parking lot was paved as an element of a larger project, part of Antelope Valley, and in conjunction with the school and private partners. The Antelope Valley Trail was constructed in close proximity to the school's drop-off/pick-up zone. A master plan was developed, in partnership with Lincoln Public Schools (LPS) that includes improvements to the school's west entrance, a new play area and connection to the park and trail. One of the first projects identified is the new, joint usage parking lot: replacement of an existing school parking lot that was located adjacent to the schoolyard with a new parking lot on the old Kuklin Pool site that now serves both the school and as a trail head facility for the park. The project made more land available on the school grounds for play area enhancements while also providing more parking along the trail just one block from its connection into Union Plaza. The new parking lot includes low impact design features to reduce storm water runoff and improve water quality.

Through a public involvement process, a streetscape project was identified for the South Capitol neighborhood on 11th Street from A to J. The City of Lincoln successfully applied for a Greening America's Capitols technical assistance grant through the EPA. A public participation design process will be conducted in December, 2011 with construction of some elements of the 11th Street streetscape anticipated in FY 11.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Gravel Alleys	03K Street Improvements 570.201(c)	10	10	10	30 Alleys
		Actuals Per Year			Total
		FY 10	FY11	FY 12	
		0			0
		Goals Per Year			Total
		FY 10	FY 11	FY 12	
Streetscape Projects	03k Street Improvements 570.210(c)	2	Continue Year 1	Continue Year 1	2 Projects
		Actuals Per Year			Total
		FY 10	FY11	FY 12	
		1			1 Projects
		Goals Per Year			Total
		FY 10	FY 11	FY 12	
Sidewalk Improvements	03L Sidewalks 570.201(c)	1	1	1	3 Projects
		Actuals Per Year			Total
		FY 10	FY11	FY 12	
		0			0
		Goals Per Year			Total
		FY 10	FY 11	FY 12	
Tree Planting	03N Tree Planting 570.201(c)	2	2	2	6 Projects
		Actuals Per Year			Total
		FY 10	FY11	FY 12	
		0			0
		Goals Per Year			Total
		FY 10	FY 11	FY 12	
Elliot Parking Lot	03 Public Facilities (General) 570.201(c)	1	0	0	1
		Actuals Per Year			Total
		FY 10	FY 11	FY 12	
		1			1

Activity 2: Support and utilize the Free to Grow Program in the Malone Neighborhood and South Capitol Area. Free to Grow is a neighborhood revitalization program with partners from the private, non-profit and public

sectors working together to help develop solutions to problems that contribute to crime, an unhealthy environment, and substandard housing. No federal funds are allocated to this activity, other than Community Development Division staff time.

Accomplishments: An Urban Development staff member continued to serve on the Free to Grow core team. The core team includes representatives from Building and Safety, Urban Development, Lincoln Housing Authority, Mayor's Office, Lincoln Police Department, Lincoln Lancaster County Health Department and NeighborWorks® Lincoln. Free to Grow continues to operate in the Hartley, Clinton, Everett, Near South and Malone/Hawley Neighborhoods. In FY10, approximately 29 problem properties have been addressed in the focus neighborhoods with 7 more in progress. The violations corrected included trash, health, housing code, graffiti, dangerous trees, and junk car violations. The core team decided to meet as a larger group on an 'as needed' basis. The group decided to concentrate its' focus in an effort to make a greater impact in smaller areas in Everett, Malone and Near South.

Free to Grow Neighborhood Focus groups continue to meet on a monthly basis in Near South and Everett Neighborhoods. The Focus Areas—Malone, Everett and Near South are 90-97% rental and have hosted 3 landlord meetings which include police, residents and other stakeholders. These meetings have been valuable in developing peer to peer relationships and problem solving with police. Malone hosted one overall resident meeting. Everett and Near South Focus Areas meet monthly. Activities in the three Free to Grow Focus Areas have included: 4 clean ups, 3 landscaping projects, 2 Home Tours-1 in Everett and 1 in Malone, and collaborative efforts with the city in alley-rocking, tree planting, and sidewalk repair. Community building continues through sponsorship in National Night Out events, Biketakular (a bike safety-education-racing event drawing 500 attendees), Everett Festival (a community 'picnic' with information booths, music and games hosted in one of the highest crime areas in the city drawing 1000+ residents). Focus in the next year will continue to address crime, problem properties, public space improvements and community building.

Objective 2 - Implement sustainability projects consistent with the Mayor's Energy and Sustainability Policy, and federal emphasis on sustainability. This objective addresses the priority area of Sustainability.

Activity 1: Complete park improvement projects in LMI neighborhoods. Recreation and access to open spaces and open lands is an element of sustainable communities by promoting green space and healthy activities.

Accomplishments: The Hazel Abel Park project was completed. Major renovation of the park was completed during the summer of 2010 with landscaping completed in 2011. The park has now reopened to the public. Renovation work included replacement of an aged/deteriorated playground with new post and platform play equipment placed on rubber matting tile for compliance with current standards for safety/fall protection and accessibility. In addition, failing walkways were removed and replaced with new walks constructed of concrete unit pavers and other existing park amenities (including the fountain, fence and gazebo) were refurbished for continued use.

The American Legion Park project was also completed. Spanning several years to complete, improvements included a new play area, walk ways, landscaping, bioswales and lighting. The final activity this year included installation of an interpretive sign.

Construction was completed in the summer of 2011 on the Trago Park Gray Water Reuse project and is awaiting final billing. The project included construction of a system designed to capture effluent from the Trago Park Sprayground and reuse it for irrigation of the park's turf areas. Prior to installation of this system, runoff from the sprayground was directed to the storm sewer. In general terms, the system consists of an underground collection/storage tank, pumps, filtration and ultraviolet light treatment.

Also complete and awaiting final billing is improvements to Belmont Park. During the summer of 2011, a new concrete walkway was constructed across the central portion of Belmont Park to serve as an accessible connector

for improved access from the neighborhood surrounding the park to both the park amenities and adjacent elementary school. Construction of the walk, designed to meet ADA standards, was completed near the start of the school year in September and has since been open to public use.

Lastly, planning and design for the renovation of the University Place park playground was initiated during the summer of 2011. The existing playground has deteriorated to a point that the replacement parts are difficult to obtain and current standards for safety and accessibility are not met. With the recent relocation of the Child Advocacy Center to a location adjacent to the park, a new playground will be located more central to the park to improve accessibility, visibility and connectivity to the park amenities. Construction is anticipated in the spring of 2012.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Park Improvements in LMI Neighborhoods	03F Parks, Recreational Facilities 570.210(c)	1	1	1	3 Parks
		Actuals Per Year			Total
		FY 10	FY11	FY 12	
		2			2 Parks

Activity 2: Design and install rain gardens in LMI parks, other property owned by the public, and by non-profit organizations. A growing awareness of the pollutants in rainwater has led to the use of rain gardens – depressions planted with native or adapted plants that help absorb excess water and filter out excess nutrients before entering the groundwater system. This activity complements the City of Lincoln, Watershed Management Division of Public Works and Utilities Department’s rain garden grant program for private property owners.

Accomplishments: Three rain gardens were completed adjacent to the City’s Parks and Recreation Department Administration office near the Lincoln Children’s Zoo. The gardens are separate but hydraulically connected and were designed to demonstrate examples of high, moderate, and low levels of maintenance. Given the proximity to the Children’s Zoo, markers were included to provide an educational component for children.

Design was completed for two additional rain gardens in Woods Park that will be constructed in the spring of 2012. Plans are also underway for three gardens in Belmont Park. An Educare Facility is being constructed adjacent to Belmont Elementary School and the park that must be completed before installation of the rain gardens which is anticipated for summer of 2012.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Construct Rain Gardens	03I Flood Drain Improvements 570.210(c)	10	10	10	30 Projects
		Actuals Per Year			Total
		FY 10	FY11	FY 12	
		3			3 Projects

Objective 3 - Improve the livability of core neighborhoods by improving general neighborhood conditions. This objective addresses the priority area of Increasing Neighborhood Livability.

Activity 1: Provide non-federal funding for LMI neighborhood self-help grants for clean-up and improvement projects. No federal funds are allocated to this activity, other than Community Development Division staff time.

Accomplishments: A mini-grant program was developed, an RFP was issued, and projects selected. Completed projects are: Clinton Neighborhood – street trees; Clinton Neighborhood – mural at 1434 N. 27th Street; Irvingdale Neighborhood – Bike Kitchen Tools; University Place Community Organization – community market. The Near

South neighborhood continues to work on a neighborhood sign to be located at S. 27th and South Street. Two other approved projects are delayed: Everett Neighborhood – lights at Everett Elementary School delayed due to the loss of the Lincoln Public Schools District Office due to fire; South Salt Creek Community Organization – granted a one year extension to the Standing Bear Park edible landscape project.

Activity 2: Continue to fund the Tree Management and the Demolition of Secondary Structures Programs. The Tree Management Program provides grants to low-income property owners and investors with low-income tenants for removal of dead and potentially dangerous branches or removal of dead or dangerous trees. The Demolition of Secondary Structures Program provides grants to low-income people for the removal of substandard and dangerous buildings.

Accomplishments: The Tree Management Program had an unusual amount of requests from property owners for removal of trees that endangered their structures thus we far exceeded our goal.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Tree Management	06 Interim Assistance 570.210(f)	6	6	6	18 Trees
		Actuals Per Year			Total
		FY 10	FY11	FY 12	
		13			13 Trees
		Goals Per Year			Total
		FY 10	FY 11	FY 12	
Demolition of Secondary Structures	04 Clearance and Demolition 570.201(d)	1	1	1	3 Structures
		Actuals Per Year			Total
		FY 10	FY11	FY 12	
		1			1 Structure

Public Services Objectives

Objective 1 - Increase food security for low-income people and families. This objective addresses the priority areas of Sustainability and Food Security.

Activity 1 Support Community CROPS in the installation and operation of community gardens and orchards in LMI parks, other property owned by the public, and by non-profit organizations. The lack of food and accompanying issue of hunger is a priority need in Lincoln. In addition to providing food for low-income people, community gardens further sustainability by promoting urban agriculture, reducing transportation costs for food, and encourages healthy and ecologically sound food production.

Accomplishments: Community Crops expanded services at 2 gardens and created 2 new gardens resulting in a total of 56 new plots, serving 74 new clients.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Construct and Operate Community Gardens and Orchards	03 Public Facilities and Improvements (General) 570.201(c)	60	60	60	180 People
		Actuals Per Year			Total
		FY 10	FY11	FY 12	
		74			

Activity 2: Provide scholarships to low income people to rent garden space in community gardens.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Provide Scholarships	05 Public Services (General) 570.201(e)	100	100	100	300 People

This activity deleted by plan amendment January, 2011. Community CROPS did not have enough staff to complete the immigration status verification required by law for all applicants. Funds moved to Activity 3, below.

Activity 3: Support operations for Community CROPS.

Accomplishments: Community CROPS provided services at 15 gardens citywide, serving 706 individuals during the program year.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Operations Support for Community CROPS	05 Public Services (General) 570.201(e)	1,500	1,500	1,500	4,500 People
		Actuals Per Year			Total
		706			706 people

Objective 2 - Provide services and support for returning veterans and their families. This objective addresses the priority areas of Sustainability and Food Security and a HUD area of emphasis.

Activity 1: Install a Community Garden designated exclusively for veterans and their families.

Accomplishments: Efforts to contact the VA to assist in coordination were unsuccessful. No further progress in FY 10.

Objective 3 - Work to improve transportation options for low-income people. This objective addresses the priority area of Transportation – improving availability for low-income people.

Activity 1: Support CSI transportation goals for low income people by continuing to serve on the grant selection committee for Federal Transit Administration Job Access & Reverse Commute (JARC) and New Freedom funds. These programs are intended to expand transportation services for the elderly, low income or disabled residents in the Lincoln area. No federal funds are allocated to this activity, other than Community Development Division staff time.

Accomplishments: Staff participated on the selection committee resulting in the following JARC grants: Lincoln Literacy Council program for a door-to-door transportation van service and voucher program for refugees and their preschool children and infants in traveling to and from work-readiness English classes - \$28,132; StarTran Bus Route to subsidize two bus routes identified in the approved Transit Development Plan. These two routes, the “Havelock/Heart Hospital” and “West A/Gaslight” routes are key routes in providing employment opportunities by serving new employment centers that had not previously been served - \$361,827. The Center for People in Need received \$48,651 for a Driver Voucher Program that reimburses volunteer drivers on a per trip basis for providing eligible low-income workers with transportation to and from employment and employment-related activities. New Freedom Program grant funds were awarded to The League of Human Dignity for its “Extended Hours Service” (EHS) program that provides accessible transportation services to Lincoln’s mobility limited residents by

extending service beyond the hours and days provided by StarTran’s ADA-compliant service - \$46,200. Lastly, \$42,530 was granted to the Lincoln Seniors Transportation Program (LSTP). The program increases transportation options for older adults and older adults with disabilities through its “Mobility Management” program supports a volunteer based social transportation program where volunteers provide the transportation to those unable to drive or access other transportation services.

Objective 4 - Increase job opportunities for low-income people. This objective addresses the priority area of Jobs – training for low-income people.

Activity 1: Provide funding to support One Stop Employment Solutions.

It is worth noting that the Nebraska Department of Labor has designated a portion of the City of Lincoln as an “area of substantial unemployment.” An area of substantial unemployment (ASU) is defined as a contiguous area with a current population of at least 10,000 and an average unemployment rate of at least 6.5 percent for the month reference period (July 2009 – June 2010 and July, 2010 to June 2012).

This ASU designation is a factor in the distribution of Workforce Investment Action (WIA) funds and means an increase in funding for adults, dislocated workers and youth programs for the program year beginning July 1, 2010.

Accomplishments: In FY 10, four individuals completed training for professional truck driving, with three of these individuals currently employed as truck drivers and one seeking employment. One individual completed a bachelor's degree and is also working in transportation (Duncan Aviation). One individual is currently in training and has obtained employment since entering training. Enrollments were lower than projected due to applicants' desire to obtain employment rather than enter training in this economy.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
Funding for One Stop Employment Solutions	05H Employment Training 570.201(e)	14	14	14	42 People
		Actuals Per Year			Total
		FY 10	FY11	FY 12	
		6			6 People

Objective 5 - Continue to work toward reducing poverty in Lincoln.

Activity 1: Continue staff participation with CSI and with other agencies, boards and committees working to reduce poverty in Lincoln. Although not specifically identified as a priority area in the plan development process, reducing poverty is an on-going priority for HUD and Urban Development. No federal funds are allocated to this activity, other than Community Development Division staff time.

Accomplishments: Staff have continued involvement with CSI on an as-needed basis and as requested. Indirectly, all our housing programs work toward reducing poverty by providing affordable housing. Work by the One Stop Employment Solutions reduces poverty by assisting people in finding jobs. Lastly, the HPRP program also contributes to reducing poverty by providing rent and utility assistance and preventing homelessness.

Economic Development Objectives

In the 2008 City outcome-based budget process, economic development was rated a low-priority since it was identified as a Tier 3 (lowest priority) activity. This does not mean it is a low priority for the city as a whole, just for Urban Development Department involvement, and it was eliminated in 2009. Participants in the process generally

believed that economic development activities are best pursued by other agencies, City departments and the private sector.

Activity 1: Continue the administration of outstanding economic development loans.

Accomplishments: Staff is administering 30 economic development loans and is working with the City Law Department in collecting six outstanding loans.

Additional Community Development Division Objectives

Objective 1 - Actively work to further Fair Housing. This objective addresses the priority area of Fair Housing – completing and implementing the Analysis of Impediments to Fair Housing.

Activity 1: Complete an updated Analysis of Impediments to Fair Housing (AI).

Accomplishments: Staff has started the update of the AI. Internal meetings and research has been completed along with the establishing a process to complete the update. A City planning team is in place to provide guidance; members of this committee include representatives from Urban Development, City Law Department, City Ombudsman and the Lincoln Commission on Human Rights. A citizen Fair Housing Working Group has also been established and has met with Urban Development Staff. The Working Group includes representatives from the League of Human Dignity, Asian Community and Cultural Center, University of Nebraska Lincoln, Lincoln Indian Center, Sudanese community, the Malone Center, Nebraska Commission for the Blind, and community volunteers.

Activity 2: Educate City staff and elected officials about fair housing laws and the benefits of equal access to affordable housing through the annual Civil Rights Conference hosted by the Lincoln Commission on Human Rights.

Accomplishments: Staff participates in planning the regional Civil Rights Conference, sponsored by the Lincoln Commission on Human Rights. City staff and elected officials are urged to attend. Staff also follows and offers testimony on any legislative bills before the Unicameral pertaining to housing.

Activity 3: Continue staff participation on the Civil Rights Conference planning committee.

Accomplishments: Staff participated on the planning committee for the regional Civil Rights Conference, sponsored by the Lincoln Commission on Human Rights. Urban Development staff also participated on a panel discussion at the conference. Three Urban Development staff attended the conference and one participated on a panel discussion.

Objective 2 - Continue support for the Homeless Management Information System (HMIS). HMIS is an electronic data collection system that stores longitudinal person-level information about people who access the homeless services system. Although not specifically identified as a priority area in the plan development process, addressing homelessness issues is an on-going priority for HUD and Urban Development.

Activity 1: Continue to fund HMIS.

Accomplishments: The Center for Children, Family, and the Law continues to administer and expand the HMIS in Lincoln. During FY 10, an additional unduplicated 21,821 individuals obtained services and were added to the HMIS database. Currently, more than 86% of the Emergency Shelter beds, between 65% - 75% of the Transitional Housing beds, and more than 86% Permanent Housing beds are recorded in the HMIS. The invoice for this activity was received in September, 2011 and payment will be reported in the FY 11 CAPER.

Project	Matrix Code, National Objective	Goals Per Year			Total
		FY 10	FY 11	FY 12	
HMIS Funding	05 Public Services (General) 570.210(e)	10,000	10,000	10,000	Data for 30,000 People
		Actuals Per Year			Total
		FY 10	FY11	FY 12	21,827 people
		21,827			

b. Provide a breakdown of the CPD formula grant funds spent in attaining the goals and objectives.

Response: See the table on the following page. Please also refer to the “Housing and Community Development Activities” table in Attachment 1, “2010 Projects” in Attachment 4, and “2010 Summaries” in Attachment 5.

Urban Development Department

Goal	Program	Expenditures	Funding Source
Housing			
Objective 1, Activity 1	Housing Improvement Loan Program and Deferred Payment Loan Program	\$402,965.91 \$42,098.98	CDBG HOME
Objective 1, Activity 2	Pride Program	\$70,030.11	CDBG
Objective 1, Activity 3	Lead-Based Paint Testing and Mitigation	\$52,704.33 \$12,222.00	CDBG HOME
Objective 1, Activity 5	Troubled Property Program	\$147,999.41	HOME
Objective 2, Activity 1	Rebuilding Together	\$0	CDBG
Objective 2, Activity 2	Emergency Repair Program	\$260,164.86 \$22,212.73	CDBG HOME
Objective 2, Activity 3	Barrier Removal	\$36,950.00	CDBG
Objective 3, Activity 1	First Home	\$820,663.22 \$526,603.27	HOME CDBG
Objective 3, Activity 3	Home Buyer Training	\$171,793.58	CDBG
Objective 3, Activity 8	Affordable Housing Initiative	\$0	HOME
Objective 3, Activity 8	Habitat for Humanity	\$28,681.89	HOME
Homeless			
	Security Deposit Assistance Program	\$21,879.00	HOME
Community Development, Public Facilities			
Objective 1, Activity 1	Gravel Alleys	\$0	CDBG
Objective 1, Activity 1	Streetscape Projects	\$3,847.01	CDBG
Objective 1, Activity 1	Sidewalk Improvements	\$0	CDBG
Objective 1, Activity 1	Tree Planting	\$0	CDBG
Objective 1, Activity 1	Elliot Parking Lot	\$100,000	CDBG
Objective 2, Activity 1	Park Improvements in LMI Neighborhoods	\$68,268.15	CDBG
Objective 2, Activity 2	Construct Rain Gardens	\$17,690.95	CDBG
Objective 3, Activity 2	Tree Management Program	\$19,855.00	CDBG
Objective 3, Activity 2	Demolition of Secondary Structures	\$927.85	CDBG
Community Development, Public Services			
Objective 1, Activity 1	Construct and Operate Community Gardens and Orchards	\$1,318.03	CDBG
Objective 1, Activity 3	Operations Support for Community CROPS	\$12,946.03	CDBG
Objective 4, Activity 1	Funding for One Stop Employment Solutions	\$33,983.95	CDBG
Community Development, Additional Objectives			
	HMIS Funding	\$0	CDBG

C. *If applicable, explain why progress was not made towards meeting the goals and objectives.*

Response: Overall, the City of Lincoln is on track towards meeting the three-year and one-year goals identified in the Strategic Plan and Annual Action Plan. Ideally, each goal will have reached 33% completion each year. As often happens with plans, some goals are ahead of schedule and other are behind.

Housing: All housing rehabilitation programs met or exceeded our goals for FY10 with the exception of our work with the nonprofit organization, Rebuilding Together. The local chapter of Rebuilding Together disbanded and our goal of serving five households under this program was not achieved.

Homelessness: One barrier to success in moving families and individuals from TH to PH is that many of Lincoln's CoC Grant funded programs serve individuals with mental health or substance abuse issues. Typically, these consumers will move from a treatment program, to a half-way house, and then ultimately PH. Lincoln's CoC numbers are somewhat misleading in that many of the programs work on a TH to TH to PH continuum. The parallel move from a treatment program to a half-way house reflects great progress, but is not reflected as a move from TH to PH in HMIS data tracking.

The most current Point-in-Time Count (January 2011) shows that there were 77 homeless households (HH) with children in Lincoln. The most recent Pulse report which covers July – October of 2011 shows that number has increased to 111 HH. It is likely that number has increased as a result of dwindling HPRP programming funds.

Community Development: Progress has been made toward meeting all non-housing Community Development goals with the exception of providing a community garden exclusively for veterans and their families; however, efforts to find the right contacts will continue in FY 11.

B. *Affirmatively Furthering Fair Housing*

a. *Actions taken to affirmatively further fair housing.*

Response: Staff has started the update of the 2008 Analysis of Impediments to Fair Housing Choice.

b. *Summary of impediments to fair housing choice.*

Response: According to the 2008 Analysis of Fair Housing Choice the many barriers to fair housing are a result of household differences, housing market conditions, and public and private policies.

Household differences that may directly impede access to housing in Lincoln include the following:

- Income and other financial barriers (i.e., financial knowledge, credit, debt, wealth), which impacts the affordability of and/or capacity to consume housing;
- language, which can impede communication between providers and seekers;
- cultural, religious, and other values and beliefs, which can limit the types of housing and amenities sought or financing used; and
- disability, which can limit housing choice based upon physical or other needs.

Often times, overcoming these barriers means that housing providers must provide direct financial and/or technical assistance to households to address their unique needs.

Because protected classes are more likely to be low-income, barriers to housing that are the result of income differences, tend to impact protected classes disproportionately. Additionally, other differences (i.e., age, gender,

marital status, familial status, race, nationality, ethnicity, sexual orientation), as well as those listed above, can impede access to housing indirectly as a result of institutional responses (discussed below) to these differences.

Housing market conditions can exacerbate barriers to affordable housing in Lincoln. Housing market conditions are slower to change than the social and economic conditions of the City. The cost, supply, condition and location of affordable housing can all have disparate impacts on protected classes who are more likely to need access to affordable housing.

Households headed by a single woman, a single-parent, elderly person, person with a disability, and/or racial and/or ethnic minority are more likely to have lower incomes and live in poverty. However, while fair housing and affordable housing overlap, they are two distinct issues. There is evidence that housing discrimination occurs at all income levels and studies continue to show that even persons with high incomes are discriminated against in the renting or homebuying process.

Examples of housing market barriers include the shortage of units affordable to extremely low-income persons, shortage of affordable rental units suitable for large families, concentration of affordable units in the urban core neighborhoods, condition of rental units affordable to extremely low-income households, and shortage of housing vouchers.

Public and private institutional responses to household differences and housing market conditions can create impediments to housing. Actions by lenders and mortgage brokers, landlords and property managers, REALTORS[®], insurers, public and non-profit housing providers, and others, whether as a result of written policy or individual behavior, have created impediments to housing.

A violation of fair housing laws can be direct discrimination or indirect discrimination, also called disparate effect or disparate impact of the law. Disparate effect is based on a demonstration that a policy or action disproportionately burdens or results in the segregation of protected class members, whether intentional or not. Examples of discrimination found in Lincoln include landlords discriminating against single roommates, assisted living facilities discriminating against persons who use assistive devices, REALTORS[®] showing properties based upon race or ethnicity, etc. Both filings and testing have shown that disparate treatment exists. However, little housing discrimination is reported in Lincoln. Not reporting discrimination when it happens and avoiding situations that may result in discrimination perpetuate discrimination, as well.

Other actions have not been proven to be “discrimination” (whether direct or indirect) but still create barriers to housing. Examples of private policies include, landlords and property managers who do not accept housing vouchers, housing providers who not provide interpretation services or translated documents, architects who do not design all housing to be at least “visitable”, etc. Examples of public policies include zoning regulations which restrict the location/availability of congregate living facilities, special permit decisions or other public policy affected by “Not in My Backyard” (NIMBY) attitudes, enforcement of housing codes, etc.

For a more detailed explanation of the barriers to fair housing, please see the [Analysis of Impediments to Fair Housing](#), revised March 3, 2008, on file at the Urban Development Department.

c. Identify actions taken to overcome effects of impediments identified.

Response: As mentioned, staff has started the update of the AI. The following actions to overcome effects have been identified in the 2008 AI. Actions taken include providing and partnering with other organizations to provide a range of financial resources to low-income households and special needs households, to non-profit housing providers, non-profit service providers, and projects that impact affordable housing. Examples include the following:

- Funding the League of Human Dignity barrier removal program for the removal of architectural barriers in rental and owner-occupied housing.

- Funding a variety of rehabilitation programs for low-income homeowners.
- Funding public improvement projects that will remove many housing units from the 100-year flood plain.

Other activities include providing and partnering with other organizations to provide a range of technical and informational resources to low-income households and special needs households, to non-profit housing providers, and for-profit entities in the housing industry. Examples include the following:

- Partnering with NeighborWorks[®] Lincoln, Community Action Partnership of Lancaster and Saunders Counties, lenders, and other institutions to provide basic financial skills and first-time homebuyer's courses for qualifying low-income households in English and other languages as needed.
- Participating in the planning and presentation of the annual fair housing conference.
- Publishing fair housing information in a variety of languages.
- Disseminating fair housing information at workshops and at professional organizations.

Adopting policies and procedures to eliminate barriers to fair housing within our own programs includes the following:

- Requiring loan recipients to comply with Fair Housing policy and marketing requirements.
- Reviewing Title 11 for compliance with federal regulations.
- Reviewing use of programs by households headed by racial and/or ethnic minorities.

Examining existing policies and collecting information to improve understanding of barriers includes the following:

- Examining the current public transportation system under the Community Services Initiative.
- Exploring ways to monitor housing quality of owner and rental housing over time.

C. Affordable Housing

Evaluate progress in meeting its specific affordable housing objectives, including:

- a. Comparison of proposed numeric goals (from the consolidated plan and annual action plan) with the actual number of extremely low income, low income, and moderate income renter and owner households assisted during the reporting period.***

Response: Please also refer to the "Housing and Community Development Activities" table in Attachment 1, "2010 Projects" in Attachment 4, and "2010 Summaries" in Attachment 5.

Steady progress has been made in meeting specific objectives of providing affordable housing. New affordable housing ownership opportunities were created with three units by Habitat for Humanity and three by the Trouble Property Program. The First Home Program exceeded the goal of 56 by creating 61 new home owners.

Urban Development has a variety of housing programs using CDBG funds to meet our affordable housing goals. The Home Improvement Loan Program (HILP) uses CDBG funds to subsidize the interest rate to the borrower. Nebraska Investment Finance Authority (NIFA) works with the four lenders involved in the program to supply the non-federal loan funds. The program serves homeowners up to 80 percent of medium income. The Deferred Payment Loan Program (DPL) (serves homeowners up to 80 percent of medium income) is funded by both CDBG and HOME and is for more extensive housing rehabilitation in the Low- to Moderate-income (LMI) Area. The combined goal for HILP and DPL was 38 housing units; we completed 53.

The PRIDE Program (serves homeowners up to 80 percent of medium income) provides \$600 grants for exterior repairs and is available in 13 of the Lincoln's older neighborhoods, primarily in the NRSA. The goal for FY 10 was

105 units and we served 120.

The Emergency Repair is limited to homeowners at 50 percent of median income but is available city-wide. This also includes our assistance to mobile home homeowners. Our goal was 30 housing units and we assisted 70 housing units.

Demolition of Secondary Structures and the Tree Management Program (DSS/TM) (serves homeowners up to 80 percent of medium income) provides financing for the removal of dangerous and substandard secondary structures and dead trees on private property in the NRSA. 14 households were served during FY 10; the goal was 7.

Numbers Served

	<i>Owners</i>	<i>Renters</i>
Extremely Low-Income	6	0
Low-Income	22	0
Moderate Income	36	0
Over Income	0	0

b. Report the number of households served meeting the Section 215 requirements of affordable housing (essentially meeting the definitions in 24 CFR 92.252 and 92.254 for renters and owners, respectively).

Response: The City provided 50 down payment assistance loans to qualifying homebuyers, which met Section 215 requirements and are in compliance with the definitions outlined in 24 CFR 92.254 of the HOME Program regulation. Although the City did not provide HOME funding for rental projects during the 2010-2011 program year, the City currently monitors ten HOME-assisted rental developments that are subject to applicable affordability periods, which are consistent with the definitions outlined in 24 CFR 92.252 of the HOME Program regulation. These rental developments offer a total of 202 HOME-assisted units. A total of 213 income eligible households were served within these rental developments during the program year (additional households served exceeded the number of units available due to move-outs and move-ins during the program year).

c. Description of efforts to address worst case needs (defined as low-income renters with severe cost burden, in substandard housing, or involuntarily displaced).

Response: The Emergency Repair Program includes efforts to address “worst-case” housing needs. The Emergency Repair Program helps very low-income homeowners who need to make emergency repairs to their home for things such as a leaky roof, a non-working furnace, dangerous electrical wiring, and a caving foundation. In FY10 we assisted 70 households with this program.

Additionally, Lincoln’s Continuum of Care works to address “worst-case needs” to assist homeless individuals.

d. Description of efforts to address the accessibility needs of persons with disabilities.

Response: Meeting the needs of persons with disabilities is accomplished through the League of Human Dignity’s Barrier Removal Program. During FY 10, six low- to moderate-income households utilized the Barrier Removal Program to overcome architectural barriers and facilitate the installation of wheelchair ramps or lifts and bathroom modifications.

D. Continuum of Care

- a. Identify actions taken to address the needs of homeless persons and persons with special needs who are not homeless but require supportive housing (including persons with HIV/AIDS). This description must include actions taken to implement a continuum of care strategy for homeless and new Federal resources obtained during the year.*

Response:

Objective: Create and Sustain Affordable Housing Opportunities for Special Needs Populations:

Activity 1: Assist in maintaining the stock of rental and owner housing for special needs populations.

Response: Lincoln's CoC receives renewal funding for several permanent housing projects, and applies for additional bonus funding for special needs population permanent housing in the annual HUD CoC grant process. As has been previously mentioned, the CoC successfully funded a new permanent housing project that will be jointly administered by the Veteran's Administration and CenterPointe. This project will provide 10 additional beds for special needs populations.

Furthermore, During FY 2011, Lincoln's CoC formed a Consumer/Landlord committee that brings together landlords and service providers to formally address the nuances of housing for special needs populations. The committee will work on strengthening relationships between investment property owners and social service agencies, in addition to formally identifying an inventory of community wide housing units that may be available for special needs populations.

In addition, we were able to assist in maintaining the stock of housing for special needs populations through the League of Human Dignity who assisted six households with ADA issues.

Activity 2: Assist in increasing the supply of rental and owner housing for special needs populations. Provide technical assistance to non-profit and for-profit developers to finance housing projects for special needs populations and for elderly housing Tax Credit projects.

Response: In FY 2011, the Urban Development Department provided Tax Increment Financing (TIF) funding for the Creekside Village project, which provides 20 units for the Seriously Mentally Ill (SMI), in addition to 60 units for low to moderate income renters.

Activity 3: Enhance the provision of supportive housing services.

Response: Lincoln's Urban Development Department serves as the lead entity in preparation, development, and completion of Lincoln's annual CoC grant. This grant provides a significant source of renewal funding for several supportive housing projects in the community.

Activity 4: Remove regulatory barriers to housing for special needs populations.

Response: Staff from Urban Development serve on the City's Legislative Review Committee. The committee tracks bills closely when the legislature is in session, and follows interim studies and other Federal, State, and local issues throughout the year. During FY 2011, no state or local regulatory legislation was proposed.

- b. Identify actions taken to prevent homelessness and to help homeless persons make the transition to permanent housing and independent living.*

Response: Please refer to the Homeless section on page 16, in particular, Objective 3, moving Individuals from Temporary Housing to Permanent Housing. Additional information on Lincoln's Homeless strategies can be found in the 2011 CoC grant application, Exhibit 1 available at the Urban Development web site: : <http://lincoln.ne.gov/city/urban/comdev/pdf/homeless/exhb1-2011.pdf>.

c. Identify new Federal resources obtained from the Homeless Super NOFA.

Response: Lincoln's CoC continues to be in renewal status, however, a new permanent housing project was funded in the 2010 CoC competition. The VA and CenterPointe received \$90,654 for the Veterans Permanent Housing Project.

E. Other Actions

Describe other actions taken as described in its consolidated plan and annual action plans, including actions to:

a. Address obstacles to meeting underserved needs.

Obstacles identified in the Strategic Plan include, 1) the current financial and mortgage crisis – more families are in need of services and there is an increased need for affordable housing, both owner and renter, while lenders are making it more difficult for new home buyers and waiting lists for rental assistance are longer. Social service needs are also greater, resulting in higher needs for food and more families struggling to make ends meet. Social service agencies are more stressed to meet needs while the financial crisis has reduced donations. While the City of Lincoln cannot directly impact the financial and mortgage crisis, we can address one of the greatest resulting needs: housing affordability. Most housing programs provided by the Urban Development Department are aimed at improving affordability, see b., below. In addition, funds were provided to Community CROPS to expand existing gardens and start new gardens to benefit low- and moderate-income people and families which addresses both food security and sustainability. 2) jobs - the need for good paying jobs, problems due to loss of jobs (and resulting family budgetary issues including loss of housing) people working at low paying jobs and not making ends meet. To address this obstacle, funds are provided to the One Stop Employment Solutions for staffing to provide job-training and job-preparation services.

b. Foster and maintain affordable housing.

Existing affordable housing is located primarily in the Low- to Moderate-Income (LMI) area. The majority of Urban Development housing rehabilitation funds are allotted in the same area. Therefore, specific programs such as Deferred Loans, PRIDE, and Demolition of Secondary Structures/Tree Management are limited to the LMI area. Other programs offer financial incentives for owning within the LMI area. The First Home Program administered by NeighborWorks Lincoln, offers partial forgiveness on down payment assistance if a buyer purchases a home in the LMI area, and total forgiveness on a home purchased in the NRSA.

The Home Improvement Loan Program (HILP) limits the amount of funds that can be loaned outside the LMI area. Urban Development maintains a philosophy of economic integration which does not limit low-income households to low-income neighborhoods. Accordingly other Urban Development programs are available city-wide.

Urban Development has assisted low- and moderate-income buyers in obtaining housing outside of the LMI area by partnering with Habitat for Humanity and the Lincoln Housing Authority. Large families and households with a special need benefit greatly from the custom features possible through new construction.

c. Eliminate barriers to affordable housing.

Actions taken during the last year to eliminate barriers to affordable housing included the following:

Providing and partnering with other organizations to provide a range of financial resources to low-income households and special needs households, to non-profit housing providers, non-profit service providers, and projects that impact affordable housing. Examples include the following:

- Funding the League of Human Dignity barrier removal program for the removal of architectural barriers in rental and owner-occupied housing.
- Funding a variety of rehabilitation programs for low-income homeowners.
- Funding public improvement projects that will remove many housing units out of the 100-year flood plain thus removing the need for costly flood insurance.

Providing and partnering with other organizations to provide a range of technical and information resources to low-income households and special needs households, and to non-profit entities in the housing industry.

Examples including the following:

- Partnering with NeighborWorks® Lincoln, Community Action Partnership (CAP), lenders, and other institutions to provide basic financial skills and first-time homebuyers' courses for qualifying low-income households in English and other languages as needed.
 - Partnering with organizations in the annual Civil Rights conference.
 - Publishing fair housing information in a variety of languages.
 - Disseminating fair housing information at workshops and at professional organizations meetings.

Adopting policies and procedures to eliminate barriers to fair housing within our own programs. Examples include the following:

- Requiring loan recipients to comply with Fair Housing policy and marketing requirements.
- Reviewing Title 11 for compliance with federal regulations.
- Reviewing use of programs by households headed by racial and/or ethnic minorities.

Examining existing policies and collecting information to improve understanding of barriers. Examples include the following:

- Exploring ways to monitor housing quality of owner and rental housing over time.

d. Overcome gaps in institutional structure and enhance coordination.

Urban Development continues to participate in a number of initiatives and activities to work on overcoming gaps in institutional structures and to enhance coordination. Activities include the following:

- Working with the Lincoln Housing Authority, in partnership with Lincoln Public Schools on affordable housing options.
- Working with the Nebraska Investment Finance Authority (NIFA) and Lincoln Public Schools to support Community Learning Centers.
- Working with Neighborworks® Lincoln on neighborhood issues and homeownership. A staff member regularly attends the monthly Lincoln Policy Network meetings. The Policy Network was created in FY 07 by NeighborWorks® Lincoln to address policies and issues facing older neighborhoods.
- Working with the Nebraska Department of Economic Development on creating affordable housing.
- Supporting the League of Human Dignity to assist low-income people with disabilities to remove or modify architectural barriers in their homes.
- Participating on the Community Services Initiatives (CSI) which is a human services planning and implementation process that works to coordinate the local human services delivery system.
- Participating in the Problem Resolution Team and in PRT+ which is a small group of City staff, Mayor, and City Council representatives that address problem properties and policy issues.
- A staff member is an active member of the Continuum of Care and the Homeless Coalition.

- Staff participates in the neighborhood Free to Grow program which assists neighbors in such areas as establishing Neighborhood Watch groups, increasing code enforcement, increasing police involvement, and neighborhood and graffiti clean-ups.
- Representation on the Advisory Board of one bank, Mayor's Multicultural Advisory Committee, FDIC's New American Task Force and the Annual Latino Education Summit.

e. Improve public housing and resident initiatives.

The Lincoln Housing Authority (LHA) has been designated as a High Performing Public Housing Agency since 1992. LHA has also been designated as a "Move-to-Work" HUD Demonstration Site. The Lincoln Housing Authority continued to operate a Self-Sufficiency Program for Section 8 Voucher holders and Public Housing residents. The LHA also provided down payment assistance to assist qualified self-sufficiency program tenants in becoming homeowners. LHA also operated a Lease/Purchase program for one home each year. The home is constructed in conjunction with Lincoln Public Schools construction classes. Additionally, LHA, in partnership with Cedars Youth Services, operated a daycare center in the LHA Carol Yoakum Family Resource. Also, the Lincoln Housing Authority, with other partners, provided staffing for the Arnold Heights School Community Learning Center. The Learning Center provides opportunities for area students to participate in organized after-school programs, as well as working with families in the Arnold Heights neighborhood.

f. Evaluate and reduce lead-based paint hazards.

Actions taken during the last fiscal year to evaluate and reduce lead-based paint hazards include the following:

Urban Development's Rehabilitation Specialists are trained and certified as Risk Assessors. NeighborWorks® Lincoln also has a certified Risk Assessor for the inspection work involved in the homebuyer program. Urban Development has also brought in HUD certified instructors to train and certify local contractors.

The Lead-based Paint Hazard Reduction Program is designed to offset additional costs to the homebuyer due to the implementation of the final rule on lead-based paint issued by HUD. The homeowner receives a grant for the portion of the rehabilitation project that is lead-related, such as the additional cost of safe-work practices, hazard reduction, clean-up, clearance, and items required by the contractor to meet the new rules. The Housing Rehabilitation staff conducts a lead evaluation on every rehabilitation project and provides technical assistance to other agencies on lead issues.

During FY 10, 97 projects received a lead evaluation, of which 26 Lead Risk Assessments were performed. Eleven projects received a lead grant.

g. Ensure compliance with program and comprehensive planning requirements.

Urban Development continued its ongoing monitoring process with its housing and community development projects to ensure long-term compliance with program and comprehensive planning requirements.

General grant administration activities included preparation and management of annual operating and programmatic budgets, including allocation of personnel and overhead costs; analysis of past and current year performance and expenditures in all program areas (i.e., housing rehabilitation and homeownership, economic development, public improvements, etc.); oversight of revenues, "timeliness" of expenditures; and coordination and utilization of HUD's IDIS system for reporting and fund drawdowns.

Program/project monitoring ensures that the City and its subrecipients (or borrowers) meet performance objectives within schedule and budget. Most importantly, it provides documentation of the City's compliance with program (CDBG and HOME) objectives, rules, and regulations. A critical part of the City's monitoring system is an assessment of each subrecipient or borrower to identify high risk agencies that require more extensive oversight

and monitoring. Agencies identified as high risk include those who are new to the program, are experiencing turnover in key staff positions, have been plagued by past compliance or performance problems, are undertaking multiple funding activities for the first time, and/or are not submitting timely reports. These agencies are provided with regular on-site visits and desk-top reviews and at least one on-site visit per year.

A standardized procedure for review and monitoring has been established utilizing monitoring tools developed for CDBG, HOME and ADDI programs (although the City no longer receives ADDI funds). Areas addressed include, 1) Project or Program Status; 2) Program Benefits; 3) Fair Housing/Equal Opportunity; 4) Consistency of Records; and 5) Financial Accountability. Desk-top reviews involve examining progress reports, compliance reports, and financial information. On-site monitoring visits are performed to determine adequate maintenance. On-site visits also involve examining beneficiary documentation, audit reports, accounting records, invoices, payroll documentation, and timesheets.

The Program Monitor also works with subrecipients and borrowers to ensure compliance with all Federal rules and regulations. Occupancy reports submitted for assisted housing projects are examined to determine compliance with affordability and tenant eligibility. Interviews with contractor employees are conducted and certified payrolls are examined to ensure compliance with Fair Labor Standards and Davis-Bacon wage requirements.

Urban Development staff also participates in the quarterly conference calls with the HUD field office and also attends trainings held by HUD when appropriate to keep up-to-date on program compliance and comprehensive planning requirements.

Community Development Division staff developed a checklist and created notebooks for each CDBG project to improve file management. Each notebook is standard and includes the checklist for required federal documentation. This action came about in response to the last HUD monitoring visit and poor recordkeeping as noted by HUD staff.

h. Reduce the number of persons living below the poverty level.

Founded in 1964 out of Lyndon B. Johnson's War on Poverty, Community Action Partnership of Lancaster and Saunders Counties (formerly known as Lincoln Action Program (LAP)) is a private, non-profit Community Action Agency dedicated to improving the lives of individuals and families with low-incomes in Lancaster and Saunders Counties. The Agency is part of a national network of over 1,000 Community Action Agencies and offers individuals and families with low-incomes the tools, resources, and support they need to thrive. Community Action Partnership is the primary anti-poverty agency in Lincoln and works to reduce the number of people and families living in poverty and move them towards self-sufficiency.

Using a self-sufficiency assessment tool called FAT, Family Assessment Tool, family strengths are assessed and, using case management, families are helped in getting what they need to achieve self-sufficiency. They receive assistance in areas such as housing, employment, education, and nutrition. CAP continued these efforts throughout the year.

Community Action Partnership continuously assesses local community needs, service delivery, and program effectiveness to ensure supportive efforts are as effective and efficient as possible while providing innovative approaches to continuously improve their service to the low-income population in our community.

Other agencies provide case management targeted at special populations such as people with developmental disabilities or illness, or people with substance abuse problems. Examples of such agencies are St. Monica's, Fresh Start, Catholic Social Services, Cedar's Youth Services, CenterPointe, and Vocational Rehabilitation. These efforts are on-going and continued throughout the plan year.

Another anti-poverty strategy involving the City of Lincoln and the Human Services Federation is the Community Services Initiative (CSI). The overall purpose of CSI is to give the community direction in human services; to show

how CSI work impacts the City of Lincoln and Lancaster County; and to ensure ongoing funding needs. Specifically, five broad goals have been identified:

1. To identify the emerging issues and critical needs in the Health and Human Services delivery system based on accurate data.
2. To develop plans to address those issues.
3. To recognize where Lincoln is compared to its economic sister cities.
4. To anticipate where the City might be three years from today in the Health and Human Services system.
5. To share knowledge and intentions with funders, consumers, and the general public.

CSI is administered by the Human Services Federation, a consortium of health and human services agencies in Lincoln and Lancaster County. In order to meet these goals, the Federation is working with the CSI Implementation Coalitions specializing in the following four areas: 1) Family Violence, 2) Behavioral Health, 3) Early Child and Youth Development, and 4) Basic and Emergency Needs/Self-Sufficiency. UDD staff continued to stay involved at the policy level, attending monthly Advisory team meetings on as as-needed basis.

The *Coordinated Public Transit Human Services Transportation Plan* was completed in 2008 by the Basic and Emergency Needs Coalition. The Plan is a requirement of SAFETEA-LU as a basis for receiving Job Access and Reverse Commute (JARC) and New Freedom program funds. This year \$538,045 was awarded to human service agencies for transportation projects. Urban Development staff continued to participate on the grant selection committee.

Also, in keeping with the goals, programs, and policies outlined in the Housing Section of the Strategic Plan, Urban Development works and coordinates with the agencies listed below in producing and preserving affordable housing stock:

- NeighborWorks[®] Lincoln through the Homebuyer Training Program, Troubled Property Program, and the First Home Program which assists with downpayment assistance.
- Affordable Housing Initiative (AHI) and Habitat for Humanity.
- The Lincoln Housing Authority which administers the Security Deposit Program.
- The League of Human Dignity which operates the Barrier Removal Program.
- Lincoln's Continuum of Care (CoC) is an organization of homeless service providers, homeless individuals, and other community stakeholders. Organizational responsibilities include the development of Lincoln's annual CoC Grant, an agency peer review process, administering the "Point-in-Time" count, and strengthening collaboration and efficiency in services provided to the homeless.

Good paying jobs are also a priority goal for reducing poverty. The Workforce Investment Act of 1998, Public Law 105-220, states as its purpose "...to provide workforce investment activities, through statewide and local workforce investment systems, that increase the employment, retention, and earnings of participants, and increase occupational skill attainment by participants, and, as a result, improve the quality of the workforce, reduce welfare dependence, and enhance the productivity and competitiveness of the Nation." The Lincoln Workforce Investment Board (LWIB) oversees the implementation and operation of the Lincoln Area Workforce System and One Stop Career Center that offers expanded services to job seekers and area businesses. Funding for the One Stop continued this year.

F. Leveraging Resources

a. *Identify progress in obtaining other public and private resources that address needs identified in the plan.*

Response: The completion of most of the projects funded by the federal Neighborhood Stabilization Program took place in FY10. Twenty five foreclosed or blighted vacant properties were rehabilitated or redeveloped under this program with an accompanying first mortgage from a private lender.

NeighborWorks-Lincoln, in developing an affordable housing project and working in the low-to-moderate income neighborhoods, has incorporated the funding from the Department of Economic Development of the State, NeighborWorks-America and private sources.

Other public funds that were obtained for Neighborhood Revitalization include the Greening America's Capitols program assistance. This EPA assistance program provides direct technical assistance by working with private sector experts and leveraging federal and state partnerships. The green design assistance includes incorporating green solutions to manage stormwater runoff and building pedestrian-friendly neighborhoods. The focus for this assistance is 11th Street, A to J, in the South Capitol area.

An additional federal funding source for neighborhood revitalization included the American Recovery and Reinvestment Act's CDBG-R funds. In FY 10, these funds were used to complete streetscape projects installing energy efficient LED ornamental lights along 4th Street in South Salt Creek and 10th Street in North Bottoms, and to construct accessibility improvements in Hayward Park, also in North Bottoms. A total of \$474,644 was received.

b. *How federal resources from HUD leveraged other public and private resources.*

Response:

Housing: The Home Improvement Loan Program (HILP) uses CDBG funds to subsidize the interest rate to the borrower. Nebraska Investment Finance Authority (NIFA) works with the four lenders involved in the program to supply the non-federal loan funds. Other housing programs focus on the exterior repairs in low/mod neighborhoods. This encourages others to take pride in their home and neighborhood. The amount of private dollars spent because of the good examples set by neighbors is hard to quantify but has shown a visible effect. The PRIDE Program provides \$600 grants for exterior repairs.

HOME funds are used for Habitat for Humanity to purchase buildable lots. The materials and labor for construction of the house is donated. The 25 percent match requirement for the HOME funds is exceeded on every project. See form HUD-40107-A in Attachment 6.

The First Home Program uses HOME funds for down payment and "gap" financing for low/mod income buyers with new and existing houses. The assistance of non-federal funds to make new construction affordable and the HOME funds to assist the buyer in the purchase makes it possible for the buyers to obtain the first mortgage from a private lender.

Neighborhood Revitalization: The College View Streetscape project, located along 48th Street from Calvert to Pioneers, is a joint project with Public Works and utilities. The project included total street replacement, upgrades to the storm sewer and a replacement of the water main. Landscaping includes new trees, planting areas and bioswales that were completed in 2011. Other amenities include new street signs identifying the College View neighborhood, historic replica ornamental lights and colored-stamped concrete in designated areas. Funds came from a variety of sources including \$1,156,738 from Public Works Street Rehabilitation funds, \$400,000 from a

highway bond, a \$50,000 grant from Watershed Management, Energy Stimulus funds in the amount of \$43,000 and \$352,134 from Lincoln Water.

Redevelopment on North 27th Street continued in FY 10 and included the acquisition of several blighted properties for redevelopment. TIF financing was used for acquisition and demolition. Plaza space under the pedestrian bridge on both sides of North 27th was constructed and design initiated for an urban green space on a vacant lot adjacent to the east side plaza. Approximately \$338,356 was expended on these efforts.

Additional efforts are utilizing staff time only but include a variety of funding sources including Tax Increment Financing, other grants and private donations. These include efforts such as the various Antelope Valley projects and Free to Grow.

Urban Development staff participates in the Community Services Initiative. Work completed through CSI on a Human Services Transportation Plan resulted in the award of approximately \$538,045 in federal grants to social service agencies for implementation of transportation projects.

c. *How matching requirements were satisfied.*

Response: HOME funds are used for Habitat for Humanity to purchase buildable lots. The materials and labor for construction of the house is donated. Match requirements can be seen in form HUD-40107-A in Attachment 6.

G. Citizen Comment

Provide a summary of citizen comments it receives regarding the programs covered by its consolidated plan and the disposition of those comments. (Section 91.105(d)(2) of the consolidated plan regulations requires that grantees consider any comments or views of citizens received in writing or orally at public hearings, in preparing the CAPER).

Response: A public hearing on the CAPER was held on November 16, 2011. Additionally, the public was notified by a Public Notice in the Lincoln Journal Star of the 15 day comment period, November 4 – 18, 2011. No one attended the public hearing and no comments were received during the comment period.

H. Self-Evaluation

Provide an evaluation of accomplishments. This evaluation must include a comparison of the proposed versus actual outcomes of each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives.

Proposed versus actual outcomes of each outcome measure is included in the attachment "FY 2010-12 Projects."

Questions a grantee may want to consider include:

a. Are activities and strategies having an impact on identified needs? What indicators would best describe overall results? Are major goal on target?

Response: Activities and strategies have made an impact on identified needs by increasing homeownership through programs such as the First Home Program; improving housing through the Housing Rehab programs, such as the Home Improvement Loan Program and Deferred Payment Loan Program; increasing affordable housing, increasing economic opportunities through partnerships; addressing fair and affordable housing through participation in the Civil Rights Conference; increasing supportive housing through the Housing Development Loan

Program; coordinating improvements for the homeless and near homeless through the Homeless Management Information System; increasing affordable housing opportunities through the Antelope Valley Project; improving neighborhoods through park improvements, focus area projects, and working with our numerous non-profit partners; improving food security and sustainability by assisting with community gardens and rain gardens. All major goals are on target.

b. What barriers may have a negative impact on fulfilling strategies and achieving the overall vision?

Response: The greatest barrier that had a negative impact on fulfilling the strategies or overall vision was the reduction in funding both at the federal and local level.

c. Based on this evaluation, what adjustments or improvements to strategies and activities might help meet the identified needs more effectively?

Response: Programs operate well and no changes are recommended at this time. However, federal and local budget cuts have resulted in a reduced level of service that will impact our ability to provide services to low- and moderate-income people and neighborhoods.

I. Monitoring

a. Describe how and the frequency with which you monitored your activities.

Response: Program compliance monitoring of all Subrecipients is performed by the Urban Development Department Program Monitor. Any programmatic revisions must have approval before being implemented. All operating agencies are required to submit, either monthly or quarterly, programmatic reports detailing progress of their program objectives.

The Program Monitor conducts quarterly desktop reviews to address the project status, program benefit, and financial accountability. In addition to the quarterly desktop reviews, at least one on-site monitoring review is made during the contract year, and a report is prepared that details the agency's compliance with HUD regulations.

b. What is the status of your grant programs? Are any activities or strategies falling behind schedule?

Response: All housing rehabilitation programs met or exceeded our goals for FY10 with the exception of our work with the nonprofit organization, Rebuilding Together. The local chapter of Rebuilding Together disbanded and our goal of serving five households under this program was not achieved.

For non-housing Community Development activities, several projects reported no results for FY 10. However, progress was made on all activities with several completed just after the end of the program year. Although progress has been made in meeting the goals for rain gardens, the goals for the number of gardens is being reevaluated: due to staff reductions, Parks and Recreation staff no longer have the capacity for maintenance of additional facilities. Discussions continue with Parks and Recreation and the Watershed Management Division of Public Works and Utilities to refine this activity. Discussions are also underway with Community CROPS to possibly reduce goals in number served. Since this is a new program, goals were estimated in the Strategic Plan. After a year of implementation, it appears the estimates were more aggressive than is practical.

c. Are grant disbursements timely?

Response: Yes, grant disbursements are made weekly.

d. Do actual expenditures differ from letter of credit disbursements?

Response: Final letter of credit disbursements were received on 9/01/11 and 9/12/11.

Program Narratives

In addition to the general narrative, a grantee must provide narratives that address the following requirements of each of the four consolidated plan programs for which it received funding.

Please also refer to the “Housing and Community Development Activities” table in Attachment 1, “2010 Projects” in Attachment 4, and “2010 Summaries” in Attachment 5.

III. CDBG Program Narratives

A. Assessment of Relationship of CDBG funds to Goals and Objectives

a. Assess the use of CDBG funds in relation to the priorities, needs, goals and specific objectives in the consolidated plan, particularly the highest priority activities.

Response: The highest priority in the Strategic Plan was housing especially in the low-to-moderate income areas. The needs were particularly great for households to maintain their home ownership status. The Emergency Loan and the Deferred Payment Loan Programs funded by CDBG were key in fulfilling those needs.

The table below contains the high priority non-housing community development needs and CDBG funds expended in FY 10.

Public Facilities and Improvements		CDBG Funds
Community Development Need	Priority	
Parks and/or Recreation Facilities (Hazel Abel, Trago, American Legion)	High	\$68,268
Tree Planting	High	0
Flood Drainage Improvements (rain gardens)	High	\$17,691
Street Improvements	High	0
Sidewalks (Elliot School and 4 th Street)	High	\$3,847
Public Facilities (Elliot School)	High	\$100,000
Other (Tree Management and Demolition of Secondary Structures)	High	\$20,783

Public Services		
Community Development Need	Priority	
Transportation Services	High	0
Employment/Training services	High	\$33,984
Neighborhood Clean-ups	High	0
Other Services (Community CROPS)	High	\$14,264

b. Evaluate progress toward meeting the goals of providing affordable housing using CDBG funds, including the number and types of households served.

Response: Please also refer to the “Housing and Community Development Activities” table in Attachment 1, “2010 Projects” in Attachment 4, and “2010 Summaries” in Attachment 5.

Urban Development has a variety of housing programs using CDBG funds to meet our affordable housing goals. The Home Improvement Loan Program (HILP) uses CDBG funds to subsidize the interest rate to the borrower. Nebraska Investment Finance Authority (NIFA) works with the four lenders involved in the program to supply the non-federal loan funds. The program serves homeowners up to 80 percent of medium income. The Deferred Payment Loan Program (DPL) (serves homeowners up to 80 percent of medium income) is for more extensive housing rehabilitation in the Low- to Moderate-Income (LMI) Area. The combined goal for HILP and DPL was 38 housing units; we completed 48 (the other 5 DPLs used HOME funds).

The PRIDE Program (serves homeowners up to 80 percent of medium income) provides \$600 grants for exterior repairs and is available in 13 of the Lincoln’s older neighborhoods, primarily in the NRSA. The goal for FY 09 was 105 units and we served 120.

The Emergency Repair Program (serves homeowners up to 50 percent of medium income) is limited to homeowners at 50 percent of median income but is available city-wide. This also includes our assistance to mobile home homeowners. Our goal was 30 housing units and we assisted 64 housing units with CDBG (the other 6 Emergency Repairs used HOME funds).

Demolition of Secondary Structures and the Tree Management Program (DSS/TM) (serves homeowners up to 80 percent of medium income) provides financing for the removal of dangerous and substandard secondary structures and dead trees on private property in the NRSA. 14 households were served during FY 10; the goal was 7.

c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.

Response: The Housing Development Loan Program benefits the extremely low-income tenant. The Emergency Repair Program and HEART (Helping Elderly Access Rebuilding Together) are for low-income homeowners. The DPL and DSS/TM Programs are for homeowners who are under 80 percent of median income, but most clients are closer to being at 50 percent of median income. However, Home Improvement Loan Program’s clients tend to be closer to the 80 percent of median income level.

B. Assessment of Efforts Made in Carrying Out Planned Actions

a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.

Response: The Home Improvement Loan Program (HILP) uses CDBG funds to subsidize the interest rate to the borrower. Nebraska Investment Finance Authority (NIFA) works with the four lenders involved in the program to supply the non-federal loan funds. The CoC applied for HUD’s CoC grant including McKinney-Vento funding.

b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.

Response: No requests for certificate of consistency were received in FY 10. When requests are made, UDD staff complete informal research to identify where projects “fit” or “don’t fit” with the Consolidated Plan, including identification of specific goals or objectives the project would address.

- c. Indicate how the grantee did not hinder Consolidated Plan implementation by action or willful inaction.*

Response: All available resources were committed to activities in the consolidated Plan.

C. Uniform Relocation Act

- a. Describe steps taken to minimize the amount of displacement resulting from CDBG-assisted activities.*

Response: It is the policy of the City to only acquire vacant structures with CDBG funds.

- b. Describe steps taken to identify households, businesses, farms, or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.*

Response: In FY 10, no displacements occurred. All projects were reviewed on a case-by-case basis.

- c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.*

Response: Not applicable.

D. Economic Development Activities

Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons:

- a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.*
- b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.*
- c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.*

Response: Not applicable. The City of Lincoln no longer provides a job creation program.

E. Limited Clientele Activities

For activities not falling within one of the categories of presumed limited clientele low- and moderate-income benefit:

- a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.*

Response: Not applicable. All CDBG activities benefit low/mod clientele or low/mod areas. All housing activities benefited low/mod income households. All homeless activities serve the homeless and near homeless.

F. Program Income

- a. Detail the amount of program income reported that was returned to each individual revolving loan fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.*

Response: Not applicable.

- b. Detail the amount repaid on each float-funded activity.*

Response: Not applicable.

- c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.*

Response:

Housing Rehabilitation:	\$502,428.78
Economic Development:	\$230,926.13
HOME Housing Rehabilitation:	\$401,459.44

- d. Detail the amount received from the sale of property by parcel.*

Response: Not applicable.

- e. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:*

- e.1. The activity name and number as shown in IDIS*
- e.2. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported.*
- e.3. The amount returned to line-of-credit or program account.*
- e.4. Total amount returned to line-of-credit or program account; and time period reimbursement is to be made, if the reimbursement is made with multi-year payments.*

Response: Not applicable.

- f. Loans and other receivables:*

- f.1. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.*

Response: Not applicable.

- f.2. List the total of other loans outstanding and the principal balance owed as of the end of the reporting period.*

Response:

Housing Rehabilitation (CDBG and HOME funded) loans: 1,443 loans for \$23,213.867
Economic Development CDBG loans: 36 loans for \$2,041,408

- f.3. Provide a list of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.**

Response: The City of Lincoln purchased 2240 “Q” Street in 2002 with CDBG funds. This property was held for the completion of the Antelope Valley Redevelopment Project and the subsequent removal from the flood plain. In the interim, NeighborWorks Lincoln moved a portable classroom on-site as a temporary office until their new office space was completed as part of their Antelope Creek Village project. NeighborWorks Lincoln’s new Executive Director and board have chosen a new direction and have purchased a 3 story house located at 2530 Q as their new office. The relocation is anticipated to be complete in June 2012. Therefore, 2240 Q will not be available for sale until this move is complete.

- f.4. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.**

Response: Two CDBG funded housing rehabilitation loans in the amount of \$27,931 and one economic development loan in the amount of \$177,924 were declared uncollectable by the City Attorney.

- f.5. Lump Sum Agreements – provide the name of the financial Institution, date the funds were deposited, date the use of funds commenced, and the percentage of funds disbursed within 180 days of deposit in the institution.**

Response: Not applicable.

G. Rehabilitation Programs

For each type of rehabilitation program for which projects/units were reported as completed during the program year:

- a. Provide a narrative description that identifies the type of program and the number of properties/units completed for each; total CDBG and other public and private funds involved in the project.**

Response:

Home Improvement Loan Program (HILP) - HILP is a collaboration with four Lincoln banks, using CDBG funds to subsidize interest rates to consumers below 80 percent of median income guidelines. Loan funds are provided through NIFA tax exempt financing. The participating banks are restricted on how many dollars are loaned outside of the LMI area. HILP funds can be used for eligible repairs and improvements. Twenty-seven homeowners were served in FY 10. \$81,319 in CDBG funds were used to buy down the interest rate on \$236,114 of leveraged NIFA funds.

The Emergency Loan Program – Funds from this program are restricted to owners at 50 percent of median income. Examples of emergency repairs include: replacing furnaces or water heaters, roof repair or replacement, and repairing faulty wiring. Sixty-four housing units received a total of \$260,165 in CDBG funds.

The Deferred Loan Program (DPL) – DPL is used for extensive rehabilitation projects and is limited to qualifying homeowners at or below 80 percent of median income, with one to four living units, in the LMI area. This program is available only to applicants whose HILP loan has been denied or would not otherwise qualify. During FY 10, \$321,647 in CDBG funds were used for the rehabilitation of 21 houses.

PRIDE – The PRIDE Program provides \$600 grants for exterior repairs and is available in 13 of Lincoln’s older neighborhoods, primarily located in the NRSA. Two rental units and 118 owner-occupied housing units received a total of \$70,030 in CDBG funds, which leveraged \$35,474 in private funds.

Barrier Removal Program – During FY 10, six LMI housing units used the Barrier Removal Program to overcome architectural barriers and facilitate the installation of wheelchair ramps or lifts and bathroom modifications. All of the housing units assisted were modifications to single-family dwellings using \$36,950 in CDBG funds.

First-time Homebuyer Training and Counseling Program – Urban Development works with a Community Based Development Organization (CBDO), NeighborWorks® Lincoln, which received a CDBG allocation of \$135,742 in FY 10 to provide a first-time homebuyer training and counseling program. This program includes screening and selection of households assisted by Urban Development’s First Home (first-time homebuyer) and other homeownership programs. Education and training provided by NeighborWorks® Lincoln prepares the first-time homebuyer for the responsibility of homeownership. Classes include budgeting, affordability, evaluating the structural integrity of a house, and owner’s rights. Of the 192 participants served, 18.8 percent were from minority populations.

Lead-based Paint Hazard-Reduction Program – This program is designed to offset additional costs to the homeowner due to the implementation of the final rule on lead-based paint issued by HUD. The homeowner receives a grant for the portion of the rehabilitation project that is lead-related, such as the additional cost of safe-work practices hazard reduction, clean-up clearance, and items required by the contractor to meet the new rules. During the program year, 91 units were evaluated, 21 units received risk assessments, and seven grants were completed and received \$52,704 in CDBG grants to reduce lead-based paint hazards.

Demolition of Secondary Structures and Tree Management Program – This program provides financing for the removal of dangerous and substandard secondary structures and dead and/or dangerous trees on private property in the NRSA. Thirteen households were served under the tree management program and one housing unit was completed under the demolition of secondary structures program during FY 10 using \$20,783 in CDBG funds.

H. Changes in Program Objectives

Identify the nature of and reasons for any changes in program objectives and indications of how the jurisdiction would change its programs as a result of its experiences (24 CFR 91.520(c)).

Response: Our program objectives have not changed but due to cuts in federal funding, we must focus our remaining resources on the top priorities and eliminate the smaller programs resulting in fewer households served. Please also see Attachment 7, “Amendments and Transfers.”

I. Neighborhood Revitalization Strategies

Grantees with HUD-approved neighborhood revitalization strategies must describe progress against benchmarks for the program year.

Response:

NRSA Benchmarks

Activity	1 Year Goal - Total	1 Year NRSA Goal	% in NRSA	1 Year Actual – Total	1 Year NRSA Actual	% in NRSA
Rehab; Single-Unit Residential (7 programs)	179	122	68%	249	162	65.1%
Lead-Based/Lead Hazard Test/Abate	8	4	50%	11	8	72.7%
Homeownership assistance (First Home)	51 56*	23	45%	61	35	57.4%
Parks and/or Recreation Facilities	1	0	0%	2	2	100%
Tree Planting	1 projects	1 project	100%	0	0	0%
Flood Drainage Improvements (rain gardens)	10 projects	3 projects	30%	3	3	100%
Street Improvements (gravel alleys)	10 alleys	All are in the NRSA	100%	0	0	0
Sidewalks (streetscapes and sidewalk improvements (4 th Street Paving)	2 streetscapes, 1 sidewalk project	All are in the NRSA	100%	3,057 people	3,057 people	100%
Tree Management & demo of secondary structures	6 trees, 1 structure	All are in the NRSA	100%	13 trees, 1 structure	13 trees, 1 Structure	100%
Public Facilities (General) (construct community gardens) (Elliott School/Antelope Park Parking)	60 people	20	33%	1,941 people	1,941 people	100%
Public Services (General) (scholarships for community gardens) deleted by amendment January 2011.	100 people	34 people	34%			

*Amended 9/11

J. Section 108 Loan Guarantee

Grantees with Section 108 loan guarantee projects should describe actual accomplishments.

Response: The City of Lincoln does not have any Section 108 loan guarantee projects.

IV. HOME Program Narratives

A. Assessment of Relationship of HOME funds to Goals and Objectives

- a. Assess the use of HOME funds in relation to the priorities, needs, goals, and specific objectives in the consolidated plan, particularly the highest priority activities.**

Response: Please also refer to the “Housing and Community Development Activities” table in Attachment 1, “2010 Projects” in Attachment 4, and “2010 Summaries” in Attachment 5.

A priority was to create new home owners in a down housing market. We adjusted our down payment assistance levels and were able to meet our goals.

- b. Evaluate progress toward meeting the goals of providing affordable housing using HOME funds, including the number and types of households served.**

Response: Please also refer to the “Housing and Community Development Activities” table in Attachment 1, “2010 Projects” in Attachment 4, and “2010 Summaries” in Attachment 5.

In the Strategic Plan, HOME funds were identified to be primarily used to increase home ownership and create additional affordable housing. The First Home Program, administered by NeighborWorks® Lincoln, used their FY 10 allotment for financing and down payment assistance. Fifty-six households were able to purchase homes with the help of the First Home Program during FY 10. Habitat for Humanity completed construction of three homes on lots acquired with HOME funds. These houses were built using donations, donated materials, and volunteer labor. The Troubled Property Program, administered by NeighborWorks® Lincoln, completed construction of three new houses. The Direct/Deferred Program used HOME funds to assist 5 households with major rehabilitation.

- c. Indicate the extent to which HOME funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.**

Response: Of the fifty households that were able to purchase homes with the help of the First Home Program, there were two extremely low income, sixteen low income and thirty two moderate income persons.

Habitat for Humanity completed construction of three homes on lots acquired with HOME Entitlement funds. The Troubled Property Program, administered by NeighborWorks® Lincoln, completed construction of three new houses. The Direct/Deferred Program used HOME funds to assist 5 households with major rehabilitation and the Emergency Loan Program assisted 6 households.

Of these seventeen projects, there were six extremely low income, six low income and five moderate income persons.

B. HOME Match Report

Use HOME Match Report (HUD-40107A) to report on match contributions for the period covered by the consolidated plan program year.

(Although the requirement for matching contributions is based on the Federal fiscal year, the reporting is based on the PJ’s program year and the PJ should modify this report to indicate its program year (91.220(b)(2),

91.320(b)(2), and 91.420(b)). IDIS Report 33 contains financial information that is useful for HOME match reporting.

Response: Please see Attachment 6 for the HOME Match Report (HUD-40107A).

C. HOME MBE and WBE Report

Use Part III of HUD-40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women’s Business Enterprises (WBEs).

Response: Please see Attachment 8 for Part III of HUD-40107.

D. Assessments

a. Detail results of on-site inspections of rental housing.

Response: The table on the following page reflects completed on-site inspections for the City of Lincoln’s Affordable Rental Housing Projects assisted under the HOME program. As result of the inspections, three (1.49 percent) of the units were proven to have deficiencies. All of the units cited were brought into compliance within 30 days of the inspection.

HOME INSPECTIONS				
Project Name Address	Total # of Units	# of HOME Units	Date Inspection Passed	Next Inspection Date
Activity #1208 Ambassador Building 1330 Lincoln Mall	42	42	8/3/11	FY 2011
Activity #274 ARC of Lincoln/Lancaster County 1010, 1012, 1014 N. 35 th St.	6	6	11/22/11	FY 2012
Activity #477 Capital Corners Housing 800-870 Darren Ave.	25	6	11/22/11	FY 2012
Activity #174 Crossroads House 1000 "O" St.	58	58	8/8/11	FY 2011
Activity #552 LAP's Jonna Court Housing 1240-1253 Jonna Court	8	8	11/17/11	FY 2012
Activity #195 New Heights 4401 "F" St.	28	6	8/18/11	FY 2011
Activity #196 Paul VI Heights 1800 Montini Dr.	28	2	8/24/11	FY 2011
Activity #1115 President Building 1340 Lincoln Mall	41	41	8/3/11	FY 2011
Activity #182 Affordable Housing West 1601-1743 SW 10 th St.	30	30	8/17/11	FY 2011
Activity #194 YWCA Housing Partnership 101 S. Centennial Mall	12	3	11/16/11	FY 2012
Total	278	202		

b. Describe the HOME jurisdiction's affirmative marketing actions.

Response: Urban Development staff formed the bilingual/bicultural Minority Outreach Committee whose purpose is specific outreach to the various minority communities and cultural centers within Lincoln. As a result, NeighborWorks Lincoln and Urban Development sponsor a booth at the annual Juneteenth and Festival de las Americas celebrations.

Outreach to the Hispanic community was enhanced by a bilingual/bicultural Minority Outreach Committee member who is also an Urban Development Housing Rehab Specialist. She assisted Hispanic homeowners with Urban Development rehab programs and assisted other departments with communication issues.

Working with the Minority Outreach Committee, this staff person has also met with Legislators, University of Nebraska-Lincoln faculty, the Los Politicos group, and State and local leaders to discuss Latino issues. She

represents Urban Development on the Advisory Board of one bank, the Mayor’s Multicultural Advisory Committee and the FDIC’s New American Task Force.

Additionally, Urban Development provides housing program brochures in several languages and “Select a Language” Software on our website for over 30 languages.

c. Describe outreach to minority- and women-owned businesses.

Response: The owner selected contractor is the result of a complete bid process. The homeowners are encouraged to obtain at least two bids. However, it is difficult to find quality contractors who provide remodeling or rehabilitation work on older homes in Lincoln. Urban Development’s Rehabilitation Specialists foster relationships with minority- and women-owned contracting businesses in order to provide additional choices to homeowners who are not able to obtain bids on their own.

On a larger project by one of our nonprofit partners, the general contractors are selected by the administering non-profit agency. Minority and women-owned businesses are invited to bid, however, they often do not have the capacity to undertake large-scale projects. The selected contractors are encouraged to use minority or women-owned business contractors as subcontractors.

V. HOPWA Program

The City of Lincoln does not receive HOPWA funds.

VI. Emergency Shelter Grants Program

The City of Lincoln does not receive Emergency Shelter Grant funds.

VII. Other Attachments and Narratives

Include any CAPER information not covered by narratives in any other section.

Response: The Greater Lincoln Regional Innovation Grant (RIG) funded a 12-county collaborative initiative to generate opportunities for regional economic prosperity. Education, economic and workforce development entities in southeast Nebraska collaborated to develop a strategic regional plan with a focus on addressing present and future economic dislocation events; to support regional economic growth and competitiveness, and to enhance workers’ employment and advancement.

On-going goals include:

- Enhance the pipeline of skilled workers and become a talent magnet;
- Better integrate economic and workforce development;
- Expand resources to foster entrepreneurship;
- Integrate economic development and technology transfer;
- Enhance business attraction/retention efforts; and
- Explore redesign of key structures.

The RIG reports can be found on-line at www.lincolnearig.com.