

# Notice to the Public

## Public Hearing and Public Comment Period for the *FY 14 Consolidated Annual Performance & Evaluation Report*

The *Consolidated Annual Performance & Evaluation Report* (or *CAPER*) is prepared annually by the City of Lincoln, Urban Development Department. This federally-required document provides the public and the U.S. Department of Housing and Urban Development (HUD) information regarding the use of federal funds – Community Development Block Grant (CDBG), HOME, and Emergency Solutions Grant (ESG) -- in the previous fiscal year. The current *CAPER* is for FY 14, from September 1, 2014 to August 31, 2015.

On Monday, November 16<sup>th</sup> from 12:00 p.m. - 1:00 p.m., the City of Lincoln Urban Development Department will hold a public hearing on the *FY 14 Consolidated Annual Performance & Evaluation Report* at the Urban Development Department in the County-City Building at 555 S. 10<sup>th</sup> Street, in Conference Room 206. This report is on file and available for public examination and copying, upon request, at the Urban Development Department, Monday through Friday between the hours of 8:00 a.m. and 4:30 p.m., by telephone at 402-442-8211, and via e-mail at [whjermstad@lincoln.ne.gov](mailto:whjermstad@lincoln.ne.gov).

The report is also available on the City's website at [www.lincoln.ne.gov](http://www.lincoln.ne.gov), keyword: urban. All interested agencies, groups and persons are invited to comment on the report in person at the public hearing or in writing to David Landis, Director, Urban Development Department, 555 S. 10<sup>th</sup> Street, Suite 205, Lincoln, NE 68508, or via e-mail at [urbandev@lincoln.ne.us](mailto:urbandev@lincoln.ne.us). The comment period begins November 4<sup>th</sup>. Written comments *must* be received on or before November 18, 2015. For more information, contact Wynn Hjermstad, Community Development Manager at 402-441-8211 or [whjermstad@lincoln.ne.gov](mailto:whjermstad@lincoln.ne.gov).



2nd Program Year -- FY 2014

# **C**omprehensive **A**nnual **P**erformance & **E**valuation **R**eport

Prepared by:

**City of Lincoln, Nebraska**

*Chris Beutler, Mayor*

**Urban Development Department**

*David Landis, Director*

**Public Comment – DRAFT VERSION**

**CR-05 - Goals and Outcomes**

**Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

A full narrative will accompany the final submission. We will update this document through the public comment period.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Admin	CDBG: \$ / HOME: \$ / ESG: \$	Other	Other	100	40	40.00%	100	100	100.00%
Chronic Homeless	Homeless	ESG: \$	Housing for Homeless added	Household Housing Unit	9	0	0.00%	2	0	0.00%

Direct Financial Assistance	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	572		0	269	
Direct Financial Assistance	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Public service activities for Low/Moderate Income Housing Benefit	Households Assisted	500	0	0.00%	100	0	0.00%
Direct Financial Assistance	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	250	148	59.20%	50	78	156.00%
Direct Financial Assistance	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	225	90	40.00%			
Employment - Homeless	Homeless	ESG: \$	Other	Other	30	0	0.00%	25	0	0.00%
Employment - Low Income	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	32		0	11	
Employment - Low Income	Non-Housing Community Development	CDBG: \$	Other	Other	70	0	0.00%	14	0	0.00%

Homeless	Homeless	CDBG: \$22000 / ESG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0		10000	0	0.00%
Homeless	Homeless	CDBG: \$22000 / ESG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	9571		0	6345	
Homeless	Homeless	CDBG: \$22000 / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Homeless	Homeless	CDBG: \$22000 / ESG: \$	Other	Other	70	0	0.00%	87	0	0.00%
Increase Food Security	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	1045		0	553	

Increase Food Security	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	300	1528	509.33%	60	810	1,350.00%
Increase Housing Stock	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	30	20	66.67%	6	14	233.33%
Increase Neighborhood Livability	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5700	192886	3,383.96%	1140	136026	11,932.11%
Increase Neighborhood Livability	Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	68627		0	30930	
Mainstream Benefits	Homeless	ESG: \$	Other	Other	92	0	0.00%	90	0	0.00%
Permanent Housing	Homeless	ESG: \$	Other	Other	80	0	0.00%	95	0	0.00%

Promote Sustainable Infrastructure	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1200	8251	687.58%			
Rehabilitate owner-occupied housing units	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Rental units rehabilitated	Household Housing Unit	0	2		0	2	
Rehabilitate owner-occupied housing units	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	385	139	36.10%	77	73	94.81%
Rehabilitate owner-occupied housing units	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	0	5		0	5	
Rehabilitate owner-occupied housing units	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Rehabilitate owner-occupied housing units	Affordable Housing	CDBG: \$ / HOME: \$ / ESG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	

Support Non-Homeless Special Needs	Non-Homeless Special Needs	CDBG: \$0 / HOME: \$0 / ESG: \$0	Other	Other	4	0	0.00%	1	0	0.00%
Transitional Housing	Homeless	ESG: \$	Other	Other	70	0	0.00%	65	0	0.00%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

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 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.

Affordable housing is one of the highest priorities in Lincoln. As such, the majority of CDBG and HOME funds are used for housing related programs administered by the Housing Rehabilitation & Real Estate Division. Improving neighborhood livability is also a high priority and some CDBG funding, administered by Community Development staff, is used for projects in low to moderate income neighborhoods — such as park improvements and neighborhood commercial area streetscapes.

## CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME	ESG
White	5,787	223	0
Black or African American	1,203	60	0
Asian	586	36	0
American Indian or American Native	191	5	0
Native Hawaiian or Other Pacific Islander	14	2	0
<b>Total</b>	<b>7,781</b>	<b>326</b>	<b>0</b>
Hispanic	887	39	0
Not Hispanic	6,894	287	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

Within CDBG a total of 7781 families were assisted. Of the total 5,787 or 74.3% were white, 1,203 or 15.4% were Black or African American and 586 or 7.5% were Asian. In regards to ethnicity, 887 or 11.3% identified themselves as Hispanic. Within HOME a total of 326 families were assisted. Of the total 223 or 68.4% were white, 60 or 18.4% were Black or African American and 36 or 11% were Asian. In regards to ethnicity, 39 or 11.9% identified themselves as Hispanic. ESG inputs are still being formulated.

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG		7,431,764	2,214,302
HOME		3,022,129	1,240,284
ESG		318,878	137,610

**Table 3 - Resources Made Available**

**Narrative**

These areas were identified in the five year 2013-2017 consolidated plan

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

**Table 4 – Identify the geographic distribution and location of investments**

**Narrative**

These areas were identified in the five year 2013-2017 consolidated plan

Exact breakouts will be available after the final draw down which will be made during the week of Nov 9th.

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

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.

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.

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.

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.

Non-housing Community Development projects are primarily funded with CDBG. However, the Public Works and Utilities Department provided local funds for construction administration and management for sidewalk improvements in the Goodhue area. Redevelopment on North 27th Street continued in FY 14, as well as in other redevelopment areas. Projects in these redevelopment areas are funded by Tax Increment Financing (TIF) but benefit low- and moderate-income people and areas. Additional efforts are utilizing staff time only but include a variety of funding sources including TIF, other grants and private donations. These include efforts such as the various Antelope Valley projects and redevelopment projects in older commercial areas.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	6,092,874
2. Match contributed during current Federal fiscal year	386,610
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	6,479,484
4. Match liability for current Federal fiscal year	181,332
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	6,298,152

**Table 5 – Fiscal Year Summary - HOME Match Report**



Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE report**

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	698,879	698,879	0	0

Table 7 – Program Income

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	381,892	0	0	0	0	381,892
Number	62	0	0	0	0	62
<b>Sub-Contracts</b>						
Number	29	0	0	0	0	29
Dollar Amount	34,174	0	0	0	0	34,174
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	381,892	0	381,892			
Number	62	0	62			
<b>Sub-Contracts</b>						
Number	29	0	29			
Dollar Amount	34,174	0	34,174			

**Table 8 – Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

**Relocation and Real Property Acquisition** – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition

Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – Relocation and Real Property Acquisition**

## CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	16	0
Number of Non-Homeless households to be provided affordable housing units	10	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>26</b>	<b>0</b>

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	45	48
Number of households supported through The Production of New Units	6	20
Number of households supported through Rehab of Existing Units	77	73
Number of households supported through Acquisition of Existing Units	3	0
<b>Total</b>	<b>131</b>	<b>141</b>

Table 12 – Number of Households Supported

### Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Many of the applicants to our Home Improvement Loan Program were unable to qualify due to low credit scores and high low to value ratios. We were able to assist most with other programs but will have to do additional outreach in the future.

Steady progress has been made in meeting specific objectives of providing affordable housing. New affordable housing ownership opportunities were created with two units by Habitat for Humanity and twelve units under the Troubled Property Program for a total of twenty. Our goal was six units.

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 CDBG and is for more extensive housing rehabilitation in the Low- to Moderate-income (LMI) Area. The Emergency Repair is limited to homeowners at 50 percent of median income but is available city-wide. The Barrier Removal Program is used to overcome architectural barriers and facilitate the installation of wheelchair ramps or lifts and bathroom modifications.

Homeowner rehabilitation was made available through the Home Improvement Loan Program (HILP), Direct or Deferred Loan Program, Emergency Repair Loan Program, Lead Based Paint Hazard Reduction Program, and Barrier Removal Program. A total of 73 households were assisted with a goal of 77.

**Discuss how these outcomes will impact future annual action plans.**

Many of the applicants to our Home Improvement Loan Program were unable to qualify due to low credit scores and high low to value ratios. We were able to assist most with other programs but will have to do additional outreach in the future.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

<b>Number of Persons Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	47	1
Low-income	11	19
Moderate-income	19	58
<b>Total</b>	<b>77</b>	<b>78</b>

**Table 13 – Number of Persons Served**

**Narrative Information**

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

**Addressing the emergency shelter and transitional housing needs of homeless persons**

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Please refer to Lincoln's FY12 CoC Consolidated Application for a detailed response to this issue, including specific short-term plans, long-term plans, objectives, benchmarks, and responsible parties for meeting benchmarks. In particular, "Section 3A. CoC Strategic Planning Objectives" beginning on page 56. Lincoln's FY12 is available on the web at [Lincoln.ne.gov](http://Lincoln.ne.gov), keyword search: homeless

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Please refer to Lincoln's FY12 CoC Consolidated Application for a detailed response to this issue, including specific short-term plans, long-term plans, objectives, benchmarks, and responsible parties for meeting benchmarks. In particular, "Section 3B. Discharge Planning" beginning on page 58, through "Section 3D. Strategic Planning Coordination" on page 73. Lincoln's FY12 is available on the web at [Lincoln.ne.gov](http://Lincoln.ne.gov), keyword search: homeless

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The Lincoln Housing Authority (LHA) owns and operates 320 units of housing developed and operated under the federal Public Housing program administered by the U.S. Department of Housing and Urban Development (HUD). Two hundred of these units are either single family houses or duplexes, scattered on single sites at various locations throughout the City of Lincoln. The remaining 120 units are located in Mahoney Manor, an eight story high-rise apartment building for seniors.

LHA receives federal funds from HUD to operate, maintain, and make capital improvements to the above properties. HUD funds these activities through the provision of operating subsidies and capital funding (known as the Capital Fund). Congress and HUD have failed to allocate sufficient operating funds and capital funds for many years, threatening the viability of Public Housing across the country. Despite this LHA has maintained their Public Housing units in good condition and has been designated a "high performing" housing authority by HUD since 1992. However the many years of financial neglect of Public Housing by the federal government is putting stress on LHA's ability to maintain its units at the "high performer" level, and threatens the long term viability of the 320 public housing units.

LHA will continue to address the needs of Public Housing as best it can by utilizing the declining funding from the Capital Fund. In addition, in 2014-15 LHA is undertook a major modernization project at Mahoney Manor utilizing other HUD funding made available through its designation as a Moving To Work agency.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

LHA's Resident Advisory Board meets annually to review LHA practices and procedures and provide input to management and LHA's Board of Commissioners. In addition several housing facilities have standing resident councils who assist management in the governance and activities of the building.

LHA also operates two homeownership programs. 1) LHA builds one house each year in partnership with Northeast High School. Students help build the house, and LHA sells or leases-to-purchase the home to a public housing resident. 2) LHA provides down-payment assistance to graduates of its Family Self Sufficiency program (Public Housing and Housing Choice Voucher clients) who are ready to purchase a home.

### **Actions taken to provide assistance to troubled PHAs**

LHA has been designated as a "high performing" housing authority by HUD since 1992. In addition LHA has been designated as a Moving To Work (MTW) agency since 1997, one of only 39 MTW agencies in the country. MTW is a demonstration program that provides greater flexibility in the operation of Public

Housing and Housing Choice Voucher programs, and is considered the policy lab for testing changes to these federal housing programs. There are no troubled PHAs in Lincoln.

## **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

The City offers an impact fee exemption to low income, owner occupied home buyers. This popular and successful program has been in existence for six years. The funding source is the City's General Fund. The purpose of the incentive is to provide home buyers with additional funds for down payment or payment of fees associated with originating their mortgage.

In the Strategic Plan FY 2005 to 2009, one strategy identified to remove the barriers to affordable housing specified that the City would work with developers on ways to reduce the length of the development process. In March 2010, the City opened the Development Services Center (DSC). The DSC is a centralized location with the capacity to meet efficiently all the development services needs for builders, developers and property owners. This centrally located function includes staff from five departments including Urban Development. Today new Accela automation and public facing access further increases efficiencies and transparency.

The City of Lincoln Planning Department has proposed an update to its zoning codes called "reForm". Proposed changes include:

Allowing developers to count the right of way towards the required side/rear setbacks

Provide for waivers to height and lot regulations

Allow for new use permits to be approved administratively

Reduce PUD to a one acre minimum in select corridors

Allow residential use in the first floor of commercial buildings

Allow residential units in select H zoned areas

Establish accessory dwelling units as conditional uses in select R zones

Eliminate penalty provisions limiting density

Allow .5 to one acre community unit plans

Throughout FY 13, planning staff continued to meet with various groups and stakeholders to further refine reFORM.

The Urban Development Department and NeighborWorks®Lincoln have established programs to help finance the rehabilitation of owner occupied units in the NRSA and LMI areas that help to remove or ameliorate the negative effects that some public policies may have on affordable housing.

**Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

Most housing programs provided by the Urban Development Department are aimed at improving affordability. 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 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.

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

**Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

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.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

Work by the American Jobs Center reduces poverty by assisting people in finding jobs. Lastly, staff worked closely with Lincoln's Continuum of Care, and administered ESG funds which contributed to reducing poverty through support of Lincoln's rent and utility assistance network and homelessness prevention programs in general.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

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), Lincoln Public Schools, and NeighborWorks®Lincoln 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.

A staff member is an active member of the Continuum of Care and the Homeless Coalition.

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.

Support for, and working with, Stronger Safer Neighborhoods.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

Urban Development worked closely with the Lincoln Housing Authority, private sector landlords, and social service agencies in a variety of ways. Lincoln's CoC developed a subcommittee, dubbed the Project Landlord and Consumer Engagement committee, or "PLACE," to specifically enhance coordination between private landlords who house social service agency clients. Through PLACE, partnering landlords agreed to consider involvement in case management with social service agencies as

an additional screening criteria. Landlords benefited from problem prevention through regular home visits from case management staff, neutral party mediation, and formalized partnerships with agencies who provide needed services to at-risk renters.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

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 the conference. Sessions are programmed to meet the informational needs of different segments of the housing industry. Staff continues participation on local public, private and nonprofit boards to share fair housing information and continues to work with the Lincoln Commission on Human Rights to monitor compliance with Title 11. The 2014 Analysis of Impediments has been completed and is undergoing edits. The Program Monitor examines compliance with affirmative fair housing market requirements by subrecipients and borrowers.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

Urban Development continues an 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, homeownership, 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, HOME and ESG) 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 ESG programs. 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.

**Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

A public hearing on the CAPER was held on November 16, 2015 and public notice was given ten days in advance. Additionally, the public was notified by a Public Notice in the Lincoln Journal Star of the 15 day comment period, November 4 - 18, 2015. A draft of the CAPER was also made available on the Urban Development Department website throughout the public comment period. The City of Lincoln will update this with final public input and our response.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

Our program objectives have not changed and we do not anticipate any changes as a result of our experiences.

<b>Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?</b>	No
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**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

**CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Refer to the image titled "CR-50 AH Rental Inspection" for a break down of inspections for each unit

Address	Housing Project	Unit Inspected	Note
1330 Lincoln Mall	Ambassador Building	Choice 1	Refurbishment
		Choice 2	Refurbishment
		Choice 3	Refurbishment
		Choice 4	Refurbishment
		Choice 5	Refurbishment
1340 Lincoln Mall	President Building	Choice 1	Refurbishment
		Choice 2	Refurbishment
		Choice 3	Refurbishment
		Choice 4	Refurbishment
		Choice 5	Refurbishment
N 35th St	Lincoln-ARC Housing	1012C	
		1014E	
800 Darren Ave	Capital Corners	841	
		858	
		870	
4401 F St	New Hieghts	102	
		104	
		204	
1800 Montini Dr	Pual VI Hieghts	1	
		2	
1601 SW 10th St	West Garfield	1615	
		1636	
		1703	
		1741	
100 Centennia Mall S	YWCA Housing	3	
		8	
		12	

**CR-50 AH Rental Inspection**

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units.**

**92.351(b)**

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. OK

Urban Development works with a Community Based Development Organization (CBDO), NeighborWorks®Lincoln, 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. NeighborWorks®Lincoln obtains at least a 15% minority participation each year from their affirmative marketing efforts.

Program brochures are in several languages and “Select a Language” software is available on the Urban Development website for over 50 languages

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

A total of \$673,839.00 HOME program income was received during the program year, of which \$323,444.94 assisted thirty-three home buyers for the First Home Program with down payment and rehabilitation assistance, \$108,504.19 assistance was provided to Habitat for Humanity for the Housing Development Loan Program for acquisition of seven lots for construction of affordable housing to be sold to low- to moderate-income households, \$7,122.00 was provided to Lincoln Housing Authority for the Security Deposit Assistance Program providing security deposits for five homeless families and individuals, \$199,047.88 was provided to NeighborWorks Lincoln for construction costs of nine housing units from the Troubled Property Program, and \$35,719.99 was allocated for administration of the HOME program.

First Home Program

- White 26 - Hispanic Descent 3
- Black/African American 5
- Asian 2
- Female Head of Households 16
- Elderly Household 1

\*

- 50% Median Income 6
- 60% Median Income 9
- 80% Median Income 18

## Housing Development Loan Program

White 1

50% Median Income 1

The remaining three lots are under construction.

## Security Deposit Assistance Program

White 14

Black 3

American Indian/Alaska Native & Black/African American 1

30% Median Income 18

### **Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)**

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 14 allotment for financing and down payment assistance. 64 households were able to purchase homes with the help of the First Home Program during FY 14. Habitat for Humanity completed construction of two homes on two of the five lots acquired with HOME funds. These houses were built using donations, donated materials, and volunteer labor. Additionally 12 homes were added through our troubled property program.

Activities and strategies have made an impact on identified needs by increasing homeownership through programs such as the First Home 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.

## CR-60 - ESG 91.520(g) (ESG Recipients only)

### ESG Supplement to the CAPER in *e-snaps*

#### For Paperwork Reduction Act

#### 1. Recipient Information—All Recipients Complete

##### Basic Grant Information

Recipient Name	LINCOLN
Organizational DUNS Number	138733808
EIN/TIN Number	476006256
Identify the Field Office	OMAHA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	Lincoln CoC

##### ESG Contact Name

Prefix	Mr
First Name	Bradd
Middle Name	0
Last Name	Schmeichel
Suffix	0
Title	Planner I

##### ESG Contact Address

Street Address 1	555 South 10th Street, suite 205
Street Address 2	0
City	Lincoln
State	NE
ZIP Code	68508-
Phone Number	402447856
Extension	0
Fax Number	402448711
Email Address	bschmeichel@lincoln.ne.gov

##### ESG Secondary Contact

Prefix	Mrs
First Name	PATRICIA
Last Name	POSEY RIBEIRO
Suffix	0
Title	financial officer
Phone Number	4024417860
Extension	0
Email Address	pribeiro@lincoln.ne.gov

## 2. Reporting Period—All Recipients Complete

**Program Year Start Date** 09/01/2014  
**Program Year End Date** 08/31/2015

### 3a. Subrecipient Form – Complete one form for each subrecipient

**Subrecipient or Contractor Name:** LINCOLN

**City:** Lincoln

**State:** NE

**Zip Code:** 68508, 3633

**DUNS Number:** 138733808

**Is subrecipient a victim services provider:** N

**Subrecipient Organization Type:** Unit of Government

**ESG Subgrant or Contract Award Amount:** 137610

## CR-65 - Persons Assisted

### 4. Persons Served

#### 4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 14 – Household Information for Homeless Prevention Activities

#### 4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 15 – Household Information for Rapid Re-Housing Activities

#### 4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 16 – Shelter Information

#### 4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 17 – Household Information for Street Outreach

#### 4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 18 – Household Information for Persons Served with ESG

#### 5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

Table 19 – Gender Information

## 6. Age—Complete for All Activities

	<b>Total</b>
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
<b>Total</b>	<b>0</b>

**Table 20 – Age Information**

## 7. Special Populations Served—Complete for All Activities

### Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
<b>Persons with Disabilities:</b>				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

**Table 21 – Special Population Served**

**CR-70 – ESG 91.520(g) - Assistance Provided and Outcomes**

**10. Shelter Utilization**

Number of New Units – Rehabbed	
Number of New Units – Conversion	
Total Number of bed - nighths available	
Total Number of bed - nights provided	
Capacity Utilization	

**Table 22 – Shelter Capacity**

**11. Project Outcomes Data measured under the performance standards developed in consultation with the CoC(s)**

## CR-75 – Expenditures

### 11. Expenditures

#### 11a. ESG Expenditures for Homelessness Prevention

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Prevention under Emergency Shelter Grants Program			
<b>Subtotal Homelessness Prevention</b>			

Table 23 – ESG Expenditures for Homelessness Prevention

#### 11b. ESG Expenditures for Rapid Re-Housing

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
Expenditures for Rental Assistance			
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance			
Expenditures for Housing Relocation & Stabilization Services - Services			
Expenditures for Homeless Assistance under Emergency Shelter Grants Program			
<b>Subtotal Rapid Re-Housing</b>			

Table 24 – ESG Expenditures for Rapid Re-Housing

#### 11c. ESG Expenditures for Emergency Shelter

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
Essential Services			
Operations			
Renovation			
Major Rehab			
Conversion			
<b>Subtotal</b>			

Table 25 – ESG Expenditures for Emergency Shelter

**11d. Other Grant Expenditures**

	Dollar Amount of Expenditures in Program Year		
	2012	2013	2014
Street Outreach			
HMIS			
Administration			

Table 26 - Other Grant Expenditures

**11e. Total ESG Grant Funds**

Total ESG Funds Expended	2012	2013	2014

Table 27 - Total ESG Funds Expended

**11f. Match Source**

	2012	2013	2014
Other Non-ESG HUD Funds			
Other Federal Funds			
State Government			
Local Government			
Private Funds			
Other			
Fees			
Program Income			
<b>Total Match Amount</b>			

Table 28 - Other Funds Expended on Eligible ESG Activities

**11g. Total**

Total Amount of Funds Expended on ESG Activities	2012	2013	2014

Table 29 - Total Amount of Funds Expended on ESG Activities