

MEMORANDUM

To: Lincoln City Council
From: Wynn Hjermsstad, Community Development Manager, Urban Development Department
Date: June 19, 2013
Re: HUD required plans

The *5 Year Strategic Plan 2013-2017 for HUD Entitlement Programs* and *FY 2013 Annual Action Plan: One Year Use of Funds for HUD Entitlement Programs* are before you for public hearing and approval July 1, 2013. The U.S. Department of Housing and Urban Development (HUD) has instituted a new, electronic process for completion of the Plans. Printing the Plans from the electronic program resulted in awkward formatting making them somewhat difficult to read. HUD is aware of the problem and is making efforts to correct it. In the meantime, Urban Development staff are happy to answer any questions you may have regarding the Plans.

Several attachments are referenced in the Plans. Due to their length, they are not included but are available on request.

Please contact me at 441-8211 or whjermsstad@lincoln.ne.gov if you have questions prior to the public hearing July 1. Thank you.



Five Year Consolidated Plan 2013-2017

Submitted by the
Urban Development Department

Executive Summary

ES-05 Executive Summary

1. Introduction

The *Five-Year Strategic Plan* is a unified, comprehensive vision for community development in Lincoln, Nebraska. It serves as a tool to coordinate economic, physical, environmental, community, and human development activities for five years, starting September 1, 2013 and ending August 31, 2018.

The *Strategic Plan* is required by the U.S. Department of Housing and Urban Development (HUD) because the City receives funding through HUD's Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) programs. The CDBG and HOME programs have three major statutory goals: provide decent housing, a suitable living environment, and expanded economic opportunities, all primarily for low- and moderate-income persons.

The lead agency for Lincoln's community development activities is the City's Urban Development Department. Other agencies responsible for administering the programs include NeighborWorks®Lincoln, the Lincoln Housing Authority, the League of Human Dignity, and the Homeless Coalition.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

For the CDBG and HOME programs, HUD has identified objectives for the three major statutory goals. They are:

- HUD Objective 1: Creating Suitable Living Environments
- HUD Objective 2: Providing Decent Housing
- HUD Objective 3: Creating Economic Opportunities

HUD further identifies three program outcomes to help refine the City's objectives. Program outcomes are designed to capture the nature of the change or expected result of an activity. They are:

- Outcome 1: Availability/Accessibility
- Outcome 2: Affordability
- Outcome 3: Sustainability

The "HUD Outcome and Objective Matrix" image illustrates the nine possible combinations of objectives and outcomes.

Within their federal criteria, CDBG and HOME programs are designed to be shaped locally to meet the recipient community's specific needs. Lincoln's specific needs were identified through a public involvement process that included four surveys -- a Community Needs Survey conducted by Urban Development Department, a City-wide survey conducted by the Mayor's Office, a non-scientific survey conducted by the Lincoln-Lancaster County Planning Department, and a client survey conducted by the Center for People in Need. A Housing Market Analysis and data provided by HUD were used to further define housing needs. Focus groups and Mayoral task forces also identified needs as well as other City plans and reports.

The local needs identified were grouped into priority areas and then each priority area was evaluated based on the following criteria:

- Would it further or be consistent with a city and/or federal priority area?
- Would it impact a large number of low- and moderate-income households?
- Would it meet unique needs of certain geographic areas?
- Based on past experience, would it successfully meet the identified needs?

Using that evaluation, Lincoln's 2013 - 2017 priority needs were identified:

- Affordable housing – identified as the greatest need through the public involvement process.
- Neighborhood Revitalization – includes: 1) sustainability (urban agriculture-community gardens and orchards), promoting green space and healthy activities, and rain gardens; 2) food security – addressing the rising problem of low-income families not having enough food; 3) increasing neighborhood livability through physical improvements to neighborhoods; and 4) job training for low-income people.
- Homelessness – addressing chronic homeless, permanent housing, transitional housing, services and decreasing the number of homeless.
- Non-Homeless Special Needs - including elderly and frail elderly housing, persons with disabilities, persons with alcohol or other drug addictions, and persons with HIV/AIDS and their families.

To "Local Goals and HUD Outcomes Objectives wo Homeless" image illustrates these priority areas and local goals.

	Outcome 1: Availability/Accessibility	Outcome 2: Affordability	Outcome 3: Sustainability
HUD Objective 1: Decent Housing	Accessibility for the purpose of providing Decent Housing (DH-1)	Affordability for the purpose of providing Decent Housing (DH-2)	Sustainability for the purpose of providing Decent Housing (DH-3)
HUD Objective 2: Suitable Living Environment	Accessibility for the purpose of creating Suitable Living Environments (SL-1)	Affordability for the purpose of creating Suitable Living Environments (SL-2)	Sustainability for the purpose of creating Suitable Living Environments (SL-3)
HUD Objective 3: Economic Opportunity	Accessibility for the purpose of creating Economic Opportunities (EO-1)	Affordability for the purpose of creating Economic Opportunities (EO-2)	Sustainability for the purpose of creating Economic Opportunities (EO-3)

HUD Outcome and Objective Matrix

Priority Need	Goal	Objective	Outcome
Affordable Housing	Rehabilitate owner-occupied housing units	Provide decent housing	Affordability
	Direct financial assistance	Provide decent housing	Affordability
Neighborhood Revitalization	Increase housing stock	Provide decent housing	Affordability
	Increase neighborhood livability	Create suitable living environments	Sustainability
	Promote sustainable infrastructure	Create suitable living environments	Sustainability
	Increase food security	Create suitable living environments	Sustainability
Non-Homeless Special Needs	Employment – low income	Create economic opportunities	Availability/Accessibility
	Support non-homeless special needs	Provide decent housing	Availability/Accessibility

Note: Homeless goals are not included here since programs are not funded within the CDBG or HOME programs.

Local Goals and HUD Outcomes Objectives wo Homeless

3. Evaluation of past performance

As the new Strategic Plan was being prepared, evaluation of the previous plan, the *Three-Year Strategic Plan for 2010-2012*, showed the majority of activities achieving planned results. A further look shows:

- The strongest successes were in activities that helped provide or maintain housing for low- and moderate-income households.
- Activities that helped first-time homebuyers responded to the difficult economy by slowing, but then stabilized.
- Activities aimed at stabilizing or improving neighborhood living environments achieved planned, expected results.
- A few activities were revised mid-plan period, to improve effectiveness, and
- A few activities were discontinued during the three-year period -- some due to ineffectiveness, some due to staffing cuts -- with funds redirected to other activities.

4. Summary of citizen participation process and consultation process

The City of Lincoln has a *Citizen Participation Plan* that details the public involvement process. The Plan is available at www.lincoln.gov, keyword: urban. Public participation is an on-going process, not confined to preparation of the Strategic Plan. The public is encouraged to participate by becoming involved with their neighborhood association, in other community organizations and in business associations. Residents are also encouraged to attend public hearings and open houses held for special projects and plans.

However, the *Citizen Participation Plan* specifies that during development of the Strategic Plan, ad hoc committees and/or surveys may be used to obtain additional input. For this Strategic Plan, surveys were heavily relied upon. Four surveys were used to obtain public input: (1) a Community Needs Survey administered by Urban Development that surveyed staff and board members from housing providers (all facets including realtors, bankers, and agencies providing homeownership, rehab, and rental assistance), social service agencies, and neighborhood association presidents; (2) a City-wide survey conducted by the Mayor's Office; (3) a non-scientific survey conducted by the City's Planning Department; and (4) a client survey conducted by the Center for People in Need. Focus groups and Mayoral task forces also identified needs.

Consultation with public and private agencies that provide health services, social and fair housing services is an on-going process throughout the year. Urban Development participates in Community Services Initiative (CSI), a community-wide planning effort designed to identify emerging issues and critical needs in the local health and human services delivery system. For the Strategic Plan, contact was also made with the Human Services Federation for survey input. The Federation is comprised of representatives from 125 non-profit agency members dedicated to providing quality health and human services in Lincoln and Lancaster County.

Additional consultation during Plan development included Community CROPS (Combining Resources, Opportunities and People for Sustainability), the City's Stormwater Management Division of Public Works and Utilities, and the Parks and Recreation Department.

On general housing issues, the Urban Development staff consulted with the non-profit housing organizations that are subrecipients for the City of Lincoln including NeighborWorks®Lincoln, Habitat for Humanity, and the League of Human Dignity. Other agencies consulted on an ongoing basis include: Lincoln Housing Authority, Community Action Partners, REALTORS®, Nebraska Investment Finance Authority, and the Nebraska Department of Economic Development.

On lead-based paint issues, the City of Lincoln consults with Nebraska Asbestos and Lead Based Paint Abatement Program and Lincoln-Lancaster Health Department.

For public housing issues, consultation was made with the Lincoln Housing Authority (LHA). LHA is a governmental entity established in 1946 with the mission of providing housing to the residents of Lincoln, Nebraska. LHA receives ongoing feedback from their clients and Urban Development consults with LHA at the end of each fiscal year.

Regarding homeless issues, Urban Development staffs Lincoln's Continuum of Care (CoC), ensuring participation on an ongoing basis. Lincoln's CoC collaborates with a wide variety of local, state, and federal entities to identify homeless needs and ensuring participation from these other agencies. Please refer to sections 1A - 1D in *Lincoln's 2012 Continuum of Care (CoC) Exhibit 1* available at www.lincoln.ne.gov, keyword: homeless

5. Summary of public comments

- A 30-day public comment period began on June 12, 2013. A "notice of availability" was published in the legal notices section of the *Lincoln Journal Star* and at www.lincoln.ne.gov, keyword: *urban*. Residents were advised that the document is available: 1) on the Urban Development Department Web page: www.lincoln.ne.gov, keyword: *urban*; and 2) at the Urban Development Department office: 555 S. 10th, room 205, Lincoln, NE 68508.
- Announcement of the draft plan's availability at the Mayor's Neighborhood Roundtable on June 10, 2013. The Roundtable meets monthly with the Mayor to discuss issues and topics of interest and concern to neighborhoods. Seventeen neighborhood representatives attended representing 15 neighborhood associations.
- The Urban Development Department also held a public open house to present needs, goals, objectives and proposed actions in the Strategic Plan. The meeting was held on June 26, 2013 at the Urban Development Department office. Notice of the meeting containing date, time, place,

and purpose was published on June 11, 2013 in the *Lincoln Journal Star*, and announced at the Mayor's Neighborhood Roundtable on June 10th 2013.

- The Plan also went before the Lincoln City Council on July 1, 2013 for public hearing and approval

6. Summary of comments or views not accepted and the reasons for not accepting them

7. Summary

The City of Lincoln, Nebraska Five-Year Strategic Plan for 2013-2017 establishes a unified vision for community development by integrating economic, physical, environmental, community, and human development in a comprehensive and coordinated fashion.

The goals set forth in this Strategic Plan are in keeping with the overall mission of the U.S. Department of Housing and Urban Development's (HUD) Community Planning and Development Programs: Community Development Block Grants (CDBG) and HOME Investment Partnerships (HOME). The statutes for these programs set three primary goals for the benefit of low-, very low- and extremely low-income persons:

Provide Decent Housing, which includes:

Assisting homeless persons to obtain affordable housing;

- Assisting persons at risk of becoming homeless;
- Retaining the affordable housing stock;
- Increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;
- Increasing the supply of supportive housing which includes structural features and services to enable persons with special needs (including persons with HIV/AIDS) to live in dignity and independence; and
- Providing affordable housing that is accessible to job opportunities.

Provide a Suitable Living Environment, which includes:

- Improving the safety and livability of neighborhoods;
- Eliminating blighting influences and the deterioration of property and facilities;
- Increasing access to quality public and private facilities and services;
- Reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;
- Restoring and preserving properties of special historic, architectural, or aesthetic value; and
- Conserving energy resources and use of renewable energy sources.

Expanded Economic Opportunities, which includes:

- Job creation and retention;
- Establishment, stabilization and expansion of small businesses (including micro-businesses);
- The provision of public services concerned with employment;
- The provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the Plan;
- Availability of mortgage financing for low-income persons at reasonable rates using non-discriminatory lending practices;
- Access to capital and credit for development activities that promote the long-term economic and social viability of the community; and
- Empowerment and self-sufficiency for low-income persons to reduce generational poverty in federally assisted housing and public housing.

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The Process

PR-05 Lead & Responsible Agencies

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	LINCOLN	

Table 1 – Responsible Agencies

Narrative

The City of Lincoln’s Urban Development Department is the lead agency for overseeing the development of the Plan and the administration of programs included in the Plan. The Department has six divisions: 1) Administration which includes Downtown Redevelopment, 2) Community Development, 3) Housing Rehabilitation and Real Estate, 4) Workforce Investment Administration, 5) One Stop Employment Solutions (Workforce Investment Act Program) and 6) Parking Services. The Workforce Investment Administration Division and One Stop Employment Solutions Division are responsible for the oversight of job training funds from the U.S. Department of Labor. The Parking Services Division’s mission is to protect the City’s investment in the parking system by maintaining and improving on safe, reliable, and efficient parking facilities and equipment. The Divisions involved in the administration of this Plan are responsible for the following (eight points): (1) Administration: General program oversight, fiscal management and program monitoring, (2) Downtown Redevelopment: Downtown redevelopment primarily using Tax Increment Financing (TIF), (3) Community Development: Research, planning, and report preparation; project management; neighborhood assistance; focus area planning and plan implementation; Fair Housing; homelessness; public participation; nondowntown redevelopment activities using TIF funds; and administration of the City’s Economic Development loan programs, (4) Housing Rehabilitation and Real Estate: Program development, administration, and staffing of the City’s housing rehabilitation programs; management of housing funds to non-profit organizations; relocation, property acquisition for all City departments, and the sale of the City-owned surplus property for various City departments. Major agencies responsible for administering the programs outlined in the Consolidated Plan include: (4a) 1NeighborWorks®Lincoln through the Homebuyer Training Program, Troubled Property Program, and the First Home Program which assists with down payment assistance, (4b) The Lincoln Housing Authority which administers the Security Deposit Program, (4c) The League of Human Dignity which operates the Barrier Removal Program, (4d) The Homeless Coalition, Lincoln’s Continuum of Care, is an organization of homeless service providers, homeless individuals, and other community stakeholders. Organizational responsibilities include; development of Lincoln’s annual Supportive Housing Program Grant, an agency peer review process, administration of the “point-in-Time” count and strengthening collaboration and efficiency in services proved to the homeless.

Consolidated Plan Public Contact Information

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PR-10 Consultation

1. Introduction

Development of the Consolidated Plan involved an ongoing process of consultations with representatives of low-income neighborhoods, non-profit and for-profit housing developers and service providers, lenders, social service agencies, homeless shelter and service providers, faith-based organizations, supportive housing and service providers, as well as with other units of government.

In addition to individual meetings with the various neighborhood, community, business, and government representatives, the Urban Development Department held a number of surveys and focus groups, the details of which are included as part of the public participation program found in section PR-15.

Several meetings were conducted in 2013 that permitted discussions of the needs of particular population groups. The first meeting was conducted by Urban Development in February of this year and attempted to identify the needs of Lincoln's at-risk populations (i.e. housing, housing cost burdens, homelessness, CoC, etc.). Numerous smaller meetings were held through 2013 with individuals and organizations interested in, or with a stake in, the housing and community development activities of Lincoln. Lastly local radio was utilized to reach a broad audience.

Summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

In the process of developing the Consolidated Plan, the City provides opportunities (i.e. surveys, direct access) for representatives of a variety of agencies to gather to discuss issues, problems and solutions. These opportunities take place at focus group meetings, online, organizational meetings and at public hearings. Focus group meetings often have a general framework, a topic, but can lead where ever the participants want it to go. At these meeting some coordination occurs, or begins to occur, during the scheduled time and place of the meeting. Often groups of people continue a discussion following the meeting and sometimes plans are made to meet again should that need arise. The City can remain involved in the discussion, it will even facilitate another meeting if that should be helpful, or it can simply participate.

In a more general way recognition of the need for coordination among agencies and ourselves is something to which the City stays tuned. From our perspective the development of new programs or recent regulatory requirements that involve sub-grantees, CHDOs and other entities may prompt the need to gather to discuss/coordinate how the new program or policy will work. When federal or local funds are involved for housing and community development in Lincoln, we consider the facilitation and coordination a primary responsibility.

Through the City of Lincoln's Housing Development Loan Program, we have been able to coordinate with a private developer to combine Tax Credits from the Nebraska Investment Finance Authority (NIFA) with funding from the Nebraska Department of Economic Development to assist City Impact, a non-profit organization. City Impact Homes, LLC will make available 15 units of affordable housing to all income-qualified households. The development will also be designed and marketed to accommodate families currently working with City Impact on educational and family stability goals. Tax Increment Financing was used to assist the developer of Creekside Village. A number of units were set aside for CenterPointe, a non-profit organization dedicated to helping people with mental illness and addiction problems. Vouchers from the Lincoln Housing Authority were used to subsidize the cost of the units.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Lincoln's Consolidated Plan identifies goals in key areas across the spectrum of homeless services: homeless prevention, emergency shelter, transitional housing, permanent supportive housing, chronic homelessness, access to mainstream resources, and data and reporting made available via the Homeless Management Information System (HMIS). These goals are the result of thorough discussion and collaboration with Lincoln's Continuum of Care (CoC), and additional input from human service providers, neighborhood advocates, and other community members. With the exception of Emergency Solutions Grant (ESG) funds, the City of Lincoln does not provide direct funding to homeless service providers. However, the Consolidated 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.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

Lincoln will become an ESG entitlement jurisdiction in FY13. The timing of this announcement occurred in the middle of the process of completing the current Consolidated Plan. The city is currently working with the State of Nebraska to coordinate all facets of the transition from "balance of state" ESG recipient to administering ESG funds in Lincoln.

In order to ensure close coordination between the CoC and City of Lincoln, CoC by-laws mandate that a member of the City's Urban Development Department is on the CoC Executive Committee. In addition, Urban Development staff lead the facilitation and development of Lincoln's annual CoC grant application.

Because Lincoln's CoC has worked closely with the State to develop ESG funding allocation guidelines, performance standards, and overall policies and procedures, it is likely the City of Lincoln will keep the same policies and procedures in place when the City assumes administration of ESG in FY13.

Lincoln’s CoC Executive Committee collaborated with the State to develop and codify ESG standards, which were formally adopted by the CoC Executive Committee in May of 2013. The standards are available at this link. The City of Lincoln will abide by the same standards and procedures:

http://dhhs.ne.gov/children_family_services/Documents/ESG%20Standards%20-%20final.pdf

2. Agencies, groups, organizations and others who participated in the process and consultations

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Lincoln Housing Authority	Housing PHA Other government - Local	Housing Need Assessment Public Housing Needs Market Analysis	The City of Lincoln repeatedly met with the Housing Authority and input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken/implemented by the parties involved.
Human Services Federation	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services-Fair Housing Health Agency Child Welfare Agency Civic Leaders	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs HOPWA Strategy Market Analysis Anti-poverty Strategy	All 638 Human Service Federation (HSF) members were contacted via email and their survey results were considered in the plans creation. Communication could be improved by developing a greater partnership with the HSF.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Lincoln Realtors Association	Housing Services-Fair Housing	Housing Need Assessment Market Analysis	All 2,500+ members were contacted via email and their survey results were considered in the Plan's creation.
Real Estate Owners and Managers Association (REOMA)	Housing Services-Fair Housing Business Leaders Civic Leaders	Market Analysis	All 120 members were contacted via email and their survey results were considered in the Plan's creation. REOMA currently represents over 7,000 residential units in the Lincoln area.
Lincoln Neighborhood/Homeowner Associations	Housing Services-Fair Housing Business Leaders Civic Leaders Neighborhood Organization	Housing Need Assessment Lead-based Paint Strategy Economic Development Market Analysis	All 221 association contacts (i.e. Presidents, etc.) were contacted via email and their survey results were considered in the Plan's creation. Those contacts were asked to forward on the survey as well, the success rate of that wider effort is unknown but a simple form could increase response rate.
League of Human Dignity, Inc.	Housing Services-Fair Housing	Housing Need Assessment	The League was contacted via email and their survey results were considered in the Plan's creation.
NeighborWorks-Lincoln	Housing Services-Education Services-Fair Housing Business Leaders Civic Leaders	Housing Need Assessment Lead-based Paint Strategy Economic Development Market Analysis Anti-poverty Strategy	The City of Lincoln repeatedly met with NeighborWorks-Lincoln and input was requested regarding all aspects of the Consolidated Plan and specific action being undertaken/implemented by the parties involved.
Lincoln/Lancaster County Habitat for Humanity	Housing Services-Fair Housing	Housing Need Assessment Lead-based Paint Strategy Economic Development Market Analysis	Habitat for Humanity was contacted via email and their survey results were considered in the Plan's creation. They were asked to forward on the survey as well, the success rate of that wider effort is unknown but a simple form could increase response rate.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
		Anti-poverty Strategy	
Affordable Housing Initiative	Housing Services-Fair Housing	Housing Need Assessment Lead-based Paint Strategy Market Analysis Anti-poverty Strategy	AHI was contacted via email and their survey results were considered in the Plan's creation. They were asked to forward on the survey as well, the success rate of that wider effort is unknown but a simple form could increase response rate.
Community Action Partnership of Lancaster and Saunders Counties	Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services-Fair Housing Health Agency Business Leaders Civic Leaders	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy	CAP was contacted via email and their survey results were considered in the Plan's creation. In addition to the director receiving the request, their board was also solicited. They were asked to forward on the survey as well, the success rate of that wider effort is unknown but a simple form could increase response rate.
Legal Aid of Nebraska	Housing Services-Employment Services-Fair Housing	Housing Need Assessment Market Analysis	Legal Aid was contacted via email and their survey results were considered in the Plan's creation. They were asked to forward on the survey as well, the success rate of that wider effort is unknown but a

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
			simple form could increase response rate.
Lincoln/Lancaster Commission on Human Rights	Housing Services-Fair Housing	Housing Need Assessment Public Housing Needs Anti-poverty Strategy	The Commission was contacted via email and their survey results were considered in the Plan's creation. They were asked to forward on the survey as well, the success rate of that wider effort is unknown but a simple form could increase response rate.
Catholic Social Services	Housing Services-Children Services-Elderly Persons Services-Health Services-Education Services-Employment Services-Fair Housing	Housing Need Assessment Anti-poverty Strategy	Catholic Social Services was contacted via email and their survey results were considered in the Plan's creation. They were asked to forward on the survey as well, the success rate of that wider effort is unknown but a simple form could increase response rate.
Center For People in Need	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services-Fair Housing Health Agency Child Welfare Agency Business Leaders Civic Leaders	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically Homeless Homeless Needs - Families with Children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied Youth Non-Homeless	The Center was contacted via email and their survey results were considered in the Plan's creation. They were asked to forward on the survey as well, the success rate of that wider effort is unknown but a simple form could increase response rate.

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
		Special Needs Economic Development Market Analysis Anti-poverty Strategy	
The HUB - Central Access Point For Young Adults	Housing Services-Children Services-Health Services-Education Services-Employment Services-Fair Housing	Housing Need Assessment Lead-based Paint Strategy Market Analysis	The HUB was contacted via email and their survey results were considered in the Plan's creation. They were asked to forward on the survey as well, the success rate of that wider effort is unknown but a simple form could increase response rate.
Nebraska Appleseed	Services-Children Services-Elderly Persons Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-Homeless Services-Health Services-Education Services-Employment Services-Fair Housing Health Agency Child Welfare Agency Planning Organization Civic Leaders Foundation	Economic Development Market Analysis	Nebraska Appleseed was contacted via email and their survey results were considered in the Plan's creation. They were asked to forward on the survey as well, the success rate of that wider effort is unknown but a simple form could increase response rate.
St. Gianna Home	Housing Services-Children Services-Victims of Domestic Violence	Housing Need Assessment	St. Gianna Home was contacted via email and their survey results were considered in the Plan's creation. They were asked to forward on the survey as well, the success rate of that wider effort is unknown but a

Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
	Services-Health Services-Education		simple form could increase response rate.
Community CROPS	Services-Health Civic Leaders	Economic Development Anti-poverty Strategy	Community CROPS was contacted via email and their survey results were considered in the Plan's creation. They were asked to forward on the survey as well, the success rate of that wider effort is unknown but a simple form could increase response rate.
Malone Community Center	Housing Services-Children Services-Persons with Disabilities Services-Victims of Domestic Violence Services-Health Services-Education Services-Fair Housing Civic Leaders	Housing Need Assessment Anti-poverty Strategy	The Malone Center was contacted via email and their survey results were considered in the Plan's creation. They were asked to forward on the survey as well, the success rate of that wider effort is unknown but a simple form could increase response rate.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

No agency was refused access or consideration.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		The homeless needs, goals, and projects outlined in Lincoln's Consolidated Plan are taken directly from Lincoln's CoC Application.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Lincoln partners with other public entities to implement the Consolidated Plan including the Lincoln Housing Authority, Nebraska Investment Finance Authority, and the Nebraska Department of Economic Development. Cooperation and coordination efforts primarily focus on creating affordable housing options. There is cooperation and coordination with other City departments in the implementation of public infrastructure improvements including Public Works & Utilities and Parks & Recreation. There are no units of general local government adjacent to Lincoln.

Narrative

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PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Citizen Participation Outreach

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Internet Outreach	Non-targeted/broad community	Consolidated Plan Survey: 23 Surveys returned	N/A	N/A	http://www.surveymonkey.com/MySurvey_CollectorList.aspx?sm=IGLt%2fKAV
Internet Outreach	Non-targeted/broad community	Taking Charge: 1357	N/A	N/A	http://lincoln.ne.gov/city/mayor/takingcharge/pdf/taking-charge-2012-report
Internet Outreach	Non-targeted/broad community	Fair Housing: 71	N/A	N/A	https://www.surveymonkey.com/s/LZRCJ37
Other	Housing Expertise	Real-estate Owners & Managers Association: 25	N/A	N/A	
Other	Minorities	Asian Center: 25, Excluding translator	N/A	N/A	
Other	Minorities	American Indian Center: 9	N/A	N/A	
Other	Minorities Non-English	Sudanese Center: 8, Excluding two translators	N/A	N/A	

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Speaking - Specify other language: Arabic				
Other	Minorities Non-English Speaking - Specify other language: Many Persons with disabilities Non-targeted/broad community	2040 Long Term Plan: 1845-5845	N/A	N/A	http://lincoln.ne.gov/city/plan/long/comp.htm
Other	Minorities Non-English Speaking - Specify other language: Spanish	El Centro: 50, Excluding translator	N/A	N/A	
Other	Minorities	Center for People in Need: 1801	N/A	N/A	http://centerforpeopleinneed.org/media/news/Poverty_Report_FINAL_2013.p

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Non-English Speaking - Specify other language: Varied				
Other	Non-targeted/broad community	450	N/A	N/A	
Public Meeting	Non-targeted/broad community	Sustainable Lincoln Task Force : 15	N/A	N/A	
Public Meeting	Non-targeted/broad community	Mayors Clean Water Program Task Force: 18	N/A	N/A	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

Within their federal criteria, CDBG and HOME programs are designed to be shaped locally to meet the recipient community's specific needs. Lincoln's specific needs were identified by reviewing housing data provided by HUD, homelessness information provided through the Continuum of Care and experience from the HPRP program, information and data from the Lincoln Housing Authority, and the public involvement process. The following section provides the data/information used to identify the greatest needs, some of which include:

- The most common housing problem is housing cost burden for homeowners under 80% of median income.
- Single-parent households are more affected by housing cost overburdens.
- The primary risks for homelessness are related to education and employment. Other factors are individuals and families affected by substance abuse, mental health issues, or domestic violence.
- Severe housing problems (lack of complete kitchen facilities, lack of complete plumbing facilities, more than 1.5 persons per room and cost burden over 50%) are disproportionately higher than the community as a whole for several racial categories in extremely low-income households, 0 – 30% of area median income.
- The waiting list for housing choice vouchers is 5 to 10 years.
- The highest priority housing and supportive services needs are for low-income special needs populations, including physically disabled persons, seriously mentally ill persons, and persons with other disabilities including frail elderly. Extremely low-income (below 30% of median income) and very low-income (30 to 50 % of median income), elderly renters and extremely low-income owners are also high need households. Affordable and independent apartment units and transitional housing are the types of housing most needed.
- Public facility needs in low- and moderate-income neighborhoods including park improvements, street trees, water quality, and street, alley and sidewalk improvements – (not a complete sentence). Sidewalk improvements were the number one need identified through the public involvement process.
- Public service needs are related to food insecurity, lack of transportation, and the need for better paying jobs.

NA-10 Housing Needs Assessment

Summary of Housing Needs

Within their federal criteria, CDBG and HOME programs are designed to be shaped locally to meet the recipient community's specific needs. Lincoln's specific needs were identified by reviewing housing data provided by HUD, homelessness information provided through the Continuum of Care and experience from the HPRP program, information and data from the Lincoln Housing Authority, and the public involvement process. The following section provides the data/information used to identify the greatest needs, some of which include:

- The city growth rate is roughly 1% per year, which is near estimates of 1.23% projected by the City of Lincoln Planning Department.
- Single-parent households are more affected by housing problems.
- Rental household types, particularly those classified as small related families (i.e. four or fewer) that make under 50% HAMFI/AMI: (1) are cost burdened, (2) have a housing problem with one auxiliary issue and are possibly overcrowded.
- Owner-occupied housing is more likely to experience similar issues. However, their housing cost burdens are largely related to households with a HAMFI/AMI greater than 50%. This difference means that the available funds for homeowner households is greater and is a reflection on the need for long term affordable housing options.
- This income movement growth requires three base facets to improve housing choice; (a) a GED/Diploma, (b) being drug free and (c) accessing opportunities.
- That being stated these vulnerable households, both rental and owner, have a diminished opportunity for increase in income and no other income to fall back on if job loss occurs. Other expenses increase as there is no other adult to share the household and child care duties.

Demographics	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Population	225,585	247,882	10%
Households	95,202	99,017	4%
Median Income	\$40,605.00	\$48,302.00	19%

Table 5 - Housing Needs Assessment Demographics

Data

Source: 2005-2009 ACS Data
2000 Census (Base Year)
2005-2009 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	14,655	12,640	18,470	11,775	
Small Family Households *	3,375	3,405	6,335	29,625	
Large Family Households *	785	765	1,050	4,050	
Household contains at least one person 62-74 years of age	1,015	1,430	2,145	1,585	5,810

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Household contains at least one person age 75 or older	1,815	2,225	2,055	755	2,290
Households with one or more children 6 years old or younger *	2,890	2,160	2,835	9,630	
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data

Source: 2005-2009 CHAS

DRAFT

Housing Needs Summary Tables for several types of Housing Problems

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Substandard Housing - Lacking complete plumbing or kitchen facilities	385	30	65	10	490	15	35	0	45	95
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	90	120	45	0	255	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	350	260	180	55	845	30	10	10	60	110
Housing cost burden greater than 50% of income (and none of the above problems)	7,255	1,285	135	45	8,720	1,600	1,125	620	155	3,500
Housing cost burden greater than 30% of income (and none of the above problems)	2,030	3,725	2,120	70	7,945	560	1,110	3,105	1,650	6,425
Zero/negative income (and none of the above problems)	570	0	0	0	570	195	0	0	0	195

Table 7 – Housing Problems Table

Data

Source: 2005-2009 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Having one or more of four housing problems	8,080	1,690	425	110	10,305	1,640	1,170	630	255	3,695
Having none of four housing problems	3,265	6,650	9,440	4,375	23,730	905	3,125	7,975	7,035	19,040
Household has negative income, but none of the other housing problems	570	0	0	0	570	195	0	0	0	195

Table 8 – Housing Problems 2

Data

Source: 2005-2009 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	2,375	1,585	695	4,655	525	730	1,685	2,940
Large Related	485	280	0	765	155	165	270	590
Elderly	1,135	725	315	2,175	870	815	610	2,295
Other	5,985	2,540	1,265	9,790	620	550	1,170	2,340
Total need by income	9,980	5,130	2,275	17,385	2,170	2,260	3,735	8,165

Table 9 – Cost Burden > 30%

Data

Source: 2005-2009 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Small Related	1,875	250	10	2,135	480	475	225	1,180
Large Related	360	40	0	400	130	110	15	255
Elderly	840	415	105	1,360	485	240	145	870
Other	4,770	590	20	5,380	505	300	240	1,045
Total need by income	7,845	1,295	135	9,275	1,600	1,125	625	3,350

Table 10 – Cost Burden > 50%

Data

Source: 2005-2009 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Single family households	410	330	195	55	990	30	10	10	35	85
Multiple, unrelated family households	0	20	30	0	50	0	0	0	25	25
Other, non-family households	55	40	0	0	95	0	0	0	0	0
Total need by income	465	390	225	55	1,135	30	10	10	60	110

Table 11 – Crowding Information

Data

Source: 2005-2009 CHAS

What are the most common housing problems?

The most common housing problem is housing cost burden. Lincoln homeowners under 80% of the Area Median Income (AMI) who have not grown their income during the first five years of ownership are in a period of no or negative home equity growth and are especially in danger of becoming housing cost burdened. These households are not increasing their disposable income in order to handle a crisis and their equity may be inadequate to obtain a second mortgage; their housing cost will likely increase to greater than 30% which will be in the range of a housing cost burden.

The tenant household has fewer factors under their control. The housing cost for rental property is reflected in the rent charged by the landlord. A tenant household under 80% AMI is often in competition with higher-income tenants for affordable units. They must balance affordability with a unit that is safe and sanitary. Low-income tenants could be faced with a choice of a housing cost burden or substandard housing.

Are any populations/household types more affected than others by these problems?

Single-parent households are more affected by these problems. These households have a diminished opportunity for increase in income and no other income to fall back on if job loss occurs. Other expenses increase as there is no other adult to share the household and child care duties.

Describe the characteristics and needs of low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

See answer to question "Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness" below.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The City of Lincoln does not estimate the size of at-risk populations.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

As part of Lincoln's Homeless Prevention and Rapid-Re-Housing Program (HPRP), approximately 2,100 persons were screened to determine eligibility for HPRP assistance between November of 2009 and May of 2012. This screening provided the most comprehensive and detailed data on the needs of low-income families who are at risk of becoming homeless that Lincoln has ever assembled.

Seven primary risk factors were used to determine the likelihood of becoming homeless in Lincoln. The risk factors, and the percentage of the 2,100 HPRP applicants who exhibit these risk factors, are listed below:

1. Below 50% of Area Median Income: 99%
2. Housing cost greater than 50% of income: 68%
3. Utility cost increase greater than 20% of income: 32%
4. Evicted or eviction notice for non-payment: 67%
5. Leaving a domestic violence situation: 14%
6. Pending foreclosure of rental housing: 3%
7. Lease not renewed due to tenant: 5%

In addition to preliminary screening on the factors listed above, more detailed screening was conducted on 459 heads of household (a subset of the 2,100 total referrals) to identify specific impediments to stable housing.

Impediment levels Two through Five (Level One Impediments were defined as persons with no impediments to housing sustainability), and the percentage of the 459 Head of Households who exhibited each impediment are listed below (it is possible for households to exhibit more than one impediment across different levels):

Level Five Impediments

On-going or long term substance abuse: 2%
 Sustained homelessness for more than 1 Year: 2.5%
 Poor housing references, ineligible for Section 8 housing voucher because of past behavior: <1%
 Sexual offender: <1%
 Major health problem: 5%
 No job history: 3%
 Chronic history of arrests: 1%

Level 4 Impediments

Three or more evictions: <1%
 More than 2 employment terminations: 1%
 Appears to have children with behavioral problems: 2%
 Release from jail or criminal behavior: 1%
 Homeless two times in past year/Currently homeless for more than six months: 10%

Level 3 Impediments

Literacy and/or language skills barriers: 1%
 Minor health issues: 12%
 Recent domestic violence episode: 3%
 Poor rental history: 3%
 Not lived in urban environment during prior three months: 1%
 Recent minor drug/criminal history: 1%
 Poor life skills: 1%
 Head of household behavioral issues: 1%
 Open child protection case: 2%

Level 2 Impediments

Head of household without GED or HS diploma: 41%
Household needs a three-bedroom unit or larger: 10%
One easily-explained eviction: 23%
One easily-explained employment termination: 10%
History of domestic violence: 3%
Head of household non-primary English speaking: 3%
Housing needs to accommodate a disability: 1%
Does not have income/resources to afford a move: 41%
Head of household under the age of 19: <1%
No rental history: 15%
Single-parent household: 18%
Has a pet: 19%
Children appear to have minor behavior problems: 4%

Employment

Of the 459 Head of Households who received additional screening, only 44% were employed at some capacity, 76% in full-time positions, 17% in part-time positions, and 4% seasonally.

Summary

The primary risks for homelessness are related to education and employment. Sixty-six percent of those seeking HPRP assistance were unemployed. Fifty-nine percent of applicants did not have a GED or high school diploma. Lincoln's Homeless Coalition indicates that individuals and families affected by substance abuse, mental health issues, or domestic violence are also at risk of becoming homeless.

Discussion

NA-15 Disproportionately Greater Need: Housing Problems

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Table 12 - Disproportionately Greater Need 0 – 30% Area Median Income (AMI), indicates that one racial category experiences one or more housing problems at a disproportionately (10 percentage point or more) higher rate than the community as a whole. Lincoln’s extremely low-income households experience one or more housing problems 83.9% of the time, compared to Pacific Islanders 100% of the time. (I am not sure this is right, please proof.)

Table 13 - Disproportionately Greater Need 30 – 50% Area Median Income (AMI), indicates that two racial categories experience one or more housing problems at a disproportionately (10 percentage point or more) higher rate than the community as a whole. Lincoln’s very low-income households experience one or more housing problems 60.9% of the time, compared to Black/African American households 74.3% of the time and American Indian, Alaska Native households 100% of the time.

Table 15 - Disproportionately Greater Need 80 – 100% Area Median Income (AMI), indicates that one racial category experiences one or more housing problems at a disproportionately (10 percentage point or more) higher rate than the community as a whole. Lincoln’s low-income households experience one or more housing problems 17.7% of the time, compared to Asian households 100% of the time. (Please proof all paragraphs regarding the tables, please.)

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	12,310	1,580	765
White	10,140	1,350	530
Black / African American	860	70	40
Asian	260	25	74
American Indian, Alaska Native	205	55	0
Pacific Islander	45	0	0
Hispanic	590	60	115

Table 12 - Disproportionately Greater Need 0 - 30% AMI

Data

Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,695	4,940	0
White	6,540	4,425	0
Black / African American	305	105	0
Asian	225	155	0
American Indian, Alaska Native	40	0	0
Pacific Islander	0	30	0
Hispanic	425	180	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

Data

Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,280	12,185	0
White	5,765	10,545	0
Black / African American	65	415	0
Asian	130	230	0
American Indian, Alaska Native	45	70	0
Pacific Islander	0	0	0
Hispanic	240	830	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

Data

Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,085	9,685	0
White	1,855	8,785	0
Black / African American	85	370	0
Asian	95	55	0
American Indian, Alaska Native	4	14	0
Pacific Islander	0	25	0
Hispanic	39	355	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data

Source: 2005-2009 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

Discussion

NA-20 Disproportionately Greater Need: Severe Housing Problems

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Table 16 - Severe Housing Problems 0 – 30% AMI, indicates several racial categories experienced severe housing problems at a disproportionately higher rate than the community as a whole. The experience of severe housing problems by extremely low-income households in Lincoln is 66.3%. Black/African American households are disproportionately higher at 79.8%, as are Pacific Islanders at 100%.

Table 17 - Severe Housing Problems 30 – 50% AMI, indicates one ethnic category experienced severe housing problems at a disproportionately higher rate than the community as a whole. The experience of severe housing problems by very low-income households in Lincoln is 22.6%. Hispanic households are disproportionately higher at 41.6%.

Table 18 - Severe Housing Problems 50 – 80% AMI, indicates one racial category experienced severe housing problems at a disproportionately higher rate than the community as a whole. The experience of severe housing problems by low-income households in Lincoln is 6.9%. American Indian, Alaska Native households are disproportionately higher at 41.6%.

Table 19 - Severe Housing Problems 80 – 100% AMI, indicates one racial category experienced severe housing problems at a disproportionately higher rate than the community as a whole. The experience of severe housing problems by these households in Lincoln is 3%. Asian households are disproportionately higher at 40%.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	9,720	4,170	765
White	7,870	3,620	530
Black / African American	775	155	40
Asian	185	95	74
American Indian, Alaska Native	180	75	0
Pacific Islander	45	0	0
Hispanic	485	174	115

Table 16 – Severe Housing Problems 0 - 30% AMI

Data

Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,860	9,775	0
White	2,350	8,615	0
Black / African American	95	320	0
Asian	70	310	0
American Indian, Alaska Native	0	40	0
Pacific Islander	0	30	0
Hispanic	250	350	0

Table 17 – Severe Housing Problems 30 - 50% AMI

Data

Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,055	17,415	0
White	860	15,455	0
Black / African American	15	465	0
Asian	55	305	0
American Indian, Alaska Native	45	70	0
Pacific Islander	0	0	0
Hispanic	80	995	0

Table 18 – Severe Housing Problems 50 - 80% AMI

Data

Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	365	11,410	0
White	270	10,365	0
Black / African American	0	455	0
Asian	60	90	0
American Indian, Alaska Native	0	20	0
Pacific Islander	0	25	0
Hispanic	35	365	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data

Source: 2005-2009 CHAS

*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

NA-25 Disproportionately Greater Need: Housing Cost Burdens

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Three racial categories experience a disproportionate level of cost burden: Black/African American households, Pacific Islander households and American Indian, Alaska Native households. In all circumstances the income category was for households with incomes above 50% AMI.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	68,775	16,435	13,020	780
White	62,300	14,800	10,865	545
Black / African American	1,645	445	840	40
Asian	1,575	410	275	74
American Indian, Alaska Native	245	104	140	0
Pacific Islander	110	0	45	0
Hispanic	2,545	545	570	115

Table 20 – Greater Need: Housing Cost Burdens AMI

Data

Source: 2005-2009 CHAS

Discussion

NA-30 Disproportionately Greater Need: Discussion

Income categories in which a racial or ethnic group has disproportionately greater need

See the previous question and discussions within the NA-Disproportionately Greater Need section. Below is a matrix of racial/ethnic categories that identifies disproportionately greater needs.

White: N/A

Black/African American

- (30-50% AMI - Housing Problem)
- (0-30% AMI - Severe Housing Problem)
- (>50% Housing Cost Burden)

Asian:

- (80-100% AMI - Housing Problem)
- (80-100% AMI - Severe Housing Problem)

American Indian, Alaska Native:

- (30-50% AMI - Housing Problem)
- (50-30% AMI - Severe Housing Problem)
- (>50% Housing Cost Burden)

Pacific Islander:

- (0-30% AMI - Housing Problem)
- (0-30% AMI - Severe Housing Problem)
- (>50% Housing Cost Burden)

Hispanic:

- (30-50% AMI - Housing Problem)
- (30-50% AMI - Severe Housing Problem)

Nine needs tables were examined and while three racial groups (Black/African American, Pacific Islander and American Indian, Alaska Native) each recorded three disproportionate needs, each cohort has its own set of unique mitigating circumstances. Furthermore, compounding each need in conjunction (in conjunction with?) presents its own matrix of analysis. However, in an effort to keep the discussion board and solution flexible, additional analysis is paused.

Needs not previously identified

N/A

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Three racial groups and one ethnic group cluster in specific areas. However, to state that the diversity was exclusive would be a stretch. Black/African American households are north of O St and south of Cornhusker Hwy. and from North 17th Street to North 33rd Street. Both Asian and Pacific Islander households are concentrated, used in a broad sense, around North 48th Street from Holdrege Street to Vine Street. American Indians and Alaska Natives are not concentrated but instead are distributed. In general, Hispanic households cluster in the area south and to the west of the of the Capitol Building. The Lincoln Housing Authority, in conjunction with the Urban Development Department mapped clusters of household members that are residing in property owned or managed by LHA plus all voucher tenants who receive a subsidy but rent from private landlords that are non-citizens but lawfully in the US. The results were 1,123 members and 70-plus ethnicities and? nationalities identified. These results can be obtained by request.

DRAFT

NA-35 Public Housing

Introduction

The Lincoln Housing Authority recognizes that the numbers/figures that are prepopulated by the IDIS system are not accurate. After reviewing their current counts and the rate of change that occurs within the Housing Authority, we choose to move forward and not correct the tables found here as they were correct at one-point.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	9	315	2,705	0	2,635	51	0	19

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition

Table 21 - Public Housing by Program Type

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average Annual Income	0	10,504	18,375	12,377	0	12,447	9,810	0	9,581

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Average length of stay	0	7	4	4	0	4	0	0	2
Average Household size	0	1	2	2	0	2	1	0	1
# Homeless at admission	0	0	0	1	0	1	0	0	0
# of Elderly Program Participants (>62)	0	1	103	364	0	353	6	0	5
# of Disabled Families	0	7	53	859	0	820	25	0	14
# of Families requesting accessibility features	0	9	315	2,705	0	2,635	51	0	19
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition									

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	7	251	1,970	0	1,916	38	0	16
Black/African American	0	2	55	545	0	530	12	0	3

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	6	95	0	94	1	0	0
American Indian/Alaska Native	0	0	3	81	0	81	0	0	0
Pacific Islander	0	0	0	13	0	13	0	0	0
Other	0	0	0	1	0	1	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	1	12	158	0	153	2	0	3
Not Hispanic	0	8	303	2,547	0	2,482	49	0	16

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

LHA Waiting List Data (March 31st, 2013)

Waiting List Data:
Housing Choice Voucher (HCV)

Income -----> Public Housing ---->HCV
Extremely low income / 625 / 4,802
Very Low Income / 131 / 1,295
Low Income / 29 / 0

Family Type-----> Public Housing ---->HCV
Families / 630 / 3,735
Elderly Families / 40 / 518
Families w/Disabilities / 49 / 677
Single, Non-Disabled / 66 / 1,167

Race -----> Public Housing ---->HCV
White / 573 / 4,429
Black/African American / 134 / 1,115
American Indian/Alaska / 18 / 139
Asian / 19 / 153
Native Hawaiian/Pacific Islander /7 / 43
Multi-Racial / 34 / 218

Ethnicity-----> Public Housing ---->HCV
Hispanic/Latino / 73 / 486
Non-Hispanic/Latino / 712 / 5,611

Section 504 Needs Assessment

Needs of public housing tenants and applicants on the waiting list for accessible units

In general the needs of those currently residing in public housing are reflective of those on the waiting list. At this point in time there is a five to ten year wait based on the date applications are filed. Below is a narrative that details our community context.

LHA's waiting lists appear to indicate that the demand for fully accessible units for the mobility-impaired is low, and is mostly for one-bedroom apartments. As of November 1, 2011, there were nine (9) total applicants on the LHA waiting list for an accessible unit compared to over 1,000 for other LHA units. Eight (8) of the applicants are one-person households, and the ninth is a married couple. Several of the applicants are on more than one property waiting list, and several have already been offered and rejected an accessible unit. The one-bedroom apartments at Prairie Crossing had the most demand with five (5) applicants waiting. This is LHA's only property with one-bedroom accessible apartments that is not designed and designated for an elderly population. The two accessible one-bedroom apartments have been leased to the same tenants since construction in 2008.

There are four (4) applicants on the family public housing waiting list who need accessible units. Three of the four are one-person households. Of the four applicants, two have already rejected unit offers this year. Due to the nature of the housing stock, all of the accessible family public housing units are two-bedroom single family or duplex properties. Of the twelve accessible family units in the public housing and new 32 portfolios, nine are occupied by single-person households.

LHA has three high rise apartment buildings for seniors with some accessible studios or one-bedroom apartments: Mahoney Manor, Burke Plaza and Crossroads House. In general, LHA struggles to lease accessible units and, although the turnover is low, the demand is also low. A recently remodeled accessible two-bedroom duplex in Arnold Heights has been vacant several months while LHA tries to find a tenant who needs its features.

LHA's waiting lists do not provide any insight to the number of applicants who are hearing, visually or mentally impaired, nor does LHA track this information on existing tenants. This information is not collected in order to protect privacy. LHA Reasonable Accommodation Policy, the needs of the hearing or visually impaired are usually addressed by LHA's reasonable accommodation process. (Not a complete sentence.)

The City of Lincoln's population in 2010 was 258,379; 10.7% of the population identified themselves as disabled. However, no specific information on the type of disability is currently available from the 2010 Census. More detailed information on the number of persons with a specific disability is available from the 2000 U.S. Census.

The 2000 Census also breaks down persons with disabilities in Lincoln by age groups as follows:

- Age 5-20 Years - 3,309 (6.3% of population in this age group)
- Age 21-64 Years - 18,306 (13.9% of population in this age group)
- Age 65 + Years - 8,761 (38.6% of population in this age group)

The 2000 Census also breaks down persons with disabilities by the type of disability within age groups. Among children with disabilities in Lincoln, age 5-15 years, 19.7% possessed a sensory disability; 13.4% possessed a physical disability; and 72.4% possessed a mental disability. Among the age group 16-64 years, 19.2% possessed a sensory disability; 46.4% possessed a physical disability; and 34.4% possessed a mental disability. Among the age group 65+ years, 29.4% possessed a sensory disability; 53.3% possessed a physical disability and 17.3% possessed a mental disability.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Housing Choice Voucher (HCV) waiting list continues to grow as the demand for housing assistance increases. The voucher waiting list experienced an 11.3% increase to 6,097 households, in comparison to a 4.2% increase in FY 2012. Large double-digit increases are expected to continue until economic conditions improve. After changing the preference in January 2009 to a weighted preference system and adding preference for applicants who completed a 12-hour tenant education course called Nebraska RentWise, the dynamics of the HCV waiting list continues to change. The HCV applicants and participants are better educated renters due to this training. Since June 2010, the HCV waiting list has had almost 100 applicants each month who qualify for a preference. Thus non-preference applicants are not being selected from the waiting list. LHA is no longer able to provide non-preference applicants with an estimated wait time. However, five to ten years is a broad (broad?) range that has been used to describe the wait time for those with a preference.

LHA maintains two waiting lists for public housing, one for Mahoney Manor, an elderly development, and one for our scattered-site family units. The lists are separated by bedroom size. The number of applicants on the public housing list has held fairly steady. Generally, only applicants with preferences are getting housed in family units. The most prevalent preference is the working preference. Families who work at least 25 hours/week or are disabled qualify for the working preference. The wait for applicants with preferences is two to four months for a three-bedroom unit, and six months for a two-bedroom unit.

Additional data concerning the number of bedrooms by income was also reviewed. See attached text file 'LHA Waiting List Data (March 31st, 2013)'. However, it is determined that the greatest demand across all income levels is one- and two-bedroom units with zero- and three-bedroom unit cohorts filling out the vast remainder of the demand. Four- to six-bedroom demands are regarded as outliers.

How do these needs compare to the housing needs of the population at large

NA-40 Homeless Needs Assessment

Introduction

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	360	0	831	372	334	94
Persons in Households with Only Children	27	0	182	211	163	31
Persons in Households with Only Adults	483	103	2,346	1,134	1,076	48
Chronically Homeless Individuals	71	43	336	0	0	45
Chronically Homeless Families	3	2	28	0	0	87
Veterans	53	15	323	134	110	60
Unaccompanied Child	27	0	197	221	163	31
Persons with HIV	0	1	1	0	0	0

Table 25 - Homeless Needs Assessment

Data Source

Comments:

Population includes Rural Homeless: none

Jurisdiction’s Rural Homeless Population

N/A

For persons in rural areas who are homeless or at risk of homelessness, describe the nature and extent of unsheltered and sheltered homelessness with the jurisdiction

The table "Nature and Extent of Homelessness" is available for viewing at the UDD office.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

DRAFT

Nature and Extent of Homelessness by Racial and Ethnic Group

Data from the most recent (January 23, 2013) Point In Time (PIT) count reveals the following data regarding the nature and extent of Lincoln's Unsheltered and Sheltered Homeless.

Of the 956 persons, 349 were in emergency shelters with an additional 504 in transitional housing. 103 were unsheltered.

Of the 692 households, 257 were in emergency shelters with an additional 339 in transitional housing. 96 were unsheltered.

Of the 263 children under the age of 18, 103 were in emergency shelters with an additional 160 in transitional housing. 0 were unsheltered. Of the 126 persons aged 18-24, 0 were in emergency shelters with 87 in transitional housing. 9 were unsheltered.

Of the 263 persons over the age of 24, 216 were in emergency shelters with an additional 257 in transitional housing. 94 were unsheltered.

Nature and Extent of Unsheltered and Sheltered Homelessness, including Rural Homelessness

N/A

Discussion

NA-45 Non-Homeless Special Needs Assessment

Introduction

Community-wide data on non-homeless special needs populations is not readily available. The following information includes percentages based on 2000 Census data, prior to Lincoln's Affordable Housing Needs Assessment and our Analysis of Impediments.

Characteristics of Special Needs Populations

Elderly and Frail Elderly Housing: It is estimated that approximately 3,700 elderly and frail elderly persons need housing. This includes an estimate of 440 frail elderly.

Of these 3,700 individuals, it is estimated that approximately 2,800 would qualify as low-income.

Persons with Disabilities: Community-wide data on the non-homeless developmentally disabled and physically disabled population are unavailable.

Persons with Alcohol or other Drug Addiction: Community-wide data on the non-homeless substance abuse population is unavailable.

Persons with HIV/AIDS and Their Families: Community-wide data on housing needs for individuals with HIV/AIDS and their families is unavailable.

Supportive Services Needed: Wrap-around supportive services for populations including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and victims of domestic violence is estimated at 8,000 (This is saying there are 8,000 supportive services – is that right?). This is likely a conservative estimate. For example, a Gallup survey commissioned by the Friendship Home, Lincoln's leading domestic violence shelter, indicated that one in four women in Lincoln/Lancaster County were victims of domestic violence at some point in their lives. Generally speaking, housing units are available. The support services necessary to maintain housing for many of these subpopulations continues to be a challenging gap to address. Data indicates that approximately 40% of persons 65 and older have some type of disability (i.e., physical, mental, sensory, self-care) and five percent of persons 65 and older with a disability are institutionalized. Based on these assumptions, an estimated 1,550 total rental units (1,180 low-income units) should have some type of supportive services for elderly persons with disabilities (i.e., transportation, individualized care). (This figure does not include services for elderly persons with disabilities who were not in one or two person family households in 2000, such as those living with extended families or in group care facilities.) However, the number of total rental units needing these services could be higher or lower due to lack of information about households with disabilities and the proportion of elderly renters who are disabled compared to homeowners.

Housing and Supportive Service Needs and Determination

The highest priority housing and supportive services needs are for low-income special needs populations, including physically disabled persons, seriously mentally ill persons, and persons with other disabilities (including frail elderly). Extremely low- (below 30 percent of median) and very low-income (30 to 50 percent of median) elderly renters and extremely low-income owners are also high-priority households. Those households that fall under medium priority include other low-income elderly renters (between 50 and 80 percent of median) and elderly owners who are very low- and low-income.

Below is additional information regarding some of the high priority need areas:

Needs in Housing for Persons with a Disability:

On average, Assistive Technology Partnership and the League of Human Dignity receive approximately 75 requests a year (about half of which they can assist) for home modifications, including interior and exterior, rental and owner-occupied, for persons of all ages in the City of Lincoln. Households can apply for additional modifications to the same house year after year. There is no one source of data on the number of owner-occupied units that have been modified or built for persons with disabilities. Additionally, because the modifications are often dependent upon the level of disability and type of disability, there will likely always be a gap in this type of housing. However, it is encouraging that more architects and builders are aware of universal design and building houses that are more adaptable.

Needs in Housing for Other Persons with a Severe Mental Illness:

According to the Hanna: Keelan "Statewide Consumer Housing Needs Study for Extremely Low Income Persons with a Serious Mental Illness" (SMI), July, 2004, there was a need for creating 593 additional units for persons 19 years of age and older with a SMI by the year 2008 in the City of Lincoln. No new projections are available. The need was estimated at 31% of the 2005 population. There are currently 27 social service providers serving over 4,100 individuals in the area of the State that includes the City of Lincoln and several rural counties. **Affordable and independent apartment units and transitional housing are the types of units most needed in the area.** In general households tend to be cost overburdened. However, they are less likely to experience overcrowding or other housing problems.

Needs in Housing for the Elderly:

Because most elderly households do not choose to become first-time homeowners late in life, the gap in elderly owner housing may be very low. In fact the gap may be negative. Over half of the extremely low-income, cost overburdened owner households, or a total of 439, were elderly households in 2000. An additional 489 very low-income elderly households and 368 other low-income, elderly households were also cost overburdened. These households may need to be added to the gap in elderly rental housing. If these households could be relocated to affordable rental housing, this could ease housing problems and add 1,296 units (if they are safe and sound) to the affordable housing market for families. There are an additional 4,010 units owned by elderly households with incomes less than 80 percent of median income.

Public Size and Characteristics of Population with HIV / AIDS

Urban Development is unable to determine an accurate housing need for people with HIV/AIDS because the number of people with HIV/AIDS, for Lancaster County, varies depending on the source of the data.

Estimates range anywhere from 150 to 300 persons with HIV/AIDS but data on their housing needs is not available.

Discussion

NA-50 Non-Housing Community Development Needs

Public Facilities

Quality publicly-owned facilities in a neighborhood provide the backbone for private investment and strong neighborhoods. Both public and private investment plays an important role in revitalizing and stabilizing neighborhoods. Public facility improvements send a message to neighborhoods that the City supports an area by reinvesting and creates confidence for private investment. Neighborhood livability and creating and maintaining quality neighborhoods are goals of the City of Lincoln. Priority public facility needs in Lincoln are parks and/or recreation facilities, tree planting, flood drainage improvements (water quality), and street, alley and sidewalk improvements all within LMI neighborhoods.

Need Determination

Needs were determined based on a number of methods including public participation through surveys (Lincoln/Lancaster Planning Department, Mayor's Taking Charge survey), focus groups held by the Planning Department, and meetings with neighborhood and business associations throughout the year. The City's Capital Improvement Program (CIP) identifies needs for public infrastructure. Results of the UNL Neighborhood Scan project were also used. Targeted Mayoral task forces including Sustainable Lincoln and the Mayor's (I can't get the space out to keep this going on the same line) Clean Water Program Task Force also included public participation components resulting in identifying needs and priorities. In addition, City priorities were considered including the Antelope Valley Project, the Stronger, Safer Neighborhoods Initiative, Mayoral priorities of energy and sustainability, and the Mayor's budget process. The City's Comprehensive Plan, LPlan 2040 (same here) was also used to identify needs and priorities. LPlan 2040 was developed through a significant public participation process.

Public Improvements

Public involvement results continually point to the need for infrastructure improvements in the LMI areas of the City. Sidewalks and street trees in particular are frequently in the top tier of needs identified by residents. However, a shrinking city budget does not allow all needs to be met. Similarly, Lincoln residents are passionate about their parks, many of which have fallen into disrepair due to budget cuts. In several cases, aging playground equipment has been removed and not replaced in the city's older parks in the LMI. The City has developed a Stormwater Management Program to comply with State and Federal regulations regarding water quality. The program contains activities to help reduce the amount of pollution in the stormwater that runs off into Lincoln's lakes and streams. Improving water quality is also a priority indicator in the *Sustainable Lincoln Plan*.

Need Determination

See Q2b above.

Public Services

Public services serve critical needs of Lincoln's low- and moderate-income people. Lincoln has a significant number of public service agencies serving the needs of low- and moderate income people. Yet significant needs have been identified in the area of food insecurity - due to the increasing problem of low-income families not having enough food; lack of transportation; and the need for better paying jobs.

Need Determination

Needs were identified through the public involvement process in conjunction with consideration of City priorities. Regarding food insecurity, The Center for People in Need (CFPIN) conducts an annual survey in December with the most recent survey results reported in *The Face of Poverty Today in Lincoln, Nebraska, 2013*. The 1,801 clients who took the survey represent approximately 25% of the county's families living in poverty. The primary problem identified is food insecurity. Community CROPS, a local non-profit that develops community gardens also surveys its participants. In 2012, 91% of gardeners who receive food aid indicated that community gardens decreased their need for assistance. In regard to City priorities, the Comprehensive Plan, LPlan2040, includes a section with strategies for local food and the *Sustainable Lincoln Plan* identifies urban gardens as one of its priority indicator areas. Other needs including lack of transportation was also a significant need identified in the CFPIN survey and is often commonly cited by social service agencies as an on-going need of the low income people they serve. Lastly, unemployment and low paying jobs are issues identified in the CFPIN survey, resulting in a need for job training.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Lincoln is a very dynamic market place with both positive and negative aspects defining each area. Below are points of interest that help to summarize/identify the market in broad brush strokes;

- Only 25% of the rental housing has 3+ bedrooms whereas it is the exact opposite for home-owner properties with 75%
- The units expected to be lost from the inventory paints a potentially bleak picture of low income housing tax credits that may be lost based on their assessment method (i.e. income vs market)
- The demand for affordable housing by low-income and impoverished populations remains constant
- The overall condition of housing stock in Lincoln is good, but lead-based paint is still a concern
- The Lincoln CoC and Lincoln Housing Authority provide important services to the housing needs of Lincoln that serve both general and specific (i.e. non-homeless special needs) populations
- Overall public policy works fairly well with affordable housing development
- The City is currently working to remove zoning, permit and policy barriers
- Lincoln has a strong local economy due in part to a well-educated work force and strong work ethic
- Also present is a cooperative effort across the public and private sector to promote job and business growth opportunities
- The strength of the education system in Lincoln (i.e. primary and secondary systems) is a strong asset to the local economy
- Numerous assets and opportunities exist and continue to stabilize Lincoln's neighborhoods. (Put on the same line) Areas of housing problems are concentrated and have been a focus of attention for numerous years
- Select minorities have reached a concentration of 10+% since the last census and consolidated plan period

MA-10 Number of Housing Units

Introduction

Of the nearly 106,000 occupied housing units in the community, 58% or 60,945 are one-unit detached structures. The next largest number of units is in structures containing 5-19 units totaling 15,854 units, followed by 11,358 units in structures containing more than 20 units. Structures containing 2-4 units, followed closely at 7,631 units in single-unit structures. Mobile homes, boat, RV, van, etc., comprise the smallest category of units at 2,131.

The size of housing units in terms of numbers of bedrooms varies considerably from owners to renters. By far the largest proportions of owner-occupied units are those with three bedrooms at 43,984 or 75%. The next largest drops to 13,445 or 23%, and consists of two-bedroom units, with the remaining one and zero bedroom configurations with 900 units and 52 units respectively.

The size of renter-occupied housing is more evenly distributed by number of bedrooms. Two-bedroom units have the largest proportion at 15,279 or 38% of the renter-occupied units. One-bedroom units have a slightly lower proportion with 14,655 or 36%. Declining considerably are the number and proportion of three-bedroom units at 9,721 or 24%, with a very small number of zero-bedroom units with 981 units or 2%.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	60,945	58%
1-unit, attached structure	7,631	7%
2-4 units	7,945	8%
5-19 units	15,854	15%
20 or more units	11,358	11%
Mobile home, boat, RV, van, etc.	2,131	2%
Total	105,864	100%

Table 28 – Residential Properties by Unit Number

Data 2005-2009 ACS Data

Source:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	52	0%	981	2%
1 bedroom	900	2%	14,655	36%
2 bedrooms	13,445	23%	15,279	38%
3 or more bedrooms	43,984	75%	9,721	24%
Total	58,381	100%	40,636	100%

Table 29 – Unit Size by Tenure

Data 2005-2009 ACS Data
Source:

Number and Targeting of Units

The First Home Program provides down payment assistance and housing rehabilitation funds for home buyers at or below 80% Area Median Income (AMI) using HOME funds. There are three tiers of assistance depending on the location of the property. After completion of home buyer training, a qualified household can begin their house search. In addition to HOME funds, the First Home Program uses State of Nebraska Affordable Housing Trust Funds.

Housing rehabilitation programs are available to home owners at or below 80% AMI.

The Emergency Loan Program is for households at or below 50% AMI to eliminate conditions which are an immediate threat to health and safety. The program is available city-wide as a 0% deferred loan.

The Home Improvement Loan Program (HILP) is a program of the Nebraska Investment Finance Authority (NIFA) and the City of Lincoln to rehabilitate and improve housing within the City of Lincoln, utilizing proceeds of Community Development Loan Notes from NIFA and Community Development Block Grant (CDBG) funds from the City. Homeowners at or below 80% AMI apply to the City of Lincoln's Urban Development Department (UDD) for a home improvement loan. UDD reviews the applications and forwards them to one of the four participating lenders chosen by the borrower. The individual lenders underwrite and approve the loans. UDD, using CDBG funds, buys down the interest rate of the loan to 0% to the homeowner. The homeowner (borrower) makes monthly payments to the bank. This program allows the City to leverage our CDBG funds by 4 to 1.

The Direct/Deferred Loan Program serves homeowners at or below 80% AMI within the LMI. These loans are available to households denied a HILP loan and address items to bring the house up to Housing Rehabilitation Standards.

The Troubled Property Program is administered by NeighborWorks-Lincoln using the HOME CHDO set-aside funds. Blighted properties are acquired and redeveloped within the NRSA and sold to home buyers at or below 80% AMI who have completed home buyer training.

The Housing Development Loan Program uses HOME funds to assist Habitat for Humanity in acquiring lots for their volunteer-builds. The future home owner, at or below 50% AMI, is selected by Habitat and completes "sweat equity" before closing on the house.

The League of Human Dignity uses CDBG funding to conduct housing modifications to meet ADA standards for households under 80% AMI.

The RESCUE Program uses HOME funds to acquire blighted and vacant properties with code violations and/or properties donated to the city. The properties are redeveloped and sold to home buyers at or below 80% AMI city-wide.

Units Expected to be lost from Inventory

LHA anticipates losing 110 vouchers due to the 2013 imposed sequester. Furthermore, failure of Congress to allocate sufficient operating funds and capital needs funds of the last 10 years is putting a stress on the housing authority's ability to maintain its units. Many years of "financial neglect" have jeopardized the long-term viability of public housing to address the needs of lower income households. Furthermore, federal capital funds, used for renovations of public housing units, are not sufficient to correct the massive redevelopment of modernization needs of public housing caused by the financial neglect of Congress. The expected loss of this trend is not known. Lastly, the Lincoln Housing Authority has encountered a recent public policy that has threatened the financial viability of low income tax credit (LIHTC) units. The Lancaster County Assessor has changed the property valuation policy for LIHTC units by using the 'market' values of the units rather than property valuations using the 'income' approach. Because LIHTC units are rent restricted and tenant income restricted, applying market rate values (units that have unrestricted rents or tenant incomes) has caused the valuations of LIHTC units to at least double or triple in some cases. LIHTC projects, due to rent restrictions, are unable to pay the increased tax rates. This could force many projects into financial insolvency causing displacement of very low-income families and a loss of affordable housing units. Additionally, the construction of new, affordable units under the LIHTC program will be financially impossible unless the units are built to be free of any debt or mortgage. The expected loss of current units or future loss of unbuilt units is unknown while legislation addressing this issue is before the Nebraska Legislature. At this point of time no action has been taken and none will be taken until the short session convenes. Due to inaction, several low-income families may be displaced and become homeless.

Does the availability of housing units meet the needs of the population?

Currently 10,305 low-income renter households experience at least one type of housing problem, mostly in the form of cost burden or extreme cost burden. Given the constant trend of finding willing landlords who will be actively involved in Lincoln's housing authority, anticipated Federal budget reductions and local policies it is believed the number of affordable and sanitary units available will decrease especially as the University of Nebraska – Lincoln continues to increase its student capacity. Students who attend additional educational opportunities are frequently in direct competition for affordable housing. In light of the amount of vacant housing, avoiding further losses of units from the existing stock is also important. Vacant housing is always vulnerable, if for no other reason than it deteriorates if not occupied. Left unchecked, deteriorating housing can impact the area around it in a significant and negative way. Striking the proper balance between adding to the existing housing stock and avoiding additional losses in housing is a challenge that the City of Lincoln and numerous others recognize.

Need for Specific Types of Housing

The senior (65+ year-old) population is a significant percentage of the population. This segment of the population is growing due to the advancing Baby Boomer generation. That generation will play a major role in shaping our housing future in terms of both supply and demand. It is widely believed that this generation will prefer to "age in place", however, based on the sheer number of people growing into this age group, demand for other housing choices will undoubtedly rise: smaller single-family homes, townhomes, apartments, condos, downtown living, assisted living, and nursing home options may all witness increased demand pressures as the population ages out.

The Generation Y (aka Millennial Generation) population is a significant percentage of the population. Generally thought of as the children of the Baby Boomers, they were born roughly between 1977 and

1994. This segment of the population is now reaching their 20's and early 30's. This generation will also play a major role in shaping our housing future in terms of both supply and demand. In the short-term, Generation Y is still struggling through the Great Recession where job opportunities and wage growth were stymied and student loan debt limited spending potential. Smaller single-family homes, townhomes, apartments, condos, cohousing, and downtown living options may all witness increased demand pressures.

The population living in poverty continues to increase both in number and a long-term trend of an increased percentage of the population. There are no signs that low income and impoverished population demands on affordable housing will ease up in the near future. This will maintain a persistent demand on special services, special needs housing, subsidized low-income housing, and affordable housing. Affordable housing for people with special needs (i.e. disabled, transitional housing etc.) may be met in part by ensuring an adequate supply of housing units including a wider variety of housing beyond the typical single-family detached home. Smaller houses, apartments, condos, duplexes, cohousing, and housing built to accommodate multiple generations could all play a role in the provision of affordable housing.

The minority population continues to grow in number and in percentage of the total population. Historically speaking, higher percentages of minorities, especially immigrants, have been low income. This is not a set pattern, especially for immigrants. The impact on housing is a little less clear. Minorities and immigrants may have a higher percentage need for low-income housing. Some minorities and some immigrant families may be accustomed to different cultural norms where multiple generations live in one housing unit, or where smaller spaces are tolerated. Housing policies that allow for multi-generational home designs, promote affordability, and promote variety in housing types may all assist the minority and immigrant populations find adequate and desirable living options.

If policies are enacted within the Plan period that release inmates currently incarcerated early into group homes, transitional housing or direct probation, the impact on the quantity of safe, sanitary, fair and affordable housing would be immediate.

Discussion

MA-15 Cost of Housing

Introduction

The median value of owner-occupied housing increased by 37% to \$138,800 in 2009 from 2000, while the cost for contract rent was \$457 in 2000, increasing to \$556 in 2009 or 22% as indicated on Table 30 – Cost of Housing. Using 2010 Five-Year ACS data may be indicative of a trend. The value of owner-occupied housing stayed approximately the same at \$137,800, with less than a percentage point difference (decline) from the Five-Year ACS data. For the same year, renter contract costs increased to \$590, representing a 24% increase from 2000.

The breakdown of rent paid by household on Table 31 - Rent Paid, found that overwhelmingly most units within Lincoln(92.87%) rent for less than \$1,000. Most of those are in the \$500 to \$1,000 range, but a substantial portion, 41.02%, pay less than \$500.

Housing Affordability

As was previously discussed in the Housing Needs section on housing cost burden, a rental unit is considered affordable if gross rent, including utilities, is no more than 30% of the household income. Table 32 – Housing Affordability provides the number of affordable rental units for four income ranges for households with incomes up to 100% AMI. Important for understanding the availability of affordable housing using the data on Table 32, is that it provides the number of units that are affordable, not necessarily also available. Housing units, affordable to households 0 – 50% AMI includes all of the units affordable to households with incomes in the 0 – 30% range as well. Clearly, a significant portion of households with incomes closer to 50% AMI, and some with even higher incomes, are in rental units affordable to extremely low-income households. Many of the 4,145 rental units are affordable to the 14,665 extremely low-income renter households, but unfortunately are not actually available to them. No data is available for the number of owner units for households up to 30% AMI. The number of units available to renter households with incomes up to 50% AMI is 20,650, more than triple the amount than are available for homeowners with the same income.

Units can be counted as available if they were either occupied by very low-income renters or vacant and available for rent (the remainder for the most part being occupied by higher income families). There were an insufficient number of both affordable and available rental units for extremely low-income renter households. Renter households with incomes up 80% AMI have the 45,535 units available to them, compared to 15,345 for owner households. No data is available for renter households with incomes up to 100% AMI, but owner households have 33,975 available to them. The overall total for renters and owners, aggregating all income levels, is very similar with 45,535 for renter and 33,975 for owners.

Monthly Rent

According to the Table 33 - Monthly Rent, the median rent for the area would only cover efficiency/no-bedroom and one-bedroom units regardless of whether it is FMR, High or Low HOME rents. Two-plus bedroom units exceed the \$587 median contract rent. The two-bedroom unit exceeds the median

contract rent by an average of \$87. Rental units with three- and four-bedrooms approach (Low Home rent \$903) or exceed \$1,200.

Cost of Housing

	2000 Census (Base Year)	2005-2009 ACS (Most Recent Year)	% Change
Median Home Value	101,600	138,800	37%
Median Contract Rent	457	556	22%

Table 30 – Cost of Housing

Data 2005-2009 ACS Data

Source:

2000 Census (Base Year)

2005-2009 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	16,666	41.0%
\$500-999	21,072	51.9%
\$1,000-1,499	2,204	5.4%
\$1,500-1,999	301	0.7%
\$2,000 or more	393	1.0%
Total	40,636	100.0%

Table 31 - Rent Paid

Data 2005-2009 ACS Data

Source:

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	4,145	No Data
50% HAMFI	16,505	4,400
80% HAMFI	24,885	10,945
100% HAMFI	No Data	18,630
Total	45,535	33,975

Table 32 – Housing Affordability

Data 2005-2009 CHAS

Source:

Monthly Rent

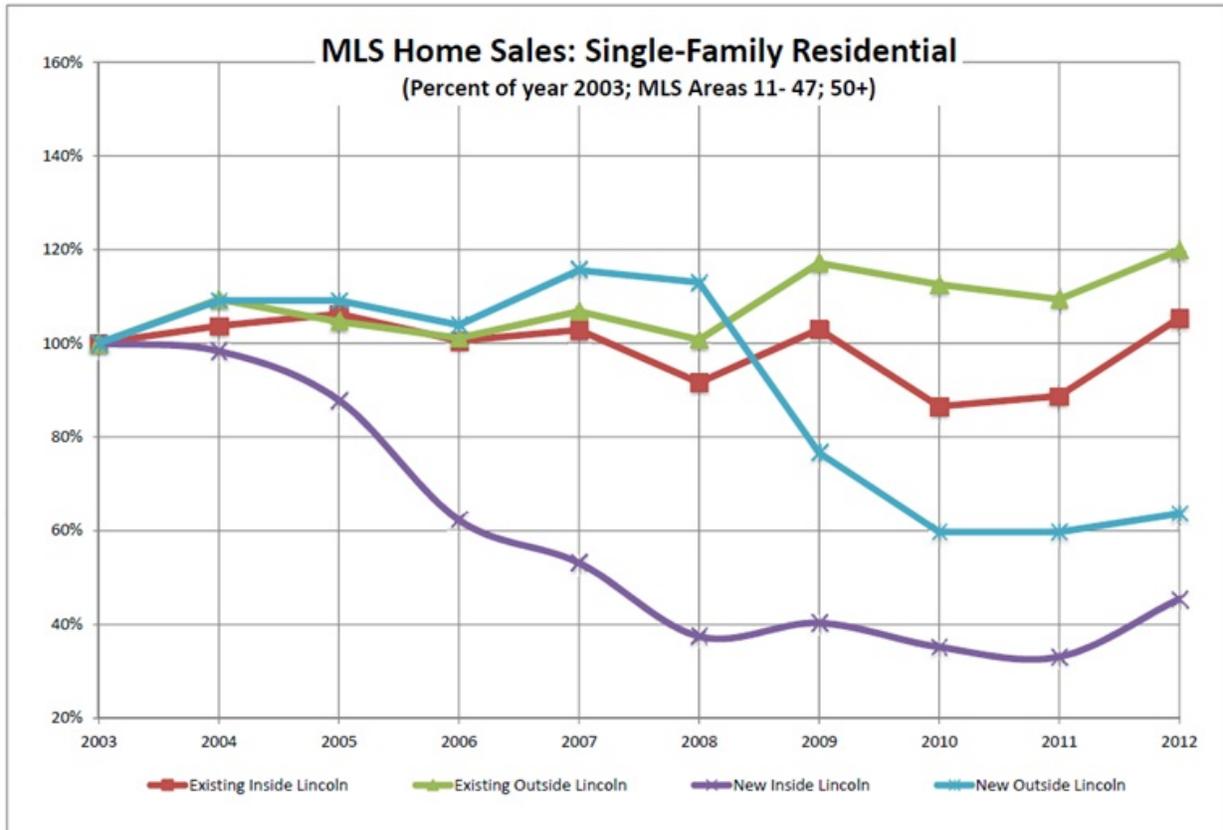
Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	412	525	693	964	1,203
High HOME Rent	462	518	661	926	1,122

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Low HOME Rent	462	518	661	903	1,008

Table 33 – Monthly Rent

Data HUD FMR and HOME Rents

Source:



MLS Home Sales Single Family Residential History

Availability of Sufficient Housing

As stated within the needs assessment, the most common housing problem is housing cost burden. Lincoln homeowners with incomes under 80% of the Area Median Income (AMI) who have not grown their income during the first five years of ownership are in a period of no or negative home equity growth and are especially in danger of becoming housing cost burdened. These households are not increasing their disposable income in order to handle a crisis and their equity may be inadequate to obtain a second mortgage; their housing cost will likely increase to greater than 30% which will be in the range of a housing cost burden. The tenant household has fewer factors under their control. The housing cost for rental property is reflected in the rent charged by the landlord. A tenant household under 80% AMI is often in competition with higher income tenants for affordable units. They must balance affordability with a unit that is safe and sanitary. Low income tenants could be faced with a choice of a housing cost burden or substandard housing.

Sufficient housing at the lower income levels is not always adequate, and the pressure for affordable housing, with incomes from other price points, only further complicates and places stress on future housing choices.

Expected Change of Housing Affordability

Much remains to be seen regarding the housing market and its impact on the affordable housing market. The community's housing market was not dramatically impacted relative to many other places in the country. At this point the local housing market is showing steady, though small, signs of improvement. A factor in determining the robustness of the housing recovery is how quickly owner-occupied housing re-enters the market. Data provided by the Lincoln Realtors Association indicates that not only are the number of single-family home starts increased to levels not seen since 2007, but that the rate of gain visually appears to be greater than the national average. However, if growth is delayed by unforeseen events, a slower recovery would be anticipated. This is of particular concern in neighborhoods where much of the affordable housing exists. By examining the image titled, "MLS Home Sales Single Family Residential History" above, compiled by the Lincoln Realtors Association, we see that it appears that this possible delay is not occurring. For the time being low 30-year mortgage rates in conjunction with other national pressures are enticing owners back into the market. It is hoped that as this housing shift continues, the availability of affordable housing and other housing options needed by other cohorts continues to become accessible.

Rent Comparison

All three types of rent, Fair Market Rent (FMR), High HOME Rent, and Low HOME Rent, get progressively higher as the number of bedrooms increases and then levels off with the fourth bedroom. Though not dramatically so, Fair Market Rent is generally higher than HOME High and Low rents for unit types except for efficiency units. The effect of these rate differences is minimal, with market rates being roughly 5% higher than HOME rates, on our strategy to produce/preserve affordable housing. Using a common threshold of a 10% difference than the cohort produces, shows that only four-bedroom units exceed that mark. However, because we know that units with four or more bedrooms are not in demand, via LHA data and reports, addressing this difference at length is not covered.

Discussion

MA-20 Condition of Housing

Introduction

The following describes the condition of the housing stock within the community. The section identifies housing by tenure including the number with housing problems, age of housing, risk of lead-based paint hazards and housing vacancy.

Definitions

A structure in "substandard condition" is one that meets the definition of an unsafe structure which would include; lack of proper sanitation, structural hazards, nuisances, hazardous electrical wiring and/or plumbing. If the property has faulty weather protection, is a fire hazard, is constructed of faulty materials, is unsanitary, lacks adequate exits, has inadequate fire-protection or firefighting equipment, has improper occupancy or has unsafe equipment, or generally is unfit for human habitation is also considered substandard. (is the ending right? Otherwise it was not a complete sentence.)

A structure in "substandard condition but suitable for rehabilitation" is one that is in "substandard condition" and for which the City Building and Safety Department has not issued a demolition order to the property owner.

The City of Lincoln currently follows the International Property Maintenance Code.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	12,098	21%	17,616	43%
With two selected Conditions	48	0%	819	2%
With three selected Conditions	0	0%	106	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	46,235	79%	22,095	54%
Total	58,381	100%	40,636	99%

Table 34 - Condition of Units

Data 2005-2009 ACS Data

Source:

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	8,395	14%	4,955	12%
1980-1999	15,121	26%	12,133	30%
1950-1979	23,939	41%	16,418	40%
Before 1950	10,926	19%	7,130	18%

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total	58,381	100%	40,636	100%

Table 35 – Year Unit Built

Data 2005-2009 CHAS
Source:

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	34,865	60%	23,548	58%
Housing Units built before 1980 with children present	9,655	17%	5,440	

Table 36 – Risk of Lead-Based Paint

Data 2005-2009 ACS (Total Units) 2005-2009 CHAS (Units with Children present)
Source:

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 37 - Vacant Units

Data 2005-2009 CHAS
Source:

Need for Owner and Rental Rehabilitation

The condition of a community’s housing stock is a critical, though difficult aspect of the housing stock to measure. All measures clearly identify a larger proportion of renter units that are physically distressed than owner properties. Each plays an important role in the context of affordable housing and community development. Rehabilitation is expensive but much less expensive than constructing new housing, so for both renter and owner units the economic benefit is significant. Each year approximately 150 home rehabilitations are completed using UDD programs. In conjunction with old housing in good condition, particularly owner housing which acts as an anchor for a neighborhood, rehabilitated owner-occupied homes further Lincoln’s community development goals. Equally important, rehabilitated rental housing adds to or maintains the numeric levels of affordable rental stock.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

According to the National Safety Council, about two-thirds of homes built before 1940, half of the homes built between 1940 and 1960 and a lesser number of homes built between 1960 and 1978

contain lead from lead-based paint. In the City of Lincoln low- to moderate- income area, there are 24,134 housing units; 14,477 are owner-occupied and 9,657 are rentals.

It is estimated that lead can be found in two-thirds or 3,425 of the 5,709 owner-occupied houses built before 1940. Of the 4,131 built between 1940 and 1960, one-half or 2,065, probably contain lead. The data are unclear as to percentage but a reasonable figure of one-third or 800 of the 2,669 homeowner houses built between 1960 and 1979 contained lead. In the LMI area, 6,291 owner-occupied houses are estimated to contain lead.

Two thirds or 2,644 of the 4,407 rental units built before 1940 are likely to contain lead. Of the additional 2,351 units built between 1940 and 1960, about one-half or 1,176 contain lead. Another 1,580 rental units were built between 1960 and 1979, of which an estimated one-third or 474 contain lead. In the LMI area, 4,293 rental units are estimated to contain lead.

Discussion

MA-25 Public and Assisted Housing

Introduction

The following is a description of the public housing stock within the community. It provides condition values (is that right?)using a numeric grading system and provides scores for specific public housing developments. It also provides a brief description of redevelopment efforts.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	9	320	2,971	0	2,971	346	0	159
# of accessible units									
# of FSS participants									
# of FSS completions									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five_year, and Nursing Home Transition									

Table 38 – Total Number of Units by Program Type

Data PIC (PIH Information Center)

Source:

Supply of Public Housing Development

The Lincoln Housing Authority (LHA) owns and operates 320 units of housing developed and/or acquired 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. The average inspection score was 89. LHA has been designated as a "high performing" housing authority by HUD since 1992. However, the failure of Congress to allocate sufficient operating funds and capital need funds over the past 10 years is putting stress on the Housing Authority's ability to maintain its units at the "high performer" level, and threatens the long-term viability of the 320 public housing units operated by the Lincoln Housing Authority.

Public Housing Condition

Public Housing Development	Average Inspection Score
All LHA Public Housing Developments	89

Table 39 - Public Housing Condition

Restoration and Revitalization Needs

LHA receives federal funds from HUD to operate, maintain, and make capital improvements to the above properties. HUD funds these activities, in part, through the provision of operating subsidies, capital funding (in recent years known as the Capital Fund), program development funds, and Section 8 administrative fees. Due to the receipt of these funds, the LHA is subject to the following federal civil rights laws and regulations, all of which pertain to addressing the needs of persons with disabilities: Section 504 of the Rehabilitation Act of 1973 (Section 504); Section 109 of Title I of the Housing and Community Development Act of 1974 (Section 109); Title II of the Americans with Disabilities Act of 1990 (ADA); the Fair Housing Act of 1968, as amended (Fair Housing Act); the Architectural Barriers Act of 1968; and the respective implementing regulations for each Act.

The implementing regulations for Section 504 of the Rehabilitation Act of 1973 (24 CFR Part 8) required local public housing authorities to conduct needs assessments and develop transition plans to address the identified needs of residents and applicants with disabilities. Title II of the Americans with Disabilities Act of 1990 reiterated the requirement that local housing authorities conduct a self-evaluation of their current services, policies and practices with regard to the needs of the residents and/or applicants with disabilities.

Strategy of Improving the Living Environment of low- and moderate Income Families

At this point in time, LHA has no plans to build new public housing units and has not done so since 1981. Nor does LHA have any plans to convert existing housing to public housing, which it last did in 1994. Funding for the development of new public housing units is limited or non-existent. HUD has not provided specific funding for the development of public housing units since 1994 except for HOPE VI grants, which LHA is not eligible to receive.

LHA has no plans to perform “substantial alterations” (defined as a facility with 15 or more units where the cost of alterations is 75 percent or more than the replacement cost of the completed facility) at any of the Authority’s public housing projects, which would trigger the requirement to convert non-accessible units to accessible per 24 CFR 8.23(a). LHA continues to make “other alterations” to public housing and to the maximum extent feasible, when alterations are undertaken, seeks to improve the accessibility of the units.

The need for any new accessible units in LHA’s inventory of housing units is more likely to be satisfied by the construction or acquisition of housing built under programs other than public housing.

Discussion

To be clear, the many years of "financial neglect" of the need to operate and maintain public housing units have jeopardized the long-term viability of public housing to address the needs of lower-income households. LHA will not undertake changes to an occupied unit to correct deviations from the standards if the unit currently satisfies the tenant's needs and if not requested to do so by the tenant. Instead, improvements may be tabled until the unit turns over to a new occupant or as part of a larger renovation project (for example, replacement of kitchen cabinetry) or not at all, if not feasible or practical.

Further, interviews with staff from organizations that provide services to persons with disabilities, via LHA, confirm census data; as Lincoln's population ages, a national trend, the need for accessible housing will grow. However, the need will not necessarily be for new fully-accessible units. A small percentage of persons with a mobility impairment are accident victims or born with a disability requiring a fully accessible unit. The growth in persons with mobility impairments will occur among persons who develop a disability later in life. Generally, these persons prefer to remain in their existing homes, but need assistance obtaining modifications to their house or apartment, primarily at entrances/exits or in bathrooms. To accommodate these needs, when possible and feasible, LHA acknowledges a 'need' to design and build new units or remodel existing units so that the units incorporate the concept of "visibility" and future modifications at a reasonable cost can be made to accommodate disabilities, for example, the installation of grab bars in the bathroom or a ramp at the entrance.

MA-30 Homeless Facilities

Introduction

Lincoln's CoC maintains a running inventory of housing-beds (or housing beds, or housing/beds?) by sub-population on the HUD data exchange website (HDX). This information is gathered though Lincoln's HMIS and is updated as changes occur.

Facilities Targeted to Homeless Persons

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	167	35	376	21	0
Unaccompanied Youth	156	60	324	72	0
Households with Only Adults	22	0	0	22	0
Chronically Homeless Households	0	0	65	7	0
Veterans	16	0	19	0	0

Table 40 - Facilities Targeted to Homeless Persons

Data Source

Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

In the most recent (FY12) CoC Grant, Lincoln reported that 42% of clients exit programming with access to the Supplemental Nutrition Assistance Program (SNAP), 42% with Medicaid, and 21% with Social Security Insurance (SSI). These figures are well above national averages for these categories.

Lincoln's CoC continues to plan and adapt to the on-going transformation of service delivery mandated by HEARTH. Lincoln is particularly sensitive to improving SSI and Social Security Disability Insurance (SSDI) outcomes for participants, services targeting veterans, overall quality control of case management practices across agencies in the CoC, employment services, and increased planning and collaboration with State and Federal programs. Several homeless goals and projects in the Consolidated Plan are directly or indirectly aimed at sustaining and improving the current high rate of success in connecting the homeless or formerly homeless with mainstream resources.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Please refer to Lincoln's FY 2012 Continuum of Care Grant application, Section 1D., CoC Member Organization Detail, beginning on page 8.

MA-35 Special Needs Facilities and Services

Introduction

The image "Non-Homeless Special Need: Facilities and Services", below, lists agencies that help provide facilities and services to Lincoln's non-homeless special needs population. While the City of Lincoln Urban Development has no direct funds to support these agencies' work; we provide in-kind support through strategic goals, projects and mediation.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Elderly & Frail Elderly Housing: It is estimated that approximately 3,700 elderly and frail elderly persons need housing. This includes an estimate of 440 frail elderly. Of these 3,700 individuals, it is estimated that approximately 2,800 would qualify as low-income.

Persons with Disabilities: Community-wide data on the non-homeless developmentally disabled and physically disabled population are unavailable.

Persons with Alcohol or other Drug Addiction: Community-wide data on the non-homeless substance abuse population is unavailable.

Persons with HIV/AIDS & their Families: Community-wide data on housing needs for individuals with HIV/AIDS and their families is unavailable.

Below is additional information regarding some of the high priority need areas:

Needs in Housing for Persons with a Disability: On average, Assistive Technology Partnership and the League of Human Dignity receive approximately 75 requests a year (about half of which they can assist) for home modifications, including interior and exterior, rental and owner-occupied, for persons of all ages in the City of Lincoln. Households can apply for additional modifications to the same house year after year. There is no one source of data on the number of owner-occupied units that have been modified or built for persons with disabilities. Additionally, because the modifications are often dependent upon the level of disability and type of disability, there will likely always be a gap in this type of housing. However, it is encouraging that more architects and builders are aware of universal design and building houses that are more adaptable.

Needs in Housing for Other Persons with a Severe Mental Illness: According to the Hanna:Keelan "Statewide Consumer Housing Needs Study for Extremely Low Income Persons with a Serious Mental Illness" (SMI), July, 2004, there was a need for creating 593 additional units for persons 19 years of age and older with a SMI by 2008 in the City of Lincoln. No new projections are available. The need was estimated at 31% of the 2005 population. There are currently 27 social service providers serving over 4,100 individuals in the area of the state that includes the City of Lincoln and several rural counties.

Affordable and independent apartment units and transitional housing are the types of units most needed in the area. In general, households tend to be cost overburdened. However, they are less likely to experience overcrowding or other housing problems.

Because most elderly households do not choose to become first-time homeowners late in life, the gap in elderly owner housing may be very low. In fact the gap may be negative. Over half of the extremely low-income, cost overburdened owner households, or a total of 439, were elderly households in 2000. An additional 489 very low-income elderly households and 368 other low-income, elderly households were also cost overburdened. These households may need to be added to the gap in elderly rental housing. If these households could be relocated to affordable rental housing, this could ease housing problems and add 1,296 units (if they are safe and sound) to the affordable housing market for families. There are an additional 4,010 units owned by elderly households with incomes less than 80 percent of median income.

Agency	Description
AARP	Issues related to senior citizens such as training, employment, medical, advocacy, etc.
Active Community Treatments, Inc.	Helps adults and children with disabilities to gain skills, knowledge, and experience to increasingly use and benefit from the resources and settings available to all citizens of the Lincoln community.
ARC of Lincoln	Advocacy, self-advocacy, recreation, and individual and family support services for people with mental retardation and other developmental disabilities.
Bel-Air Homes	Assisted living facility for people with serious mental illness.
Bryan/LGH	Daily reassurance calls for those who live alone. Information, evaluation, and treatment services for people with chemical dependency, dual diagnosis and their families and 24-hour information and crisis assistance. Evaluation and treatment of behavioral and emotional problems, information and referral.
CenterPointe	Residential dual disorders treatment program, day rehabilitation and outpatient services for adults. Residential and outpatient treatment for youth.
Champion Homes	Assisted living facility for adults with mental disabilities.
Child Guidance	Out patient mental health clinic for children, adolescents, and their families, including individual, family, group, and home-based therapy. Day treatment.
Community Alternatives Nebraska	Provides opportunities to persons with developmental disabilities to learn skills to enable them to participate and contribute actively in the community.
Community Mental Health Center	Outpatient, community support, partial care, consultation, education, vocational, 24-hour emergency services.
Cornhusker Place	Medically supervised emergency detoxification, short- and long-term substance abuse programs.
Developmental Services of Nebraska, Inc.	Services for people with developmental disabilities and mental health needs. Includes intensive residential group homes, independent living, emergency shelter care, and outpatient mental health.
Goodwill Industries	Employment and training opportunities for individuals who face barriers to employment.
Harvest Project	Substance abuse and mental health services for the elderly.
Home Services for Independent Living	In-home services for aged persons with disabilities.
Houses of Hope	To provide affordable comprehensive counseling services in a supportive residential environment to individuals in recovery from substance abuse.

Agency	Description
League of Human Dignity	Independent living services for those with disabilities, including, information and referral, Medicaid waiver coordination, peer counseling, advocacy, skill and awareness training; accessibility consultation; home and business medication; housing relocation and referral; modification, sales and repairs of vans, scooters, power wheelchairs and other specialized equipment.
Aging Partners	Offers meals, advocacy, emergency response, assisted living, in-home services, minor home repairs, lawn care, large appliance repair, companionship for homebound and frail elderly, and assistance with financial benefit programs. Daily reassurance calls/friendly visit calls.
Lincoln Medical Education Partnership	Medical services to low-income and elderly including home visits.
Lincoln Housing Authority	Federal subsidized housing for low-income families and elderly persons, and non-subsidized affordable housing units.
Lincoln Lancaster County Health Department	Community health services, health clinics, home visitation, immunizations, early intervention services, childhood lead poisoning prevention, school health programs, Mobile Health Clinic, child's environmental health programs, child care, WIC, dental services, youth risk behavior studies, Summer Food program, injury prevention, tobacco prevention, Healthy Homes minority outreach, and information and referral services.
Lutheran Family Services	Adult outpatient, intensive outpatient, and aftercare services for alcohol/drug abuse. Counseling.
Lincoln Regional Center	Comprehensive mental health services.
Madonna	Day care for people with disabilities or older persons, health monitoring, assistance with personal care, recreation, meals, supervision, and transportation.
Medicaid Waiver	In-home services for those eligible, 65+.
Mercy Services Corporation	Provides affordable housing for individual families of low- to moderate-income and a neighborhood learning center.
MOSIAC	Provides support and advocates for people with disabilities.
Nebraska Advocacy Services, Inc.	Advocacy services for people with mental and physical disabilities.
Nebraska Health & Human Services	Financial aid and social services to families and individuals. Includes Food Stamps, Medicaid, ADC, etc.
Nebraska Urban Indian Health Center	Primary health care for people with Medicaid or other health insurance regardless of race, religion, income status or age.

Agency	Description
O.U.R. Homes	Residential facility for people with serious mental illness.
People's Health Center	Provides affordable, comprehensive primary health care especially for those with limited resources. Services include medical, dental, pharmacy, WIC, HIV/STD testing, translation, mental health on a referral basis, and a physician house call program for chronically ill homebound elderly.
Prescott Place	Assisted living facility for people with serious mental illness.
Region V	Residential services in small group homes, own home and apartments, as well as, LEAP and SOAR daytime support and training for individuals with developmental and other disabilities. Small group home, own home, Extended Family Home, apartment and employment daytime – support and training for individuals with developmental and other disabilities.
Serenity Place	Assisted living facility for people with serious mental illness.
ServiceLinc	Services for the successful employment of people with disabilities.
St. Elizabeth's Hospital	Hospital, health care outreach and wellness, burn center, oncology, pediatric center, radiology.
St. Monica's	Full continuum of substance abuse and mental health treatment, primary treatment, residential program for women/women with children under 10, and adolescent and outpatient relapse prevention/aftercare.
Tabitha	Non-acute health care services, including Medicare certified and private, round-the-clock home health care; hospice; rehabilitation, including inpatient and outpatient physical therapy, occupational therapy and speech/language pathology; case management; subacute and long-term care; Meals on Wheels; adult day services; Alzheimer's/dementia care, intergenerational services, pastoral care; and retirement housing.
Therapy Plus	Comprehensive rehabilitation facility for children and adults with injuries or debilitating illness. Inpatient and outpatient therapy programs; adult day services; work injury rehabilitation and prevention programs; driver retraining; and ventilator-assisted, Alzheimer's and extended care units. Assisted living facility for young adults with severe disabilities.
V. A. Services	Substance abuse treatment for veterans. Domestic violence program.
Valley Hope	Regular and intensive outpatient treatment, continuing care sessions, DWI classes, education/awareness, alcohol/drug evaluations, and referral for chemically dependent.
Villa Marie	Boarding and day school for mild/moderate mentally handicapped children.
Vital Services, Inc.	Group homes and day services for people with disabilities.
Women in Community Services	Female residential program, women's Job Corps, halfway house program for adolescents continuing their recovery.
Workforce Development	Job referral, career counseling, special services for veterans, older workers, youth, and people with disabilities.

Non-Homeless Special Need: Facilities and Services

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Please see images "Non-Homeless Special Need: Facilities and Services" 1,2,3 above.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Wrap-around supportive services for populations including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, and victims of domestic violence is estimated at 8,000 – (this is saying there are 8,000 supportive services, is that right?). This is likely a conservative estimate. For example, a Gallup survey commissioned by the Friendship Home, Lincoln’s leading domestic violence shelter, indicated that one in four women in Lincoln/Lancaster County were victims of domestic violence at some point in their lives. The support services necessary to maintain housing for many of these subpopulations continues to be a challenging gap to address. Historical data indicates that approximately 40% of persons 65 and older have some type of disability (i.e., physical, mental, sensory, self-care) and five percent of persons 65 and older with a disability are institutionalized. However, the number of total rental units needing these services could be higher or lower due to lack of information about households with disabilities and the proportion of elderly renters who are disabled compared to homeowners. It is approximated that 1,600 total rental units should have some type of supportive services for elderly persons with disabilities (i.e., transportation, individualized care). Some people have speculated that a higher proportion of elderly disabled households may be renters than homeowners. Lincoln’s goal of supporting LIHTC and policies addresses the broad nature of this sub-population. Because the desire to form supportive projects is a fiscal decision, our project addressing this goal (i.e. supporting a legislative change to how those LIHTC projects are assessed) will help stabilize the market.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See answer above.

MA-40 Barriers to Affordable Housing

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Zoning, subdivision regulations, and building codes can hamper the development of new affordable housing, rehabilitation of existing affordable housing, and creation of housing for special populations. New affordable housing development could be hindered by requiring large minimum lot sizes in newly developing areas of Lincoln. However, planned unit developments and other more flexible regulations permitted by the City may allow housing developers to include affordable housing in their plans.

The rehabilitation of existing structures for affordable housing can also be hindered by existing building codes. The City does not have a rehabilitation subcode, which would allow for more flexibility in the rehabilitation of existing structures. Those who wish to rehabilitate the upper floors of commercial buildings, deconvert converted single-family homes, and reuse industrial or other building types may find the cost of meeting codes for new structures cost prohibitive. Property taxes may discourage the rehabilitation of existing housing and maintenance of housing. Property assessments that occur as a result of rehabilitation increases annual owner costs.

Identified 'reForm' priorities have been recognized

Local incentives to develop and preserve affordable housing are mostly limited to financial incentives provided through federal sources (directly or indirectly through the state and local government, private, and nonprofit entities). The City does not provide local tax breaks for affordable housing (i.e., tax abatement). The money the City does contribute toward affordable housing is federal (i.e. CDBG and HOME) and insufficient in addressing existing needs.

The City also does not require developers to construct or preserve affordable housing (i.e. set asides) as part of their plans. For example, tearing down low-income housing to build higher income housing in older areas can displace households and reduce their affordable housing options. The lack of both a carrot-and-stick approach to developing and preserving affordable housing could contribute to the existing supply problem.

Service providers, both public and private, find that federal regulations and programs are difficult to work with at times. Strict federal program requirements addressing specific local needs can be difficult. Lead-based paint abatement requirements are an unfunded mandate that adds to the cost of rehabilitation projects and, therefore, makes some projects unfeasible. Environmental regulations can also add to the cost of developing affordable housing.

Loan officers, REALTORS®, and others that assist clients in the homebuying process have expressed concern with being able to keep current with local and federal program changes. In their view these changes are not communicated with regularity and, at times, are not clear. Additionally, those in the private sector that do not frequently work with federal or local programs feel that they have difficulty keeping informed.

MA-45 Non-Housing Community Development Assets

Introduction

The following provides a brief description of the non-housing community development assets. It includes information on business activity, the labor force, occupations, commuting times and educational attainment of the population in the community.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	867	181	1	0	-1
Arts, Entertainment, Accommodations	12,351	11,553	9	10	1
Construction	8,635	5,531	6	5	-1
Education and Health Care Services	35,126	25,286	26	22	-4
Finance, Insurance, and Real Estate	12,569	11,827	9	10	1
Information	2,952	4,322	2	4	2
Manufacturing	12,535	5,251	9	5	-4
Other Services	5,988	5,748	4	5	1
Professional, Scientific, Management Services	13,286	7,406	10	7	-3
Public Administration	8,668	14,601	6	13	7
Retail Trade	15,111	12,216	11	11	0
Transportation and Warehousing	5,863	4,448	4	4	0
Wholesale Trade	3,259	4,381	2	4	2
Total	137,210	112,751	--	--	--

Table 42 - Business Activity

Data 2005-2009 ACS (Workers), 2010 ESRI Business Analyst Package (Jobs)

Source:

Labor Force

Total Population in the Civilian Labor Force	144,732
Civilian Employed Population 16 years and over	137,210
Unemployment Rate	5.20
Unemployment Rate for Ages 16-24	20.07
Unemployment Rate for Ages 25-65	3.39

Table 43 - Labor Force

Data 2005-2009 ACS Data

Source:

Occupations by Sector

Management, business and financial	49,678
Farming, fisheries and forestry occupations	351
Service	23,828
Sales and office	36,727
Construction, extraction, maintenance and repair	10,815
Production, transportation and material moving	15,811

Table 44 – Occupations by Sector

Data 2005-2009 ACS Data

Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	115,126	88%
30-59 Minutes	12,299	9%
60 or More Minutes	3,306	3%
Total	130,731	100%

Table 45 - Travel Time

Data 2005-2009 ACS Data

Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	4,596	482	2,636
High school graduate (includes equivalency)	18,407	1,173	5,325
Some college or Associate's degree	34,135	1,536	6,061

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Bachelor's degree or higher	39,259	858	4,648

Table 46 - Educational Attainment by Employment Status

Data 2005-2009 ACS Data

Source:

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	440	578	838	1,164	1,282
9th to 12th grade, no diploma	2,641	1,637	1,379	2,118	2,038
High school graduate, GED, or alternative	9,336	5,857	5,951	13,115	9,693
Some college, no degree	25,409	8,692	6,911	12,444	5,481
Associate's degree	3,469	4,772	3,707	5,346	958
Bachelor's degree	5,661	9,802	8,411	12,578	3,304
Graduate or professional degree	206	3,075	3,543	7,544	2,689

Table 47 - Educational Attainment by Age

Data 2005-2009 ACS Data

Source:

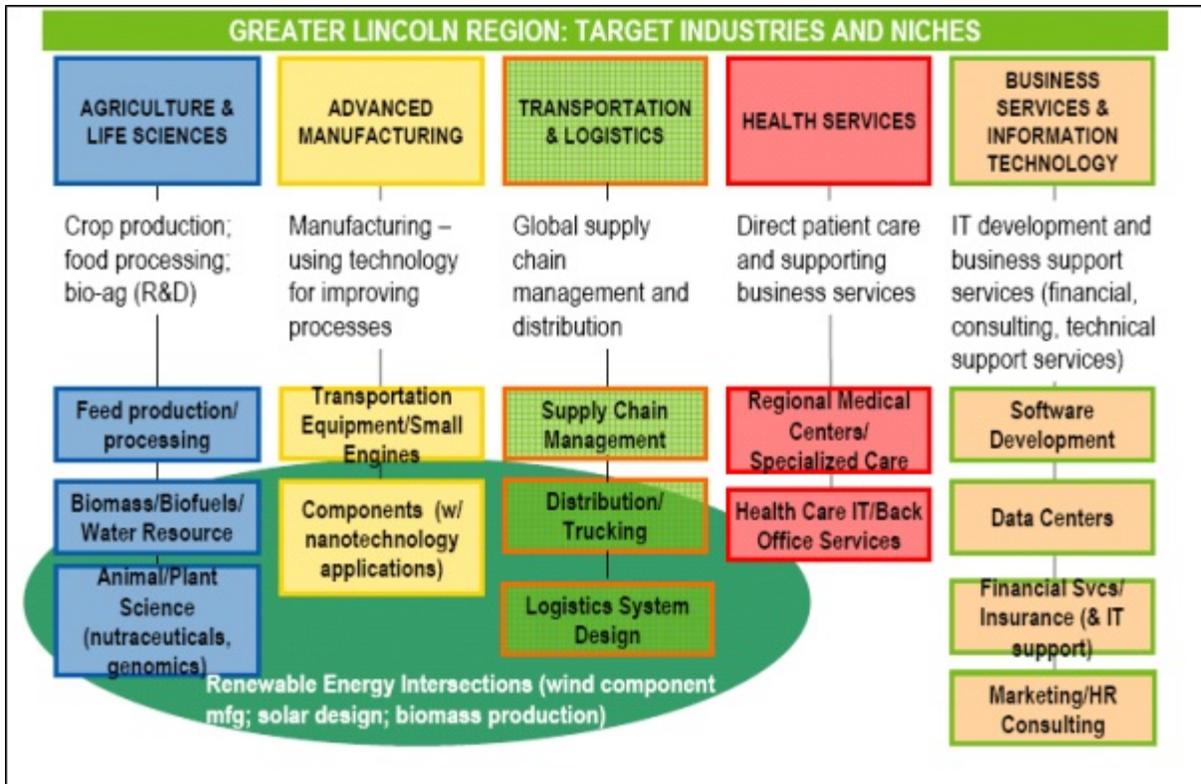
Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,787
High school graduate (includes equivalency)	26,983
Some college or Associate's degree	30,154
Bachelor's degree	40,559
Graduate or professional degree	51,870

Table 48 – Median Earnings in the Past 12 Months

Data 2005-2009 ACS Data

Source:



Greater Lincoln Region: Targeted Industries and Niches

Industry Code	Industry Title	2008 Annual Employment	2018 Projected Employment	Change in Employment 2008-2018	Percent Change 2008-2018
620000	Health Care and Social Assistance	22,048	25,892	3,844	17.43%
610000	Educational Services (including state and local government)	20,226	22,706	2,480	12.26%
44-45	Retail Trade	18,212	19,912	1,700	9.33%
900000	Government	16,983	18,414	1,431	8.43%
31-33	Manufacturing	14,885	14,892	7	0.05%
720000	Accommodation and Food Services	13,275	14,686	1,411	10.63%
520000	Finance and Insurance	11,953	13,680	1,727	14.45%
48-49	Transportation and Warehousing	10,402	12,087	1,685	16.20%
540000	Professional, Scientific, and Technical Services	8,988	10,907	1,919	21.35%
230000	Construction	8,192	9,668	1,476	18.02%

Source: Nebraska Department of Labor, 2008-2018 Long Term Industry Projections, produced 2010

Lincoln MSA Projected Employment 2008-2018 Largest Industry Employment

Industry Code	Industry Title	Change in Employment 2008-2018
620000	Health Care and Social Assistance	3,844
610000	Educational Services (including state and local gov)	2,480
540000	Professional, Scientific, and Technical Services	1,919
520000	Finance and Insurance	1,727
44-45	Retail Trade	1,700
48-49	Transportation and Warehousing	1,685
230000	Construction	1,476
900000	Government	1,431
720000	Accommodation and Food Services	1,411
810000	Other Services (except Government)	682

Source: Nebraska Department of Labor, 2008-2018 Long Term Industry Projections, produced 2010

Lincoln MSA Projected Employment 2008-2018 Largest Industry Employment Change

SOC	Title	Education Title	Average Annual Openings	Average Annual Wage
533032	Truck Drivers, Heavy and Tractor-Trailer	Postsecondary vocational training	264	\$35,783
291111	Registered Nurses	Associate degree	***	\$57,247
252021	Elementary School Teachers, Except Special Education	Bachelor's degree	90	NA
132011	Accountants and Auditors	Bachelor's degree	62	\$60,913
131041	Compliance Officers, Except Agriculture, Construction, Health	Bachelor's degree	39	\$62,195
151031	Computer Software Engineers, Applications	Bachelor's degree	***	NA
273031	Public Relations Specialists	Bachelor's degree	48	\$50,104
151081	Network Systems and Data Communications Analysts	Bachelor's degree	30	NA
431011	First-Line Supervisors/Managers of Office and Administrative	Work experience in a related occupation	55	\$49,826
131199	Business Operations Specialists, All Other	Bachelor's degree	51	\$58,490

Source: Nebraska Department of Labor, 2008-2018 Long Term Occupational Projections, produced 2010

Lincoln MSA Projected Employment 2008-2018: Top Ten High Wage High Skill High Demand Occupations

Occupation Title	Top 5 Most Important Skills				
Cashiers	Active Listening	Service Orientation	Speaking	Critical Thinking	Social Perceptiveness
Combined Food Preparation and Serving Workers, Including Fast Food	Coordination	Service Orientation	Speaking	Active Listening	Social Perceptiveness
Customer Service Representatives	Active Listening	Speaking	Service Orientation	Reading Comprehension	Persuasion
Elementary School Teachers, Except Special Education	Learning Strategies	Monitoring	Speaking	Social Perceptiveness	Instructing
Nursing Aides, Orderlies, and Attendants	Active Listening	Service Orientation	Social Perceptiveness	Monitoring	Coordination
Office Clerks, General	Reading Comprehension	Active Listening	Speaking	Writing	Service Orientation
Registered Nurses	Social Perceptiveness	Monitoring	Critical Thinking	Reading Comprehension	Active Listening
Retail Salespersons	Persuasion	Active Listening	Service Orientation	Speaking	Negotiation
Truck Drivers, Heavy and Tractor-Trailer	Operation and Control	Operation Monitoring	Monitoring	Active Listening	Time Management
Waiters and Waitresses	Service Orientation	Active Listening	Social Perceptiveness	Monitoring	Coordination

Source: O*NET Online, <http://online.onetcenter.org>

Skills for the Top 10 'Hot Jobs' in the Lincoln MSA

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Target industry clusters and emerging occupations for Lincoln can be found in the Greater Lincoln Region report published May 2010 by Angelou Economics. Reference image: Greater Lincoln Region: Targeted Industries and Niches, above. The Greater Lincoln Workforce Investment Board has evaluated this information as it fits with the findings and strategies in the State's *Battelle Report: A Competitive Advantage Assessment and Strategy for Nebraska*. These target industries remain a focus for growth and unite the direction of the local partners in education, workforce and economic development. This direction is supported by data supplied from the Nebraska Department of Labor. The Labor Market Information (LMI) Unit of the Nebraska Department of Labor provides employment projections for several categories as follows: Reference images: Lincoln MSA Projected Employment 2008-2018 Largest Industry Employment, above and Lincoln MSA Projected Employment 2008-2018 Largest Industry Employment Change, above.

Describe the workforce and infrastructure needs of the business community:

The Lincoln metropolitan area is comprised of over 300,000 people with access to a labor pool of over 1 million in a 60-minute drive time. The Lincoln workforce area is known for its quality of life. The workforce is highly educated and has a strong work ethic. Public and private educational facilities are viewed as excellent. Lincoln is the center of state government and home of the University of Nebraska which has developed several innovative resources such as the Nebraska Business Development Center,

the Engineering Extension, the Technology Park and Food Processing Center, and Innovation Campus. Other strengths of this workforce area are:

Strong social service systems, regional health care centers, safe neighborhoods, lower cost utilities, active economic development organizations, active Workforce Investment Board

Leaders from education, economic development and workforce development have agreed on the following goals as listed in the Greater Lincoln Workforce Investment Act Strategic Plan: continued focus on target industries and development of sector strategies, increased assessment of job seekers to improve the referral of candidates to employers, expanded use of “E” and online learning to increase and improve training options for individuals, updated technology to improve the delivery of workforce services, pursuit of alternative funding sources to maximize the flexibility of service delivery, continued efforts to partner regionally with workforce development, economic development and education entities in Nebraska and Iowa as well as in the 10 state Great Lakes region.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create

Recent development opportunities in Lincoln’s Antelope Valley, Downtown and West Haymarket Area reflect economic growth and forward vision for the community. Recently the Lincoln Partnership for Economic Development (LPED) commissioned a task force to address the question – “What do businesses need to retain and grow jobs in the tech and data field in Lincoln?” One of the answers to that question was the expansion of fiber capabilities in Lincoln and specifically in the downtown area. To address the need, LPED, the City, and the Chamber of Commerce agreed to use Fast Forward Fund money to install a conduit through which fiber optic cable could be laid. The conduit could then be used by private sector companies to expand service and increase reliability and the conduit would be open to anyone. The Chamber/LPED has also developed a very active young professionals group and recently announced a new branding initiative.

During Lincoln’s Business Retention and Expansion program of 2011 led by the Lincoln Partnership for Economic Development, interviews were conducted with local employers and 60% surveyed reported plans to expand or renovate. These businesses identified the main weakness of Lincoln’s workforce as worker availability, specifically scientifically/technically-skilled workers.

All job seekers benefit from what employers refer to as job essential skills or soft skills such as: general employee development, customer service skills, computer skills, basic skills in reading and math, and financial literacy.

In a recent poll of Greater Lincoln Workforce Investment Board members representing the business/employer sector, these additional skills and knowledge were identified: ability to work in teams and demonstrate initiative, advanced information technology skills, functional/technical skills in the area of focus as there is a shortage of skilled labor, attainment of educational and technical credentials. Employers also mentioned desire to work, commitment to a job, and dependability as critical traits.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

At a secondary schooling level, the Lincoln area appears to be performing extremely well. High school graduation rates average well above 80 percent. This is above the national graduation rate and on par with or better than statewide trends. While there was greater fluctuation in ACT scores relative to state and national averages, the Greater Lincoln Region still compares favorably, matching or even outstripping national and state level scores. While ACT scores were on par with state and national rates, the region shows specialized strengths in math testing.

HIGH SCHOOL ACT SCORES

Source: Nebraska Dept. of Education, Digest of Educational Statistics

Reference Images: Lincoln MSA Projected Employment 2008-2018: Top Ten High Wage High Skill High Demand Occupations, above and Skills for the Top 10 'Hot Jobs' in the Lincoln MSA, above.

The following needs summary statements can be found in the final report from Angelou Economics and are supported by the Greater Lincoln Workforce Investment Board: Education attainment is moderately high. Not surprisingly, given the presence of the state university, there are pockets of extremely educated professionals – a crucial asset to tap.

High school graduation rates are strong but, comparatively, the slow growth in adult residents with bachelor's degrees indicates high school graduates are directly entering the workforce, likely through farming or manufacturing jobs, and/or college graduates are relocating to areas they perceive to have additional amenities and higher wage job opportunities.

With a very strong community college system, a major public university, and numerous high-quality liberal arts colleges throughout the region, the region has the ability to train and retain workers with a diverse array of skill sets and competencies. This will continue to be a tremendous asset.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan

The development of a High School Career Center (Academy) is a major new initiative supported by Lincoln Public Schools, Southeast Community College (SCC), the Greater Lincoln Workforce Investment Board (GLWIB), and the Lincoln Chamber of Commerce/Lincoln Partnership for Economic Development (LPED). In this model, students will complete quality career-focused programs that prepare them for continued education and employment that contribute to the economic growth of the community. The model is based on the 3 E's: Education, Employment/Entrepreneurship, and Economic Growth. Two years attending the Career Academy will mean that the student will earn a high school diploma, one year of college credit, and progress toward industry certification.

Based on Nebraska Career Fields-Nebraska Department of Education, consideration is being given to Business Management & Marketing, Agriculture, Food, and Natural Resources. Human Sciences & Education, Skilled & Technical Sciences, Health Sciences, and Communications & Information Technology.

Each career pathway is aligned with careers at all education levels: High School, Industry Certification, Associate's Degree, Bachelor's Degree, and Master's/Doctoral/Professional Degrees.

From *What Really Drives Regional Economic Development (2006)*

The primary factor is seen to be human capital . . . or talent.

Talent is traditionally measured in educational attainment. The findings suggest that the occupation-based measurement is important and outperforms the education based measure in many ways

Other community projects which exemplify the GLWIB-SCC-LPED partnership are:

1) 1st Job – Lincoln, a project to provide paid summer internship opportunities to Lincoln high school youth, beginning with a focused pilot program targeting the information technology field. The goal is to help prepare a foundation for youth who are seeking a career in this field as well as give employers an opportunity to seek out qualified candidates for future needs. The 2013 pilot project consists of the Workforce Readiness Committee bringing together local companies with IT opportunities (our “Champion Employers”) and IT-talented high school students for summer internships. The pilot will consist of several components delivered by community stakeholders whose strengths are a key contribution to ensure the success of the project. Our demographic population will be selected from Lincoln Public Schools’ “IT Focus Program.”

2) American Job Center is a relocation of the One Stop Career Center to the downtown campus of Southeast Community College. Supported by the GLWIB and LPED, this relocation will bring about fiscal savings and service efficiencies for the customers while exposing them to a learning atmosphere and the offerings of the community college.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The Greater Lincoln RIG Project is a 12-county collaborative initiative to generate opportunities for further regional economic prosperity. The initiative is a partnership of the Greater Lincoln Workforce Investment Board, City of Lincoln, the Lincoln Chamber of Commerce and Partnership for Economic Development, and the Lincoln Area Development Partnership. Other active lead organizations include Southeast Community College, the University of Nebraska-Lincoln, and Peru State College. Following the framework of the U.S. Department of Labor’s Workforce Innovation in Regional Economic Development (WIRED), this initiative is identifying the economic and workforce development assets within the region and developing a strategy to strengthen the capacity of area education and workforce systems to meet demands of strong and emerging target industries.

The project follows a four-phased approach: 1) form core leadership team; 2) understand the region's economic strengths and challenges; 3) map the region's key assets and identify workforce demands from high growth industries; 4) devise strategies, leverage resources, and implement.

The first RIG project report (*Greater Lincoln Regional Economic Scan*) examines the common and unique characteristics of the 12-county RIG area, identifying the underlying economic factors that define it as a potentially viable economic "region." It identifies a series of demographic and labor market trends and challenges and lays the framework for which to examine new target industry opportunities.

With input from public and private leaders throughout the 12-county RIG region, the *Asset Map and Target Industry Analysis* report (report #2) inventories and maps information that has never been aggregated for the full region. This report aims to achieve four objectives:

- 1) Identify a set of high-growth high-wage industry clusters that serve as "targets" for the region's economic and workforce development efforts;
- 2) Identify occupations within these target industries that are not strongly concentrated in the region currently (as a means for focusing future workforce job training initiatives);
- 3) Highlight a series of challenges that the region will face in pursuing these industry opportunities and the pipeline of talent that supports them.
- 4) Present initial strategy "opportunities" as a foundation for the last report – the regional strategic plan.

The second report provides an in-depth analysis of key strengths, opportunities, and areas for improvement in the region as it attempts to build strong industry clusters in five target areas: Advanced Manufacturing, Health Services, Agriculture and Life Sciences, Transportation and Logistics, and Business Services and Information Technology.

The *Greater Lincoln RIG Project* sheds light on Southeast Nebraska's greatest economic and workforce development opportunity: to be competitive the region must transition to a knowledge-based economy that supports innovative industry clusters where entrepreneurship and highly skilled workers will be the driving forces of the economy.

Given this "vision," three principles underlie this economic and workforce development strategic plan: 1) *regionalism* where cities and counties within Southeast Nebraska share resources and integrate initiatives; 2) *economic and workforce development alignment* where education and job training programs are directly aligned to industry needs; and 3) *innovation* where new ideas and technology will be at the center of new job creation.

Discussion

MA-50 Needs and Market Analysis Discussion

Are there any populations or households in areas or neighborhoods that are more affected by multiple housing problems?

The term 'concentration' refers to the method by which it ("it" is what exactly in this case?) was determined. Four data sources were used in the process; (1) building and safety violation data, (2) housing violation data, (3) a composite concentrated disadvantage score and (4) minority density. The process utilized risk terrain modeling principles to determine where concentrations existed. Each data source was processed and reclassified into a 1-10 classified raster. All four inputs were added together and then reclassified again. Two images are included as attachments. The first "Concentrated Values" show the results of the process. To narrow down the final concentrated areas for this analysis, extreme values were selected and were used to create the "Select Concentrated Values" image. A general description of the area would be the Clinton neighborhood and Clinton Impact Project Area.

Are there areas in the Jurisdiction where these populations are concentrated?

Three racial groups and one ethnic group cluster in specific areas. However to state that the diversity was exclusive would be a stretch. Black/African American households are north of O Street and south of Cornhusker Hwy. and from North 17th Street to 33rd Street. Both Asian and Pacific Islander households are concentrated, (in a light-free form), around North 48th Street from Holdrege Street to Vine Street. American Indians and Alaska Natives are not concentrated but instead are distributed. In general, Hispanic households cluster in the area south and to the west of the of the Capitol Building. The Lincoln Housing Authority, in conjunction with the Urban Development Department, mapped out the clusters of household members that are residing in property owned or managed by LHA plus all voucher tenants who receive a subsidy but rent from private landlords that are non-citizens but lawfully in the US. The results were 1,123 members and 70-plus ethnicities and (?) nationalities were identified. These results can be obtained by request. The term 'definition of cluster' is a simple density based a block census geography. (the last sentence doesn't make sense, even with my little change.)

What are the characteristics of the market in these areas/neighborhoods?

Combined, this area is defined as the proposed 2013-2017 NRSA Area.

The market of these areas is similar in nature. They are: (1) core neighborhoods, (2) low-to-moderate income area, (3) within the NRSA and benefit from heightened attention from the Mayor's office (i.e. Stronger Safer Neighborhoods Initiative) and City of Lincoln Urban Development programs. According to the Lincoln Realtor Association 2012 end-of-year market summary (see attachments) the median value of existing homes sold was \$131,000 whereas the median value of a new home sold was \$196,500. However closer analysis shows that the median value of home sales in the City's core was approximately \$87,000. Homes in the core area were on the market on average 69 days versus 63 days for the whole market area (Lancaster County). This slight difference is encouraging. Additionally, established neighborhood associations are more prevalent in the core versus on the city edge. Infrastructure is established but is degrading. Negative social impacts are greater in the core (i.e. crime) and concentrated with the greatest density of rental housing. Positive social impacts also exist but rarely exist in the highest negatively impacted areas.

Are there any community assets in these areas/neighborhoods?

A number of assets are available and currently engaged. Below is a descriptive list of both physical and social assets:

- 1,931 social capital points (neighborhood watch, community centers, community pools, etc.)
- 461 StarTran bus stop locations
- 105 segments of existing trails
- 94 historical sites
- 38 parks
- 15 schools
- 15 neighborhood associations
- 6 homeowner associations
- 14 historic districts
- 11 focus areas
- 4 medical facilities
- 4 fire stations
- 2 libraries
- 2 major colleges
- numerous former housing projects
- Mayoral support
- non-Profit support
- community support

Are there other strategic opportunities in any of these areas?

The coordination between all stakeholders is being addressed through innovative GIS applications that can be quickly deployed. Increased communication will lead to improved efficiencies and collaboration.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is due every three, four, or five years (length of time is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. The City of Lincoln has completed a five-year plan for FY 2013-2017 and begins its program year every September 1. Five years was selected based on the availability of data, primarily from the 2010 Census and augmented from various sources, as well as the public involvement process and other City plans and programs.

The *Five-Year Strategic Plan* is a unified, comprehensive vision for community development in Lincoln, Nebraska. It serves as a tool to coordinate economic, physical, environmental, community, and human development activities for five years, starting September 1, 2013 and ending August 31, 2018.

The process for development of the Plan included identifying priority needs, establishing goals to address the needs, and then identifying projects to achieve the goals. Priority needs were determined through analysis of data and an extensive public involvement process. City of Lincoln priorities and plans were also reviewed and considered in identifying priority needs.

The goals set forth in this Strategic Plan are in keeping with the overall mission of HUD's Community Planning and Development Programs: Community Development Block Grants (CDBG) and HOME Investment Partnerships (HOME). The statutes for these programs set three primary goals for the benefit of low-, very low- and extremely low-income persons:

Provide Decent Housing, which includes but not limited to:

- Assisting homeless persons to obtain affordable housing;
- Assisting persons at risk of becoming homeless;
- Retaining the affordable housing stock;
- Increasing the availability of affordable permanent housing in standard condition to low-income and moderate-income families, particularly to members of disadvantaged minorities without discrimination on the basis of race, color, religion, sex, national origin, familial status, or disability;

Provide a Suitable Living Environment, which includes but not limited to:

- Improving the safety and livability of neighborhoods;
- Eliminating blighting influences and the deterioration of property and facilities;
- Reducing the isolation of income groups within areas through spatial deconcentration of housing opportunities for lower income persons and the revitalization of deteriorating neighborhoods;

Expanded Economic Opportunities, which includes but not limited to:

- Job creation and retention;

- Establishment, stabilization and expansion of small businesses (including micro-businesses);
- The provision of public services concerned with employment;
- The provision of jobs to low-income persons living in areas affected by those programs and activities, or jobs resulting from carrying out activities under programs covered by the Plan;

The Emergency Solutions Grant (ESG) program is new to Lincoln in FY 13. The City was notified in May 2013 that it would receive ESG funds and, at the writing of this plan, remains a work in progress. However, Lincoln's Continuum of Care is a well-established coalition of homeless service providers and a seamless transition from the State of Nebraska's administration is anticipated as requirements of this new program are implemented.

SP-10 Geographic Priorities

Geographic Area

1. **Area Name:** NRSA (NEIGHBORHOOD REVITALIZATION STRATEGY AREA)

Area Type: Strategy area

Identify the neighborhood boundaries for this target area.

The NRSA is bounded by Sun Valley Blvd. and Harwood Street on the west, Adams Street and Cornhusker Highway, and Burlington Avenue on the North, 70th, 57th, 36th, and 34th Streets on the east, and Ryons, Van Dorn and Otoe Street on the South.

For a visual please see "NRSA Area Map" in the appendix.

Include specific housing and commercial characteristics of this target area.

The NRSA contains a variety of land use districts but is primarily residential in nature based on land use information gathered by the City. The stock housing is among the oldest in the city and a significant amount of the residential area suffers from an abundance of vacant lots and housing which is in poor condition. The NRSA also has small and medium-sized commercial nodes. Commercial districts vary in their commercial viability but many are strong. The NRSA has five major corridors; North 27th Street, North 48th St, South Street, Havelock Avenue, and Holdrege Street.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

The City of Lincoln has taken advantage of the process it uses to develop the Consolidated Plan to develop the NRSA. At all stages of the process, focus groups and other administrative meetings, participants were provided with the conceptual framework for the NRSA study and affirmed the general direction taken in its development. Upon completion of the NRSA study an initial copy was distributed to each individual that had participated in the development of the Consolidated Plan and the NRSA. The City of Lincoln has welcomed and received input regarding the NRSA based on review by stakeholders. Comments about the NRSA were given at the various forums and complied to defend the proposed boundaries. A copy of the study is attached in the appendix.

Identify the needs in this target area.

The needs of the area are reflective of the needs identified in the needs assessment.

What are the opportunities for improvement in this target area?

Some vacant land in areas never before developed

A desire to increase affordable housing options

Lower housing costs for both rental and owner households

Population increasing

Projects such as the P Street Corridor, Innovation Campus, Antelope Valley, Haymarket Arena, and Haymarket Park, are in the target area

Are there barriers to improvement in this target area?

Approximately 43.6% of the housing was constructed before 1939 in the NRSA

Approximately 12.6% of persons (25+) had less than a 12th grade education in the NRSA

Approximately 27.1% of ies have children (18 and under) are in single-parent households in the NRSA

Approximately 3.7% of adult (25-64) civilian labor force in the NRSA is unemployed

Approximately 30.1% of individuals in the NRSA are in poverty. This accounts for 14.3% of individuals in poverty in Lancaster County

Housing conditions are more distressed in the NRSA than in the rest of city

The rate of overcrowding is 13.3% in the NRSA, almost three times that of the city as a whole

2. Area Name: Low- and Moderate-Income Area

Area Type: Local Target area

Identify the neighborhood boundaries for this target area.

The boundaries of the low-and moderate-income area are defined by HUD but generally is the area north of O Street and from South 33rd Street to Van Dorn Street. Also included is the College View neighborhood, South 40th Street to South 57th Street and Pioneers Blvd. to Calvert Street. Lastly, the northern portion of the Airpark neighborhood, NW 57th Street to NW 48th Street and West Adams Street to West Fletcher Avenue are included.

For a map of the area see "LMI Income Area Map" in the appendix.

Include specific housing and commercial characteristics of this target area.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

The LMI area is described and prescribed by HUD.

Identify the needs in this target area.

What are the opportunities for improvement in this target area?

Are there barriers to improvement in this target area?

3. Area Name: City-wide Program Area

Area Type: Local Target area

Identify the neighborhood boundaries for this target area.

City of Lincoln boundaries

For a map of the area see "City of Lincoln Area Map" in the appendix.

Include specific housing and commercial characteristics of this target area.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Identify the needs in this target area.

What are the opportunities for improvement in this target area?

Are there barriers to improvement in this target area?

4. Area Name: Antelope Valley Area

Area Type: Local Target area

Identify the neighborhood boundaries for this target area.

The Antelope Valley Area is bounded by South 16th, 17th, and 18th Streets, South Antelope Valley Parkway, and Interstate 180 on the west, Salt Creek south of Oak Lake and Sun Valley Blvd. and connecting to the Salt Creek and Salt Creek Roadway on the North, South 26th and 28th Streets on the

east, and D Street, center of blocks between E and F Streets, and Salt Creek Roadway on the South.

For a visual please see "Antelope Valley Area Map" in the appendix.

Include specific housing and commercial characteristics of this target area.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Identify the needs in this target area.

What are the opportunities for improvement in this target area?

Are there barriers to improvement in this target area?

5. Area Name: South Capitol

Area Type: Local Target area

Identify the neighborhood boundaries for this target area.

The boundary of the South Capitol Project Area is generally: 8th Street to 18th Street and Prospect Street to G Street.

For a visual please see "South Capitol Project Area" in the appendix.

Include specific housing and commercial characteristics of this target area.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Identify the needs in this target area.

What are the opportunities for improvement in this target area?

Are there barriers to improvement in this target area?

6. Area Name: Clinton Impact Area

Area Type: Local Target area

Identify the neighborhood boundaries for this target area.

North 27th Street to North 33rd Street and from Orchard Street to Leighton Avenue.

For a visual please see "Clinton Impact Project Area" in the appendix.

Include specific housing and commercial characteristics of this target area.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

Identify the needs in this target area.

What are the opportunities for improvement in this target area?

Are there barriers to improvement in this target area?

Table 49 - Geographic Priority Areas

General Allocation Priorities

Community Development Block Grant (CDBG) and HOME are federal funds. The federal goal for CDBG is *"... developing viable urban communities, by providing decent housing and a suitable living environment and expanded economic opportunities... for low- to moderate-income persons."* HOME funds are focused on housing for low- and moderate-income households.

The majority of CDBG and HOME funds are used for housing-related programs administered by the Housing Rehabilitation & Real Estate Division. However, 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. In addition, Urban Development staff further defines priority areas by the plans and research that other plans have researched or initiatives that are possible.

Community development staff facilitates and supports Lincoln's Homeless Coalition, a coalition of organizations that serve Lincoln's homeless and near homeless families and individuals. The coalition applies annually for funding directly from the U.S. Housing and Urban Development Department. The bounds of their work are targeted to areas where clients are located.

1. The NRSA was defined through a study that examined how Differential Association Theory, Concentrated Disadvantage and dynamic modifiers could be operationalized and applied within the context of neighborhood development and redevelopment to determine a boundary for focused investment. This is an area with a high level of emphasis.
2. The LMI area is defined by HUD and used to delineate a general bound / service area.
3. We have city wide programs.
4. The Antelope Valley Area is a priority due to the amount of public support that has been given to the area. Implementing community plans in conjunction with other departments and agencies lowers the collective threshold for change.
5. The South Capital Area is defined in large part from a mayoral initiative named Stronger Safer Neighborhoods and is a focused program to address core blight issues.
6. The Clinton Impact Area was defined using data collected via the Lincoln Community SCAN. The area has the greatest need based on the tools results and potential based on the community building activities/capital that is in place.

SP-25 Priority Needs

Priority Needs

Priority Need Name	Priority Level	Population	Goals Addressing
Neighborhood Revitalization	High	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Non-housing Community Development	Increase Neighborhood Livability Promote Sustainable Infrastructure Increase Food Security Employment - Low Income
Affordable Housing	High	Extremely Low Low Moderate Large Families Families with Children Elderly	Rehabilitate Owner-occupied Housing Units Direct Financial Assistance Increase Housing Stock
Homelessness	High	Extremely Low Low Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth	Chronic Homeless Permanent Housing Transitional Housing Employment - Homeless Mainstream Benefits Homeless
Non-Homeless Persons with Special Needs	High	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical	Support Non-Homeless Special Needs

		Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	
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Table 50 – Priority Needs Summary

Narrative (Optional)

SP-30 Influence of Market Conditions

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	A shortage of 10,305 units of affordable rental units for those primarily under 50% AMI. Furthermore the demand for Section 8 vouchers has risen from roughly 1,500 in 2000 to 4,083 in 2009 to 6,000+ in 2013. Depending on the preferences that an applicant claims, the estimated waiting period is five to ten years. LHA receives roughly 500 new applications each month.
TBRA for Non-Homeless Special Needs	Non-homeless individuals or family having members can obtain security deposit assistance which is administered by the Lincoln Housing Authority. Additionally, individuals and families who successfully complete the RentWise program receive reduction of down payment or in monthly prices.
New Unit Production	A shortage of some 10,305 units of affordable rental units for those primarily under 50% AMI is a primary influence. Another influence is the acquisition of blighted/substandard properties in targeted districts that are being rehabbed or rebuilt. Furthermore, the City of Lincoln Planning Department is guiding ‘reForm’ principles that will alter how additional housing stock and options will be allowed and encouraged. See MA-40/ SP-55 Barriers to Affordable Housing for additional information.
Rehabilitation	Homeowner and rental rehabilitation are often economical ways of saving the housing stock for existing and future occupants.
Acquisition, Including Preservation	The City of Lincoln is acquiring blighted/substandard properties in targeted districts to be rehabbed or rebuilt. With home prices rising in the city according to the Lincoln Realtors Association, the need to preserve existing housing stock and build on vacant parcels is of importance.

Table 51 – Influence of Market Conditions

SP-35 Anticipated Resources

Introduction

The City of Lincoln receives funding from three Federal grant programs, Community Development Block Grant, Home Investment Partnership Program and Emergency Solutions Grant Program. These three grant programs combined will bring \$2,578,174 into Lincoln to support affordable housing, homelessness and community development. CDBG and HOME program income bring \$800,000 in additional funding for a total of \$3,378,174 for the first year of the Consolidated Plan. All consecutive years use these same amounts as an estimate of the future entitlement funds to be received.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,693,927	700,000	0	2,393,927	9,575,708	CDBG funds utilized in LMI neighborhoods and the NRSA will leverage other federal, local and private funds
HOME	public - federal	Acquisition Homebuyer assistance Homeowner	770,225	300,000	0	1,070,225	4,280,900	Evaluation criteria for funding HOME places heavy emphasis on financial capacity and ability to secure other funding. Match requirements will be

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
		rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA						meet by donated labor, construction materials, cash and bond financing.
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	114,122	0	0	114,122	456,488	All organizations applying for ESG funds must provide a 100% match of the funds they are seeking.

Table 52 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Home improvement Loan Program (HILP) will use 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 will be used for Habitat for Humanity to purchase buildable lots. The materials and labor for construction of the house will be donated. The 25% match requirement for the HOME funds will be exceeded on every project. The First Home Program will use HOME funds for down payment and “gap” financing for low- and moderate-income buyers purchasing 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 will make it possible for the buyers to obtain their first mortgage from a private lender.

CDBG funds for public facility improvements leverage funds from other City departments including Public Works & Utilities and Parks & Recreation. In most cases, CDBG provides only a portion of funds needed for infrastructure projects.

ESG Funds will be matched with homeless shelter assistance trust funds from the State of Nebraska

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Lincoln does not have publically-owned land within our jurisdiction that we intend to use to address the needs identified in the Plan.

Discussion

This Consolidated Plan cannot achieve the goals identified using only the three federal entitlement programs. Other federal, state and local public funds must be included. While some project/actions may include primarily public funds, public funds alone would also be insufficient to achieve the goals of this plan and private funds from individuals, non-profit organizations and private organizations will be needed.

SP-40 Institutional Delivery Structure

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

See the attachment "Institutional Delivery Structure" for the complete description.

Strengths in the delivery system:

General willingness of public and private agencies to share information and work together to accomplish goals to help the citizens of our community.

Numerous task forces that bring coalitions of agencies together to coordinate services and case management for clients.

Potential gaps in the service delivery system:

Financial support to meet individual, community, and agencies needs at all levels and from both public and private resources.

The demand for Section 8 vouchers has risen from roughly 1,500 in 2000 to 4,083 in 2009 to 6,000+ in 2013. Depending on the preferences that an applicant claims, the estimated waiting period is five to ten years. LHA receives roughly 500 new applications each month.

LHA is a partner with the Urban Development Department in trying to meet the needs for low-income housing. Urban Development makes funding available to assist homeless families with security deposits. The LHA is a governmental entity established under state law by the City of Lincoln, with a mission of providing affordable housing to the residents of Lincoln, Nebraska. The Housing Authority fulfills that mission through:

- The ownership and/or management of 1,450+ units of rental housing
- The administration of the Federal Section 8 Rent Subsidy Program in Lancaster County
- The operation of two homeownership programs
- Tenant supportive services
- Community partnerships with other providers of housing and social services

Although the Lincoln Housing Authority is a governmental entity, it does not have the power to tax, and does not receive local tax dollars. It is governed by a five member Board of Commissioners appointed by Lincoln’s mayor and approved by the City Council. The Board of Commissioners appoints an Executive Director to oversee the day-to-day operation of the Housing Authority, and to ensure that the Board’s policies are implemented. The Lincoln Housing Authority has been providing affordable housing to the citizens of Lincoln for over 65 years. Urban Development is not involved in the LHA’s capital

improvements nor the LHA’s development, demolition or disposition of its public housing developments. For detailed information on the Lincoln Housing Authority’s “2011-2012 Annual Plan” please visit their Web site at <http://www.l-housing.com>.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X	X	X
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
	X	X	X

Table 54 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Lincoln’s CoC coordinates the implementation of a housing and service system that is tailored to meet a variety of homeless needs, and to help individuals and families become stably housed as soon as possible. Lincoln’s CoC system is flexible by design, with an emphasis on universal in-take form that allows homeless individuals and families to enter the system at any agency. The common in-take form allows for an efficient process to provide resources and referrals in a timely manner, regardless of the subpopulation, and also features a real-time bed inventory. Street outreach workers from Matt Talbot Kitchen & Outreach and Cedars provide daytime shelter and meals. Dozens of housing providers work to rapidly re-house and stabilize individuals and families while supportive service providers begin case management and assess need and eligibility for mainstream resources. Transitional housing programs seek to connect clients with Section 8 vouchers or assist in establishing other independent housing

options. Prevention programs are designed for housing retention with subsidies, support services and landlord risk mitigation.

Coordinated programs include:

- Lincoln Housing Authority Homeless Voucher program that targets homeless families, and is coordinating with housing and service providers.
- For chronically homeless with mental health and substance abuse issues, permanent housing is provided with coordinated support services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Lincoln's CoC benefits greatly from a homeless service system that has been stable and working collaboratively for more than 20 years. Agencies are well established, have extremely knowledgeable leadership, and staff that features remarkably low turnover. The CoC works together well and has frequently shared or pooled resources to address issues from a community-wide perspective, as opposed to viewing services through a singular agency view. For example, several agencies have collaborated to obtain funding for case managers to assist with SSI and SSDI applications, mobile health clinics, and to organize and develop community-wide projects like Project Homeless Connect. A smooth delivery system, from outreach, emergency shelter, transitional housing, supportive housing, and ultimately independent living, is a strength of Lincoln's CoC.

According to Lincoln's HDX data, the primary unmet need in Lincoln is permanent supportive housing beds. According to HDX, Lincoln requires 145 additional permanent supportive housing beds to meet community needs.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

Lincoln's Homeless Strategic Plan is built on the following key themes:

1. Eliminate chronic homelessness
2. Prevent and end homelessness among veterans in five years
3. Prevent and end homelessness for families, youth, and children in 10 years
4. Develop a path for ending all types of homelessness
5. Increase access to stable and affordable housing
6. Increase economic security
7. Improve health and sustainability
8. Maximize the efficiency of the homeless service system

The Homeless goals in this Consolidated Plan directly or indirectly address these themes.

SP-45 Goals Summary

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Chronic Homeless	2013	2017	Homeless	City-wide Program Area	Homelessness	ESG: \$87,969	Housing for Homeless added: 9 Household Housing Unit
Permanent Housing	2013	2017	Homeless	City-wide Program Area	Homelessness	ESG: \$87,969	Other: 80 Other
Transitional Housing	2013	2017	Homeless	City-wide Program Area	Homelessness	ESG: \$87,969	Other: 70 Other
Employment - Homeless	2013	2017	Homeless	City-wide Program Area	Homelessness	ESG: \$87,969	Other: 30 Other
Mainstream Benefits	2013	2017	Homeless	City-wide Program Area	Homelessness	ESG: \$87,969	Other: 92 Other
Homeless	2013	2017	Homeless	City-wide Program Area	Homelessness	ESG: \$87,970	Other: 70 Other
Increase Neighborhood Livability	2013	2017	Non-Housing Community Development	NRSA (NEIGHBORHOOD REVITALIZATION STRATEGY AREA) South Capitol Low- and Moderate-Income Area Clinton Impact Area Antelope Valley Area	Neighborhood Revitalization	CDBG: \$625,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5700 Persons Assisted
Promote Sustainable Infrastructure	2014	2017	Non-Housing Community Development	Low- and Moderate-Income Area	Neighborhood Revitalization	CDBG: \$100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1200 Persons Assisted

Increase Food Security	2013	2017	Non-Housing Community Development	City-wide Program Area	Neighborhood Revitalization	CDBG: \$125,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
Employment - Low Income	2013	2017	Non-Housing Community Development	City-wide Program Area	Neighborhood Revitalization	CDBG: \$150,000	Other: 70 Other
Rehabilitate owner-occupied housing units	2013	2017	Affordable Housing	NRSA (NEIGHBORHOOD REVITALIZATION STRATEGY AREA) Low- and Moderate-Income Area City-wide Program Area	Affordable Housing	CDBG: \$3,597,305 HOME: \$0 ESG: \$0	Homeowner Housing Rehabilitated: 385 Household Housing Unit
Direct Financial Assistance	2013	2017	Affordable Housing	City-wide Program Area	Affordable Housing	CDBG: \$2,368,965 HOME: \$2,421,610 ESG: \$0	Public service activities for Low/Moderate Income Housing Benefit: 500 Households Assisted Direct Financial Assistance to Homebuyers: 250 Households Assisted
Increase Housing Stock	2013	2017	Affordable Housing	City-wide Program Area	Affordable Housing	HOME: \$2,078,934	Homeowner Housing Added: 30 Household Housing Unit
Support Non-Homeless Special Needs	2013	2017	Non-Homeless Special Needs	City-wide Program Area	Non-Homeless Persons with Special Needs		Other: 4 Other

Administration	2013	2017	Admin	City-wide Program Area	Neighborhood Revitalization Affordable Housing Homelessness Non-Homeless Persons with Special Needs	CDBG: \$4,340,105 HOME: \$533,025 ESG: \$42,795	Other: 100 Other
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Table 55 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

SP-50 Public Housing Accessibility and Involvement

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

A need for more vouchers and public housing exists as can be inferred from the five to ten year wait list. However, due to inadequate funding from the federal government priority on maintaining existing housing stock is at the forefront of LHA's mission. No new units are planned.

Activities to Increase Resident Involvements

A resident advisory council meets once a year to review LHA practices and procedures. Some public housing facilities have standing resident/building councils to increase resident perspective.

Is the public housing agency designated as troubled under 24 CFR part 902?

No.

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing

Barriers to Affordable Housing

Zoning, subdivision regulations, and building codes can hamper the development of new affordable housing, rehabilitation of existing affordable housing, and creation of housing for special populations. New affordable housing development could be hindered by requiring large minimum lot sizes in newly developing areas of Lincoln. However, planned unit developments and other more flexible regulations permitted by the City may allow affordable housing developers to include affordable housing in their plans.

The rehabilitation of existing structures for affordable housing can also be hindered by existing building codes. The City does not have a rehabilitation subcode, which would allow for more flexibility in the rehabilitation of existing structures. Those who wish to rehabilitate the upper floors of commercial buildings, deconvert converted single-family homes, and reuse industrial or other building types may find the cost of meeting codes for new structures cost prohibitive. Property taxes may discourage the rehabilitation of existing housing and maintenance of housing. Property assessments that occur as a result of rehabilitation increases annual owner costs.

- The City of Lincoln is working to address some permits, processes and policies to address some negative effects

Local incentives to develop and preserve affordable housing are mostly limited to financial incentives provided through federal sources (directly or indirectly through the state and local government, private, and nonprofit entities). The City does not provide local tax breaks for affordable housing (i.e., tax abatement). The money the City does contribute toward affordable housing is federal (i.e. CDBG and HOME) and insufficient in addressing existing needs.

The City also does not require developers to construct or preserve affordable housing (i.e. set asides) as part of their plans. For example, tearing down low-income housing to build higher income housing in older areas can displace households and reduce their affordable housing options. The lack of both a carrot-and-stick approach to developing and preserving affordable housing could contribute to the existing supply problem.

Service providers, both public and private, find that federal regulations and programs are difficult to work with at times. Strict federal program requirements addressing specific local needs can be difficult. Lead-based paint abatement requirements are an unfunded mandate that adds to the cost of rehabilitation projects and, therefore, makes some projects unfeasible. Environmental regulations can also add to the cost of developing affordable housing.

Loan officers, REALTORS®, and others that assist clients in the home buying process have expressed concern with being able to keep current with local and federal program changes. In their view these changes are not communicated with regularity and, at times, are not clear. Additionally, those in the private sector that do not frequently work with federal or local programs feel that they have difficulty keeping informed.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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 2005-2009, 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

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.

SP-60 Homelessness Strategy

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

The most efficient strategy for ending homelessness is prevention. This can be accomplished through a vigorous outreach effort that provides key support for homeless individuals and families and allows those at risk of homelessness to stay housed. Several agencies currently provide outreach services, including People’s City Mission, Cedars Youth Services, and Matt Talbot Kitchen & Outreach. In addition, Lincoln’s CoC has developed a community-wide in-take form, and is working on the implementation of a coordinated assessment system that will allow any agency in the CoC to serve as the “front door” to services in the CoC. *Lincoln’s Homeless Strategic Plan* includes the following basic prevention strategies related to outreach:

1. Continue to develop community in-take process and coordinated assessment system, which links to universal wait list process, and is embedded in HMIS.
2. Continue to develop real-time Housing Inventory availability across the CoC.
3. Develop Co-ordinated assessment system linked to application/eligibility determination for mainstream assistance programs such as SNAP, TANF, and Medicaid.
4. Create standards for Case Management services using evidence based practices to support outreach efforts.
5. Ensure the full range of homeless prevention and assistance interventions (including Shelter, rapid re-housing, housing stabilization, and permanent supportive housing) are available and there are minimal barriers to assistance for anyone in emergency need.
6. Continue to develop community in-take process and coordinated assessment system, link to universal wait list process, embedded in HMIS.

Addressing the emergency and transitional housing needs of homeless persons

Lincoln’s CoC community-wide in-take care is the first step in developing an efficient, systematic, and rapid response to the housing needs of homeless persons or homeless families. The following goals from *Lincoln’s Homeless Strategic Plan* outline CoC strategies for assessing and providing emergency and transitional housing needs and services:

1. Continue to develop community in-take process and coordinated assessment system, which links to universal wait list process, and is embedded in HMIS.
2. Provide an immediate assessment of housing needs.
3. Continue to develop real-time Housing Inventory availability across the CoC.
4. Ensure the full range of homeless prevention and assistance interventions (including Shelter, rapid re-housing, housing stabilization, and permanent supportive housing) are available and there are minimal barriers to assistance for anyone in emergency need.

5. Assess the feasibility of deploying a “system navigator” function/position to align and coordinate services at the individual and family level across sectors and at different levels of service delivery.
6. Utilize existing employment preparation programs by strengthening coordination between Workforce Investment Boards, Department of Labor, and employment training offered by homeless service providers.

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.

In May of 2013, Lincoln’s CoC adopted several performance measures related to moving homeless individuals and families along the continuum of homeless services into permanent housing. Initial performance on measures related to exiting to permanent housing are as follows:

<u>Housing Type</u>	<u>Percentage Exiting to Permanent Housing</u>	<u>5 Year Goal</u>
Emergency Shelter	7%	20%
Transitional Shelter	32%	65%

In order to meet the ambitious five year goals, the *Lincoln’s Homeless Strategic Plan* outlines the following strategies:

1. Create and/or subsidize 145 units of affordable Permanent Supportive housing options in 10 years.
2. Strategically pursue all federal funding opportunities for Permanent Supportive Housing.
3. Dedicate 20% of all new CoC grant applications to Permanent Supportive housing.
4. Expand and maintain Rental Assistance Vouchers and other operational supports.
5. Develop move-on strategies for Permanent Supportive Housing Residents who no longer need extensive services.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

Lincoln’s Homeless Strategic Plan includes the following goals related to discharge across sectors:

1. Advance health and housing stability for youth aging out of foster care and juvenile justice systems.

2. Develop targeted outreach efforts to youth experiencing homelessness that are most likely to end up in an emergency room, hospital, jail, or prison, and connect them with the appropriate housing source.
3. Advance housing stability for people experiencing homelessness that have frequent contact with hospitals and the criminal justice system.
4. Improve discharge planning from hospitals, VA medical centers, psychiatric facilities, jails, and prisons to connect individuals to housing, health, behavioral health, employment, and mainstream resources prior to discharge.
5. Increase the number of jail diversion options at the state and local level, linked to housing and supports.
6. Develop constructive approaches to street homelessness.

SP-65 Lead-based paint Hazards

Actions to address LBP hazards and increase access to housing without LBP hazards

The Urban Development Department is involved with between 300 to 400 housing units a year providing rehabilitation and home ownership assistance. Urban Development operates various in-house rehabilitation programs and works with several nonprofit organizations to provide a full range of housing options. All of the in-house rehabilitation projects receive a lead paint inspection based on the requirements set forth in 24 CFR Part 35 by one of the three Rehabilitation Specialists who are Certified Lead Risk Assessors. They also lend their technical expertise to assist smaller nonprofits that have lead procedure questions. The First Home Program is administered by NeighborWorks®Lincoln, a recipient of HOME funds from the Urban Development Department. The funds are used to provide down payment and rehabilitation assistance. The Rehabilitation Specialist that conducts the housing inspections for NeighborWorks®Lincoln is also a Certified Lead Risk Assessor.

How are the actions listed above related to the extent of lead poisoning and hazards?

According to the National Safety Council, about two-thirds of homes built before 1940, half of the homes built between 1940 and 1960 and a lesser number of homes built between 1960 and 1978 contain lead from lead-based paint. In the City of Lincoln's low- to moderate-income area, there are 24,134 housing units; 14,477 are owner occupied and 9,657 are rental.

It is estimated that lead can be found in two-thirds or 3,425 of the 5,709 owner-occupied houses built before 1940. Of the 4,131 built between 1940 and 1960, one-half or 2,065, probably contain lead. The data are unclear as to percentage but a reasonable figure of one-third or 800 of the 2,669 houses built between 1960 and 1979 contained lead. In the LMI area, 6,291 owner occupied houses are estimated to contain lead.

Two-thirds or 2,644 of the 4,407 rental units built before 1940 are likely to contain lead. Of the additional 2,351 units built between 1940 and 1960, about one-half or 1,176 contain lead. Other 1,580 rental units were built between 1960 and 1979, of which an estimated one-third or 474 contain lead. In the LMI area, 4,293 rental units are estimated to contain lead.

How are the actions listed above integrated into housing policies and procedures?

Since September of 2000, the City of Lincoln has integrated lead based paint hazard reduction activities into their HUD assisted housing policies and programs. Every rehabilitation project file contains an additional checklist which is a review of the requirements in 24CFR Part 35.

SP-70 Anti-Poverty Strategy

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Reducing the number of families living at the poverty-level can only be accomplished with a community-wide effort: HUD programs cannot do it all. The work of social service providers in efforts to achieve this goal include programs offered by the Community Action Partnership (CAP) of Lancaster and Saunders Counties, a nonprofit agency that has often been a leader in reducing poverty by working with families in moving 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. 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. The Center for People in Need is also a community leader in working to reduce poverty. Its mission is to provide comprehensive services and opportunities to support low-income, high needs families and individuals as they strive to lift themselves out of poverty and achieve economic self-sufficiency. In support of this mission, they assist other human service agencies that are providing for the social and economic needs of low-income, high needs families and individuals; provide for the emergency, basic needs of families through delivery of direct services; actively advocate for systemic changes through federal, state and local policy makers; and develop and support educational programs, increase job training, and improve computer skills for low-income workers.

Providing affordable housing is a primary goal for reducing poverty. In keeping with the goals, programs, and policies outlined in this Strategic Plan, Urban Development works and coordinates with the agencies listed below and others 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 down payment assistance.
- 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 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 Lincoln Workforce Investment Board (LWIB) oversees the implementation and operation of the Lincoln Area Workforce System and the American Job Center that offers expanded services to job seekers and area businesses.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The Home improvement Loan Program (HILP) will use CDBG funds to subsidize the interest rate to the borrower. The Nebraska Investment Finance Authority (NIFA) works with the four lenders involved in the program to supply the non-federal loan funds. HOME funds will be used for Habitat for Humanity to purchase buildable lots. The materials and labor for construction of the house will be donated. The 25% match requirement for the HOME funds will be exceeded on every project. The First Home Program will use HOME funds for down payment and “gap” financing for low- and moderate-income buyers purchasing 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 will make it possible for the buyers to obtain their first mortgage from a private lender.

SP-80 Monitoring

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

General grant administration activities include 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, community services, 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 sub-recipients (or borrowers) meet performance objectives within schedule and budget. Most importantly, it provides documentation of the City’s compliance with program (CDBG, HOME) objectives, rules, and regulations. A critical part of the City’s monitoring system is an assessment of each sub-recipient 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 onsite visits and desktop reviews and at least one onsite visit per year.

A standardized procedure for review and monitoring has been established, and monitoring manuals have been prepared utilizing monitoring tools developed for CDBG, HOME, ESG, and ADDI programs (although ADDI funds are no longer received by the City of Lincoln). Areas addressed include, (1) Project or Program Status; (2) Program Benefit; (3) Fair Housing/Equal Opportunity; (4) Consistency of Records; and (5) Financial Accountability. Desktop reviews involve examining progress reports, compliance reports, and financial information. Onsite monitoring visits are performed to determine adequate control over program and financial performance and to verify proper records maintenance. Onsite visits also involve examining beneficiary documentation, audit reports, accounting records, invoices, payroll documentation, and timesheets. The Program Monitor also works with sub-recipients, borrowers, the City’s Building & Safety Department and recipients 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, Davis Bacon wage requirements and HOME standards.



Annual Action Plan 2013-2014

Submitted by the
Urban Development Department

Expected Resources

AP-15 Expected Resources

Introduction

The City of Lincoln receives funding from three Federal grant programs, Community Development Block Grant, Home Investment Partnership Program and Emergency Solutions Grant Program. These three grant programs combined will bring \$2,578,174 in to Lincoln to support affordable housing, homelessness and community development. CDBG and HOME program income bring \$800,000 in additional funding for a total of \$3,378,174 for the first year of the Consolidated Plan. All consecutive years use these same amounts as an estimate of the future entitlement funds to be received.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,693,927	700,000	0	2,393,927	9,575,708	CDBG funds utilized in LMI neighborhoods and the NRSA will leverage other federal, local and private funds

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	770,225	300,000	0	1,070,225	4,280,900	Evaluation criteria for funding HOME places heavy emphasis on financial capacity and ability to secure other funding. Match requirements will be met by donated labor, construction materials, cash and bond financing
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	114,122	0	0	114,122	456,488	All organizations applying for ESG funds must provide a 100% match of the funds they are seeking.

Table 56 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Home improvement Loan Program (HILP) will use CDBG funds to subsidize the interest rate to the borrower. The Nebraska Investment Finance Authority (NIFA) works with the four lenders involved in the program to supply the non-federal loan funds. HOME funds will be used for Habitat for Humanity to purchase buildable lots. The materials and labor for construction of the house will be donated. The 25% match requirement for the HOME funds will be exceeded on every project. The First Home Program will use HOME funds for down payment and “gap” financing for low- and moderate-income buyers purchasing 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 will make it possible for the buyers to obtain their first mortgage from a private lender.

CDBG funds for public facility improvements leverage funds from other City departments including Public Works & Utilities and Parks & Recreation. In most cases, CDBG provides only a portion of funds needed for infrastructure projects.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Lincoln does not have publically owned land within our jurisdiction that we intend to use to address the needs identified in the Plan.

Discussion

This Consolidated Plan cannot achieve the goals identified using only the three federal entitlement programs. Other federal, state and local public funds must be included. While some project/actions may include primarily public funds, public funds alone would also be insufficient to achieve the goals of this Plan and private funds from individuals, non-profit organizations and private organizations will be needed.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
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Chronic Homeless	2013	2017	Homeless	City-wide Program Area	Homelessness	ESG: \$17,594	Housing for Homeless added: 2 Household Housing Unit
Permanent Housing	2013	2017	Homeless	City-wide Program Area	Homelessness	ESG: \$17,594	Other: 93 Other
Transitional Housing	2013	2017	Homeless	City-wide Program Area	Homelessness	ESG: \$17,594	Other: 65 Other
Employment - Homeless	2013	2017	Homeless	City-wide Program Area	Homelessness	ESG: \$17,594	Other: 25 Other
Mainstream Benefits	2013	2017	Homeless	City-wide Program Area	Homelessness	ESG: \$17,594	Other: 90 Other
Homeless	2013	2017	Homeless	City-wide Program Area	Homelessness	ESG: \$17,594	Other: 75 Other
Increase Neighborhood Livability	2013	2017	Non-Housing Community Development	NRSA (NEIGHBORHOOD REVITALIZATION STRATEGY AREA) South Capitol Low- and Moderate-Income Area Clinton Impact Area Antelope Valley Area	Neighborhood Revitalization	CDBG: \$125,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1140 Persons Assisted
Increase Food Security	2013	2017	Non-Housing Community Development	City-wide Program Area	Neighborhood Revitalization	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted
Employment - Low Income	2013	2017	Non-Housing Community Development	City-wide Program Area	Neighborhood Revitalization	CDBG: \$30,000	Other: 14 Other

Rehabilitate owner-occupied housing units	2013	2017	Affordable Housing	NRSA (NEIGHBORHOOD REVITALIZATION STRATEGY AREA) Low- and Moderate-Income Area City-wide Program Area	Affordable Housing	CDBG: \$719,461	Homeowner Housing Rehabilitated: 77 Household Housing Unit
Direct Financial Assistance	2013	2017	Affordable Housing	City-wide Program Area	Affordable Housing	CDBG: \$473,793 HOME: \$484,322	Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted Direct Financial Assistance to Homebuyers: 50 Households Assisted
Increase Housing Stock	2013	2017	Affordable Housing	City-wide Program Area	Affordable Housing	HOME: \$415,787	Homeowner Housing Added: 6 Household Housing Unit
Support Non-Homeless Special Needs	2013	2017	Non-Homeless Special Needs	City-wide Program Area	Non-Homeless Persons with Special Needs		Other: 1 Other
Administration	2013	2017	Admin	City-wide Program Area	Neighborhood Revitalization Affordable Housing Homelessness Non-Homeless Persons with Special Needs	CDBG: \$868,021 HOME: \$106,605 ESG: \$8,559	Other: 100 Other

Table 57 – Goals Summary

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

Projects

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding
Public Improvements: General	South Capitol Clinton Impact Area Antelope Valley Area	Increase Neighborhood Livability	Neighborhood Revitalization	CDBG: \$100,000
Public Improvements: Parks	Low- and Moderate-Income Area	Increase Neighborhood Livability	Neighborhood Revitalization	CDBG: \$25,000
Community CROPS	City-wide Program Area	Increase Food Security	Neighborhood Revitalization	CDBG: \$25,000
Job Training	City-wide Program Area	Employment - Low Income	Neighborhood Revitalization	CDBG: \$30,000
Support Chronic Homeless Population	City-wide Program Area	Chronic Homeless	Homelessness	ESG: \$17,594
Support Permanent Housing	City-wide Program Area	Permanent Housing	Homelessness	ESG: \$17,594
Support Transitional Housing	City-wide Program Area	Transitional Housing	Homelessness	ESG: \$17,594
Support Employment - Homeless	City-wide Program Area	Employment - Homeless	Homelessness	ESG: \$17,594
Support Mainstream Benefits	City-wide Program Area	Mainstream Benefits	Homelessness	ESG: \$17,594
Support the End of Homelessness	City-wide Program Area	Homeless	Homelessness	ESG: \$17,594
First Home Program	NRSA (NEIGHBORHOOD REVITALIZATION STRATEGY AREA) Low- and Moderate-Income Area City-wide Program Area	Rehabilitate owner- occupied housing units Direct Financial Assistance	Affordable Housing	CDBG: \$433,051 HOME: \$484,322
Troubled Property Program	Low- and Moderate-Income Area	Increase Housing Stock	Affordable Housing	HOME: \$165,534

Rescue Program	City-wide Program Area	Increase Housing Stock	Affordable Housing	HOME: \$150,253
Housing Development Loan Program: Lot Acquisition	City-wide Program Area	Increase Housing Stock	Affordable Housing	HOME: \$100,000
Direct or Deferred Loan Program	NRSA (NEIGHBORHOOD REVITALIZATION STRATEGY AREA) South Capitol Low- and Moderate-Income Area Clinton Impact Area Antelope Valley Area	Rehabilitate owner-occupied housing units	Affordable Housing	CDBG: \$389,461
Emergency Repair Loan Program	City-wide Program Area	Rehabilitate owner-occupied housing units	Affordable Housing	HOME: \$200,000
Home Improvement Loan Program	City-wide Program Area	Rehabilitate owner-occupied housing units	Affordable Housing	CDBG: \$50,000
Barrier Removal Program	City-wide Program Area	Rehabilitate owner-occupied housing units	Affordable Housing	CDBG: \$30,000
HMIS	City-wide Program Area	Homeless	Homelessness	CDBG: \$15,000
Non-Homeless Special Needs: Policy	City-wide Program Area	Support Non-Homeless Special Needs	Non-Homeless Persons with Special Needs	:
First Time Home Buyer Education Class	City-wide Program Area	Direct Financial Assistance	Affordable Housing	CDBG: \$40,742
Lead-Based Paint Mitigation	City-wide Program Area	Rehabilitate owner-occupied housing units	Affordable Housing	CDBG: \$50,000
Administration	City-wide Program Area	Provide Decent and Affordable Housing	Affordable Housing	CDBG:\$868,021 HOME:\$106,605 ESG:\$8,559

Table 58 – Project Summary

AP-35 Projects

Introduction

As part of the five-year Strategic Plan, Lincoln's Annual Action Plan provides a unified, comprehensive vision for community development for the 2013-14 Fiscal Year (September 1, 2013 through August 31, 2015). The Annual Action Plan specifically addresses the use of funds received from the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Shelter Grants (ESG). The Annual Action Plan describes actions that will take place in the next year to accomplish the goals identified in the five-year Strategic Plan. This Action Plan represents the first year of the five-year strategic planning period.

The goals in the Annual Action Plan are based on the three major statutory goals for HUD's Community Planning and Development Programs: provide decent housing, a suitable living environment, and expanded economic opportunities, all primarily for low- and moderate-income persons. The projects outlined in this Plan facilitate goals, which in turn address priority needs in specified geographic areas.

#	Project Name
1	Support Chronic Homeless Population
2	Support Permanent Housing
3	Support Transitional Housing
4	Support Employment - Homeless
5	Support Mainstream Benefits
6	Support the End of Homelessness
7	Public Improvements: General
8	Public Improvements: Parks
10	Community CROPS
11	Job Training
12	First Home Program
13	Troubled Property Program
14	Rescue Program
15	Housing Development Loan Program: Lot Acquisition

#	Project Name
16	Direct or Deferred Loan Program
17	Emergency Repair Loan Program
18	Home Improvement Loan Program
19	Barrier Removal Program
20	HMIS
21	Non-Homeless Special Needs: Policy
22	First Time Home Buyer Education Class
23	Lead-Based Paint Mitigation
24	Administration

Table 59 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

See the priority needs section.

AP-50 Geographic Distribution

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The Lincoln city limit boundaries define the jurisdiction and an area of entitlement; however, assistance will be directed primarily in the low- and moderate-income area (LMI) and the Neighborhood Revitalization Service Area (NRSA). Additional programs will be directed into the Antelope Valley Area, South Capitol Area and Clinton Impact Area. Descriptions of geographic areas of the entitlement where assistance will be directed are found in the Grantee Unique Appendices.

Geographic Distribution

Target Area	Percentage of Funds
NRSA (Neighborhood Revitalization Strategy Area)	10
South Capitol	5
Low- and Moderate-Income Area	50
City-wide Program Area	25
Clinton Impact Area	5
Antelope Valley Area	5

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Allocating investments geographically was based on the City of Lincoln boundary. LMI and NRSA and three City priorities: 1) the Stronger, Safer, Neighborhoods Initiative in the Near South and Everett Neighborhoods (i.e. South Capitol Area), 2) the Antelope Valley Project and 3) the Clinton Impact Area. In addition, client-based programs are based on individual income eligibility. Assigning priorities was based on:

1. Public input through a Community Needs Survey, conducted by Urban Development and other community surveys
2. City priorities: Mayor's Energy and Sustainability Policy (in progress), Antelope Valley, and the Stronger, Safer Neighborhoods Initiative
3. The needs assessment completed for the Consolidated Plan.

Lincoln has identified a Neighborhood Revitalization Strategy Area that was approved by HUD as part of the FY 2009-2012 Strategic Planning process. There are changes to the NRSA in this Strategic Plan. Again, a map of the NRSA in the appendix illustrates the boundaries.

The NRSA is geographically smaller than the LMI area and generally covers the oldest residential neighborhoods in the City with some exceptions. The purpose of the NRSA is to provide increased flexibility for the use of Community Development Block Grant (CDBG) funds in meeting the following types of goals (1) Economic Development - Low Priority, (2) Housing - High Priority and (3) Public Services - High Priority. Additionally, the Urban Development Department has used the delineation of the NRSA to concentrate homeownership and neighborhood revitalization activities. The methodology originally used to define the NRSA can be found in the 2005-2009 Consolidated Plan. A copy of that plan is available in the Urban Development office at 555 South 10th Street, Suite 205.

Urban Development staff re-evaluated the existing NRSA to assess if real progress is being made. For example, maybe goals and objectives are being met for the most part, but the impact is not being achieved. A re-evaluation may determine (1) that different goals and objectives need to be set; (2) the NRSA area needs to be more concentrated, (3) more funds are needed or (4) funds need to be retargeted.

An in-house study that mimics HUD's CHAS program data projections found that the current boundaries are not visually/spatially reasonable in terms of the theories and methodology used and were adjusted. In short, areas of concentrated disadvantage were determined and then modified using an operationalization differential association theory, developed for this process. While the theory initially concentrated on the impacts of individuals ... it is also by proxy a reasonable predictor of neighborhood distress.

Indicators analyzed include population characteristics (poverty, disability, unemployment, minority, education), housing data (single family homes, housing cost burdens, vacant housing, housing built before 1939, mortgages), neighborhood crime types, neighborhood social resources (Great Neighborhood graduates, neighborhood coordinator, neighborhood association presidents, Neighborhood Watch members, election poll workers, community facilities) which can be assessed against voting behavior, building and safety issues, health department issues, and Lincoln Public Schools achievement scores to determine correlations. The results of this analysis concluded that the NRSA which was initially defined via 2000 US Census data and augmented with current data and theoretical processes is not only defensible but very communicable to the general public. That report 'Differential Association: A Pilot Neighborhood Assessment Tool' is located in the appendix should a fuller explanation be required.

Discussion

Affordable Housing

AP-55 Affordable Housing

Introduction

Assisting homeless, non-homeless special and special needs with affordable housing is a goal and project for the City of Lincoln. Our efforts are largely constrained by adequate direct funding. However, through in-kind support we will work to achieve 19 units of affordable housing in addition to what the market creates.

Rental assistance in program in conjunction with the Lincoln Housing Authority; where households apply for security deposit assistance. New units will be created through the Troubled Property Program, RESCUE and Habitat for Humanity. Rehabilitation of existing units is through four Urban Development Housing Rehab programs and funded rehab projects with the League of Human Dignity. The troubled Property Program and RESCUE acquires existing units for redevelopment.

One Year Goals for the Number of Households to be Supported	
Homeless	9
Non-Homeless	10
Special-Needs	0
Total	19

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	45
The Production of New Units	6
Rehab of Existing Units	77
Acquisition of Existing Units	3
Total	131

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

AP-60 Public Housing

Introduction

The Lincoln Housing Authority (LHA) owns and operates 320 units of housing developed and/or acquired and operated under the federal "Public Housing" program administered by the U.S. Department of Housing and Urban Development (HUD) and have an average inspection score of 89. The enhancement and development of current and future public housing is limited by federal involvement/funding and private partnerships.

Actions planned during the next year to address the needs to public housing

The LHA is currently seeking local, state and federal funds to help address the needs of aging inventory in public housing.

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

The LHA encourages residents to become more involved in management and participate in resident council meetings as well as fill out annual surveys to ensure all is being done to provide quality and safe housing. LHA encourages residents to buy their own homes for several reasons: homeownership develops wealth, there are tax benefits, and residents become a part of a community in a more stable way.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

AP-65 Homeless and Other Special Needs Activities

Introduction

The one-year homelessness goals are derived from—and considered integral to the furthering of—the CoC’s Homelessness Strategy.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

Lincoln’s Homeless Strategic Plan includes a comprehensive overview of goals, objectives, and strategies related to all facets of homelessness in the community. The plan can be found by searching the word: “homeless” at www.lincoln.ne.gov.

Although the City of Lincoln does not receive or provide funding for homeless activities other than Emergency Solutions Grants, the City does support the goals, objectives and strategies in *Lincoln’s Homeless Strategic Plan*.

Goal: Decrease the number of homeless households with children in Lincoln’s 2014 PIT count to 75 or less.

Goal: Increase the percentage of participants in all CoC-funded projects that are employed at program exit to 25% or more.

Addressing the emergency shelter and transitional housing needs of homeless persons

Goal: Increase the percentage of participants in CoC-funded transitional housing that move into permanent housing to 65% or more.

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

Goal: Increase the percentage of participants remaining in CoC funded permanent housing projects for at least six months to 93% or higher.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: 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); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Goal: Develop a specific policy in collaboration with the Lincoln Correctional Center to prohibit releasing inmates directly into homelessness.

Discussion

AP-75 Barriers to affordable housing

Introduction

Affordable housing is crucial to a growing community. Along with employment and basic education the overall health and well-being of a community improves. Furthermore, the City of Lincoln Analysis of Impediments update will be completed this year. Below is a list of actions being under taken or reviewed for local action.

Actions it planned 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

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 2005-2009, 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 community unit plans

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.

Discussion

AP-85 Other Actions

Introduction

Below are responses to other actions for which the grantee is responsible. Topics such as obstacles to meeting underserved needs, actions planned to foster and maintain affordable housing etc. are addressed.

Actions planned to address obstacles to meeting underserved needs

The largest and most obvious obstacle is funding for programs and staff to address underserved needs. The City of Lincoln will continue to evaluate student support from the University of Nebraska Lincoln, find efficiencies in its programming and develop innovative ways to address long term obstacles. An example of such efforts was the development of the Lincoln community SCAN tool.

Actions planned to 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. 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 planned to reduce lead-based paint hazards

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 planned to reduce the number of poverty-level families

Reducing the number of families living at the poverty-level can only be accomplished with a community-wide effort: HUD programs cannot do it all. The work of social service providers in efforts to achieve this goal include programs offered by the Community Action Partnership (CAP) of Lancaster and Saunders Counties, a nonprofit agency that has often been a leader in reducing poverty by working with families in moving 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.

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.

The Center for People in Need is also a community leader in working to reduce poverty. Its mission is to provide comprehensive services and opportunities to support low-income, high needs families and individuals as they strive to lift themselves out of poverty and achieve economic self-sufficiency. In support of this mission, they assist other human service agencies that are providing for the social and economic needs of low-income, high needs families and individuals; provide for the emergency, basic needs of families through delivery of direct services; actively advocate for systemic changes through federal, state and local policy makers; and develop and support educational programs, increase job training, and improve computer skills for low-income workers.

Providing affordable housing is a primary goal for reducing poverty. In keeping with the goals, programs, and policies outlined in the Strategic Plan, for this first year Action Plan, Urban Development will work and coordinate with the agencies listed below and others 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 down payment assistance.
- 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 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. Urban Development will continue to provide primary staff support to the CoC and administer ESG funds.

Good paying jobs are also a priority goal for reducing poverty. The Lincoln Workforce Investment Board (LWIB) oversees the implementation and operation of the Lincoln Area Workforce System and the American Job Center that offers expanded services to job seekers and area businesses. Funding is being provided to the American Job Center in this FY13 Annual Action Plan.

Actions planned to develop institutional structure

The City of Lincoln has a well-established institutional structure. Urban Development continues to participate in a number of initiatives and activities to strengthen this structure 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.
- Participating in the Problem Resolution Team which is a group of City staff, Mayor, and City Council representatives that address problem properties.
- 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.
- Support for, and working with, Stronger Safer Neighborhoods.

Actions planned to enhance coordination between public and private housing and social service agencies

Coordination currently exists on an on-going basis that will continue through Urban Development staff involvement with housing providers and social service agencies. Staff relationships that exist with the Lincoln Housing Authority, NeighborWorks Lincoln, Habitat for Humanity and the League of Human Dignity, for example, benefit from other established relationships with the CoC member agencies, the Social Service Federation and other social service providers. Efforts range from participation in monthly member board meetings and other general meetings, to regular phone calls and communication on as-needed basis.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements

Introduction

The City of Lincoln receives funding from three Federal grant programs, Community Development Block Grant, Home Investment Partnership Program and Emergency Solutions Grant Program. These three grant programs combined will bring \$2,578,174 into Lincoln to support affordable housing, homelessness and community development. CDBG and HOME program income bring \$800,000 in additional funding for a total of \$3,378,174 for the first year of the Consolidated Plan. All consecutive years use these same amounts as an estimate of the future entitlement funds to be received.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220.(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	80.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220.(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City of Lincoln does not use other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City of Lincoln reduces the amount of direct HOME subsidy received by the homebuyer on a pro-rata basis for the time the homebuyer has owned and occupied the housing, measured against the required affordability period. The resulting ratio is used to determine how much of the direct HOME subsidy the City will recapture. The prorated amount is calculated annually on each anniversary of the signing of the promissory note. The prorated amount recaptured by the City will not exceed what is available from net proceeds.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

All properties acquired with HOME funds are rehabilitated or redeveloped. The buyer must complete home buyer training and use the First Home Program for down payment assistance. The buyer will follow the guidelines for recapture as described above for home buyer activities.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Lincoln does not use HOME funds to refinance existing debt secured by multifamily housing.

Emergency Solutions Grant (ESG)

1. Include written standards for providing ESG assistance (may include as attachment)

Lincoln will become an ESG entitlement jurisdiction in FY13. The timing of this announcement occurred in the middle of the process of completing the current Consolidated Plan. The City is currently working with the State of Nebraska to coordinate all facets of the transition from “balance of state” ESG recipient to administering ESG funds in Lincoln.

Because Lincoln’s CoC has worked closely with the State to develop ESG funding allocation guidelines, performance standards, and overall policies and procedures, it is likely the City of Lincoln

will keep the same policies and procedures in place when the City assumes administration of ESG in FY13.

Lincoln's CoC Executive Committee collaborated with the state to develop and codify ESG standards, which were formally adopted by the CoC Executive Committee in May of 2013. The standards are available at this link. The City of Lincoln will abide by the same standards and procedures:

http://dhhs.ne.gov/children_family_services/Documents/ESG%20Standards%20-%20final.pdf

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Lincoln's CoC has developed a community wide in-take form that is used across the CoC. However, work remains on developing the information sharing, policies, and procedures necessary to develop a true coordinated assessment system. The development of a coordinated assessment system is one of the primary goals in *Lincoln's Homeless Strategic Plan*.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Lincoln will become an ESG entitlement jurisdiction in FY13. The timing of this announcement occurred in the middle of the process of completing the current Consolidated Plan. The City is currently working with the State of Nebraska to coordinate all facets of the transition from "balance of state" ESG recipient to administering ESG funds in Lincoln.

Because Lincoln's CoC has worked closely with the State to develop ESG funding allocation guidelines, performance standards, and overall policies and procedures, it is likely the City of Lincoln will closely follow the State's policies and procedures in place when the City assumes administration of ESG in FY13.

The ESG program will be administered according to the Emergency Solutions Federal Regulations, effective January 4, 2012. Regarding sub-awards and ESG allocation to nonprofit and faith-based organizations, the City of Lincoln will follow requirements in the Federal Regulations, in particular ESG regulations subpart B, C, and E.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City of Lincoln will have a minimum of one homeless or formerly homeless individual on the ESG review committee to provide input and regarding policies and funding decisions.

5. Describe performance standards for evaluating ESG.

Lincoln will become an ESG entitlement jurisdiction in FY13. The timing of this announcement occurred in the middle of the process of completing the current Consolidated Plan. The City is

currently working with the State of Nebraska to coordinate all facets of the transition from “balance of state” ESG recipient to administering ESG funds in Lincoln.

A draft of Lincoln’s ESG eligibility and performance standards is attached.

Discussion