

Lincoln Housing Authority

PROVIDING A ROADMAP TO

SELF-SUFFICIENCY

2024 ANNUAL REPORT



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LHA Board Of Commissioners

Dallas McGee, Chair
Becky Hanna, Vice-Chair
Orville Jones III, Commissioner
Roger Massey, Commissioner
Ardy Kellie, Resident Commissioner

From The Executive Director

Throughout this year, we have remained steadfast in our mission to support our tenants and families participating in our programs, navigating through life's challenges and rising costs of living.

Our team has diligently improved our program standards and successfully transitioned to new business software, enhancing efficiency and stability.

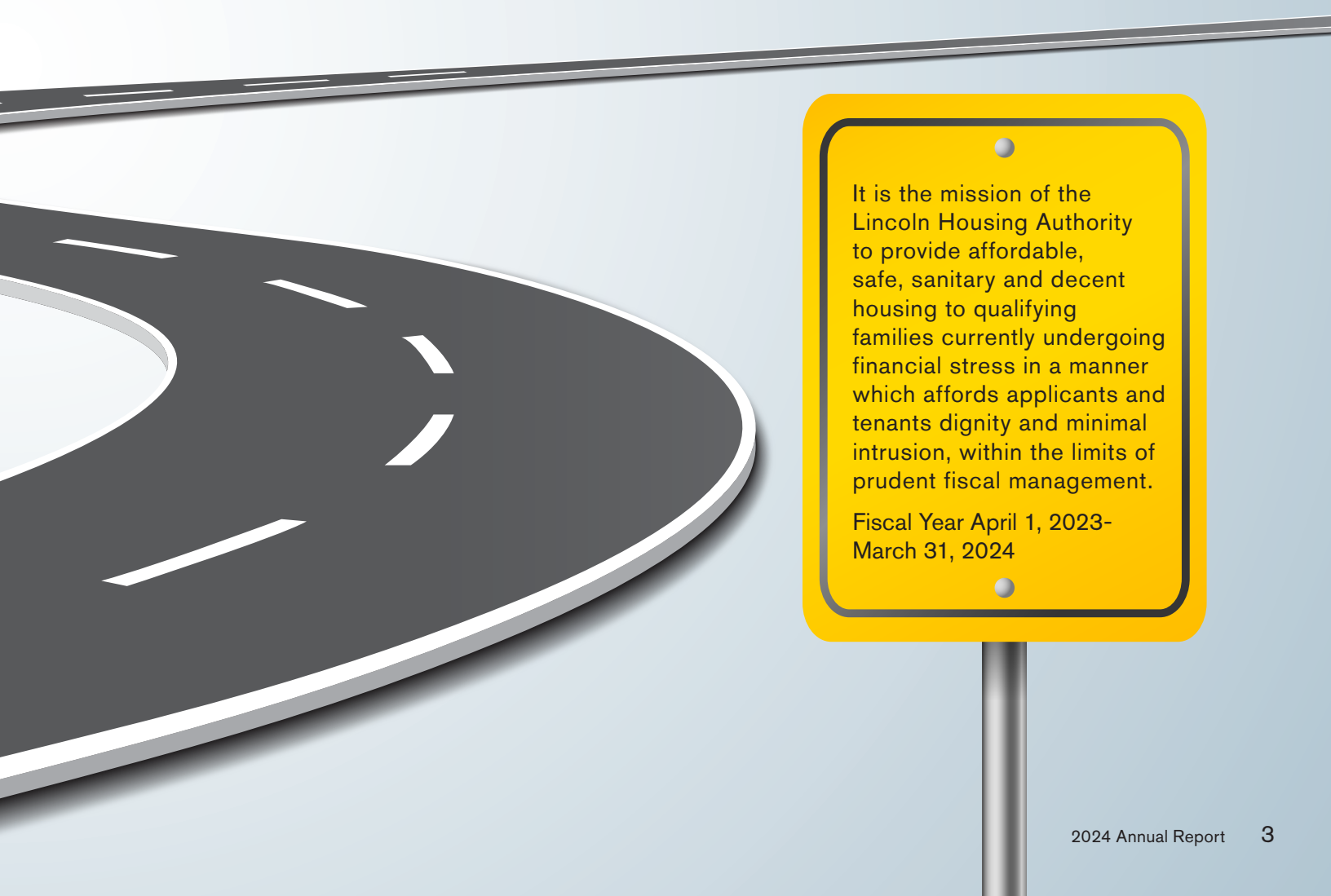
Furthermore, we began construction of Emerald View, our latest development located at South Folsom and West Old Cheney Road. This project underscores our commitment to expanding affordable

housing options throughout Lincoln.

At LHA, our focus extends beyond housing; we strive to empower individuals toward self-sufficiency through guidance and programs. By supporting our residents' journey to self-improvement, we aim to create a brighter future for their families and future generations.

We are thankful for the support of our community, partnerships, and collective efforts to enrich the lives of those we serve. Together, let's continue striving for positive change in our shared community.

- Chris Lamberty, Executive Director



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

Fiscal Year April 1, 2023-
March 31, 2024

A Journey To Self-Sufficiency

When Alyssa joined Lincoln Housing Authority as a housing specialist in 2023, it wasn't just a career move — it was personal.

At age 17, Alyssa found herself as a single mom and received housing assistance from LHA for about six years beginning when her kids were 1, 2 and 3 years old. That assistance gave her the opportunity to work one job to provide for her kids while attending college classes to further her education.

During this time, Alyssa had an unfortunate event of car troubles. In communicating with her housing specialist, Alyssa was able to receive funds while also paying for the repairs, which allowed her to continue to go to work.

"I appreciate the time and resources that housing specialists put in to help the families that are in need and are actively trying to better their lives," she said.

Because Alyssa was in the Housing Choice Voucher program, she was able to choose a place to rent from a private landlord. She was able to find a home nearby to an elementary school, so her children could walk to and from school while Alyssa's nearby grandmother helped provide before- and after-school care, and she could continue to work and attend school.

After receiving her criminal justice degree, Alyssa took a job working with individuals who have mental health issues and developmental disabilities. She helped arrange day services, provide support and helped them build resumes, find jobs and become more active citizens.

As she continued to work, she eventually phased off housing assistance.

"It was a tough, long road, but I'm so grateful," she said. "I've been able to work hard, and I now own a home and my car."

While working in her prior role for 11 years, Alyssa gained knowledge that helped her connect individuals to community resources and to have even greater appreciation for housing assistance before she joined LHA in August 2023. As a housing specialist, she works with individuals who receive rental assistance through the Housing Choice Voucher program.

"I want to help other people have the same opportunity I did," she said, noting how her children are nearly grown now at ages 20, 19, 17 and 10.

It's not just help with housing that LHA provides though; it's directing individuals to needed resources in the community, too.

"We help with housing, and we also refer people to other agencies within the city if someone is struggling or needing help in other areas," she said.

Alyssa is grateful for her experience with housing assistance and landlords who accept vouchers in helping individuals such as her, who work hard but just need a little help.

"We need landlords to work with agencies like this, or we wouldn't have the option — I wouldn't have had the option," Alyssa said.



Employee Value

Appreciating and encouraging staff is an important value for LHA. Because of this, 11 individual employees and a Maintenance team were honored through LHA's Star of the Month program.

The LHA Employee Engagement and Appreciation Committee held nine after-work events, an annual employee appreciation event and 11 other holiday or potluck activities to foster employee appreciation and camaraderie.

Promoting healthy living was done by the LHA Wellness Committee, which organized and promoted three health challenges, surprised employees with six mental wellbeing treat days, offered massages at no cost each quarter, held the Annual LHA Fun Run/Walk, conducted annual health screenings and flu shot clinic, and initiated a wellness corner in the quarterly employee newsletter. The group also organized a healthy recipe exchange and distributed the collection to employees.

A Training Summit was held by LHA's Personnel Advisory Committee, in which employees attended a half-day event off-site focused on Leadership Lincoln's Poverty Simulation. The group also initiated a series of seven Community Agency Learning Sessions, where community agencies came to LHA to share information and increase knowledge among employees of available services.

The Safety Committee promoted National Fire Prevention Week, National Safety Month, and tornado safety during Severe Weather Awareness Week; and distributed new first aid kits at several LHA locations.

LHA staff continue to support the United Way, with an astounding 85% of employees donating.

After reviewing 731 applications, 19 new employees joined LHA throughout the fiscal year.



Information Technology

Information Technology staff continued to work on several large projects to provide LHA staff with an efficient and secure environment. This includes upgrading network security firewalls and providing training on software and IT security, which resulted in another year without virus or spam infection in the network.

The largest undertaking was leading LHA staff through the conversion to a new business software, Yardi. This provides a modern, more stable and efficient platform for daily use among LHA staff, which required many trainings and adjustments.

IT staff resolved 1,105 tickets and 333 Yardi software tickets with a first response resolution of 87%.

The LHA website continues to be a place where services are available to applicants and tenants. The website was used for 454 briefings, 937 general contact forms, 339 maintenance work order forms and 731 employment applications.

Emerald View Apartments

Construction began on the first phase of LHA's 128-unit apartment complex and townhome property at South Folsom and West Old Cheney Road, Emerald View. The property will include 1-, 2-, 3- and 4-bedroom units constructed in two phases.



As a mixed-income development, 75% of the units are available at a reduced rent to income-eligible families through the Tax Credit and/or HOME program, and 25% of the units are available at market rent. Scheele-Kayton Construction is the general contractor for the project designed by Schemmer Associates.

Phase I construction is expected to be complete by the end of 2024, with the first units to be leased beginning late summer 2024.

Community Development and Property Upkeep

Thirteen capital improvement projects were budgeted, including siding replacement in Arnold Heights, new carpet and paint of the common areas at Burke Plaza, and kitchen and breakroom renovation at the R Street LHA office.

The Capital Fund Program expended \$807,406 for 15 work activities. Major improvements included replacement of vinyl siding, basement seal and pipes, and garage door replacements on scattered site units.

Maintenance

LHA continues to provide 24/7 maintenance for all owned and managed properties and sustains quick, reliable customer service. Four new maintenance repair workers and two utility workers joined the busy team, which completed 8,198 work orders and returned 165 units back into service. The staff received 417 positive comment cards.

Moving To Work

LHA is among 126 agencies nationwide chosen to participate in the Moving to Work (MTW) demonstration program, affording the agency enhanced flexibility in design of its federal housing programs. Annually, the agency must submit a comprehensive plan for review by the U.S. Department of Housing and Urban Development (HUD). Prior to submission, this proposed plan undergoes review by the Resident Advisory Board, comprising participants from various LHA programs.

The MTW policy streamlines the calculation of a family's rent portion, reduces the frequency of inspections and recertifications, and offers incentives to landlords and property owners who accept vouchers. These policies help enhance housing options while minimizing the documentation

requirements – saving time for tenants, LHA staff and landlords/property owners.

Aligned with MTW's objectives, LHA's policy encourages work-able adults to be employed or participate in education that will lead to employment. A household's portion of rent assumes the ability to obtain a part-time job. Among those able, 88% of LHA Public Housing participants and 81% of Housing Choice Voucher (HCV) participants are currently employed. Households receiving income increases do not have their rent portion increased until the next recertification, encouraging self-sufficiency. This fiscal year, 276 households achieved self-sufficiency by voluntarily ending participation in the Public Housing and HCV programs.

Rental Assistance

LHA's largest rental assistance program, the Section 8 Housing Choice Voucher (HCV) program, provides a portion of rent to tenants leasing from private landlords. During the fiscal year, housing specialists completed 1,756 annual and interim reviews to evaluate the portion of rent a tenant pays based on family size and income. Housing Assistance Payments (HAPs) to participating local landlords totaled \$15,947,088.

During the fiscal year, 755 new vouchers were issued. LHA staff worked to increase voucher utilization by increasing the number of applications pulled off the waitlist — increasing 37% from 1,274 to 1,750 in FY2024. Wait time to get selected off the waitlist decreased to about five months for those with families and those who are elderly or disabled. After selection during the year, 2,857 households remained on the waitlist, of which 341 were families/elderly/disabled and 2,516 were single/non-elderly/non-disabled.

Mainstream voucher utilization has increased to 138 vouchers to assist non-elderly persons ages 18-61 with disabilities.

LHA continues to partner with the Lincoln Homeless Coalition and other agencies to house up to 100 households through the Emergency Housing Voucher program, and to serve homeless individuals and families through the Homeless Voucher Program (HVP) with an allocation of 65 vouchers. Partner agencies work directly with participants to address issues that resulted in homelessness, while they also receive housing assistance. Two baskets of cleaning and household supplies were provided to HVP participants as part of the Timothy Mason Program.

RentWise

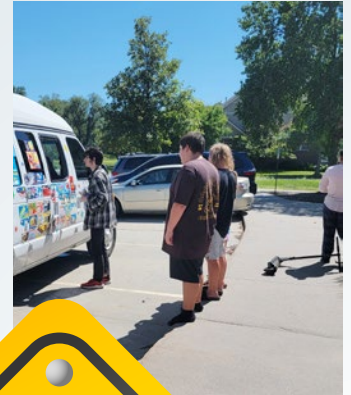
LHA offers a secondary preference to households on its waitlist that complete the RentWise tenant education program, which teaches how to find and keep decent rental housing within a set budget, the importance of good references and credit, effective communication, good housekeeping, and understanding of the application, screening and leasing processes.

Last year, 166 participants successfully completed and obtained their RentWise certificate, which allowed them to move up on the housing waitlist.

Leasing

LHA received 4,398 applications for housing during the fiscal year and housed 164 families in LHA owned/managed units as they became available, maintaining a 98.4% occupancy rate on all LHA-owned and managed units. Staff also worked with tenants regarding the payment of rent and rental assistance available through the CARES Act Emergency Rental Assistance Fund.

Training through the Housing Opportunities Through Modernization Act (HOTMA) will ensure LHA is in compliance with new regulations no later than Jan. 1, 2025.



Inspections

The Inspections team completed 3,829 inspections, and also began training on the National Standards for Physical Inspection of Real Estate (NSPIRE) standards, which went into effect for Public Housing properties July 1, 2023. Published by the U.S. Department of Housing and Urban Development, NSPIRE will also replace the Housing Quality Standards (HQS).

Community Partners

LHA continued its partnerships with Aging Partners, Fresh Start, Friendship Home, Lincoln Homeless Coalition, Lincoln Public Schools, Nebraska Extension's Nutrition Education Program and Veterans Affairs.

Family Support

LHA's family support specialist made 400 contacts, including 56 home visits with families and individuals needing more support. The support specialist helps tenants through a variety of situations, identifies problems and links tenants to community support systems such as resources for parenting, housing, utilities and food as well as assisting those with disabilities and visiting homebound individuals to complete annual paperwork.

Reading Matters

Promoting literacy and better educational outcomes, Reading Matters distributed 3,898 new, diverse, age-appropriate books to children 18 years and younger whose families reside in LHA's housing programs or receive Housing Choice Voucher/Section 8 assistance. The program also received 6,039 books for future distribution from the Book Rich Environments program.

Reading Matters partnered with five previous and two new outside agencies and programs, which also serve LHA participants to distribute 1,008 books. To encourage positive behavior at Arnold Elementary, 726 books were distributed to students for 10,000 SOAR tickets.

The Campaign for Grade-Level Reading named Lincoln Housing Authority to the 2023 Public Housing Communities Honor Roll. LHA was honored for its Reading Matters program, which provides leadership and contributions to support children and families using housing as a platform for education.



Carol Yoakum Family Resource Center and Arnold Elementary Community Learning Center

LHA's Carol Yoakum Family Resource Center (CYFRC) and Arnold Elementary Community Learning Center (CLC) are supportive resources for those who reside in northwest Lincoln's Arnold Heights neighborhood.

A new child care provider, Krayon Campus, opened in March 2023 inside the CYFRC. The provider received the Nebraska DHHS Business and Child Care Partnership Grant, which was used for minor repairs, supplies, health and safety supplies and training, teacher training and salaries. Krayon Campus also was able to purchase new furniture and toys for each classroom and created two outdoor classrooms.

Krayon Campus also received the third round of the Stabilization Grant to continue to help with salaries and supplies and was one of only five centers in Lincoln to receive the Lincoln Littles Tuition Assistance Grant, which is used to help qualified parents who may not be able to qualify for other assistance with child care costs. The center qualified for the Nebraska Department of Education Child and Adult Care Food Program and to receive meal reimbursements. Working toward its Step Up to Quality child care standards through DHHS, Krayon Campus received 100% compliance on a state child care licensing inspection.

Two Krayon Campus teachers obtained their Child Development Associate, with another teacher pursuing.



In June 2023, Dayna, CYFRC/CLC coordinator, represented LHA and the Lincoln Community Learning Centers at the National Community Schools and Family Engagement Conference in Philadelphia. She co-presented with National Center for Families Learning (NCFL) staff on community partnerships in family literacy programs. Dayna partnered with NCFL in 2009 for the Arnold CLC, and she was asked to provide a community school perspective on working with different partners to develop and implement a comprehensive family literacy program. Dayna shared about successful leadership and how family literacy fit into the CLC structure, while NCFL staff shared about lessons learned through the partnership and what aspects made the program successful to meet the needs of families.

LHA received the CLC Lead Agency of the Year at the 2024 Lincoln CLC Stakeholders meeting, recognizing LHA for exemplary leadership in administering the CLC grant for the Arnold CLC, providing additional funding and assistance for the different components of the CLC while supporting the three goals: successful students, thriving families and strong neighborhoods.



Dayna, CYFRC/CLC coordinator, speaks at the Family Engagement Conference.



Dayna, LHA's CYFRC/CLC coordinator, and Susan, tenant services manager, accept the 2024 CLC Lead Agency of the Year award.



Expanding Horizons

A free summer club, Expanding Horizons, served 90 students grades 1-6 on varying topics, including: Animal Antics, Dance Discovery, Crafty Readers, Art Exploration, Theatre Exploration, Bank Teller Training, WeCook Club, Ultimate Challenge Club, Photography Club, Crafty Kids and Soccer Clinics.



CLC Clubs

More than 280 Arnold Elementary students participated in the CLC school-year clubs and before- and after-school programs. As a partner in the Summer Food Service Program, the Arnold CLC served approximately 4,420 breakfast and lunch meals in June, July and August 2023.



Senior Properties

LHA continues to offer 269 units of income-based housing to low-income individuals age 55 and older at Burke Plaza, Crossroads House and Mahoney Manor. These buildings offer activities and support, enabling residents to receive services while living independently in affordable housing. Each building has an active resident council involved in planning, fundraising and decision-making. Volunteers are vital to keeping the buildings engaged, and a celebration for volunteers was held.

With LHA sharing a portion of the cost, the three buildings contracted with SEI to provide a medical alert system using cellular service, which provides assistance if a tenant is inside or outside of the building.

All three properties continued to offer wrap-around programming through a partnership with Aging Partners in HUD's Congregate Housing Services Program (CHSP). Burke Plaza and Mahoney Manor residents enjoyed food tasting events to encourage participation in the CHSP meal program.

Crossroads House began offering an on-site Food Pantry, updated Resident Council bylaws, created an activities committee, added activities and recruited three van drivers to take tenants out on van trips.





Celebrating 50 Years of Mahoney Manor



An open house Sept. 20, 2023 marked the celebration of Mahoney Manor's 50th year. The building was born out of a desire of the Lincoln Housing Authority Board of Commissioners, executive director and other visionaries to do something which hadn't been done prior — build a new federally funded affordable public housing building.



Built in 1973, the eight-story high-rise was named in honor of J. Phillip Mahoney, who served as a member of the Lincoln Housing Authority Board of Commissioners from 1952 to 1973. Since then, Mahoney Manor has seen many changes and upgrades, including a major remodel in 2014, adding a new community space and parking.



Mahoney Manor helps residents continue to live independently in a place they can call home.

"Everyone is friendly; it's a secure and comforting place," said Kathy, Mahoney Manor resident. "Everyone is happy, and there are lots of little things going on. I feel welcomed here."

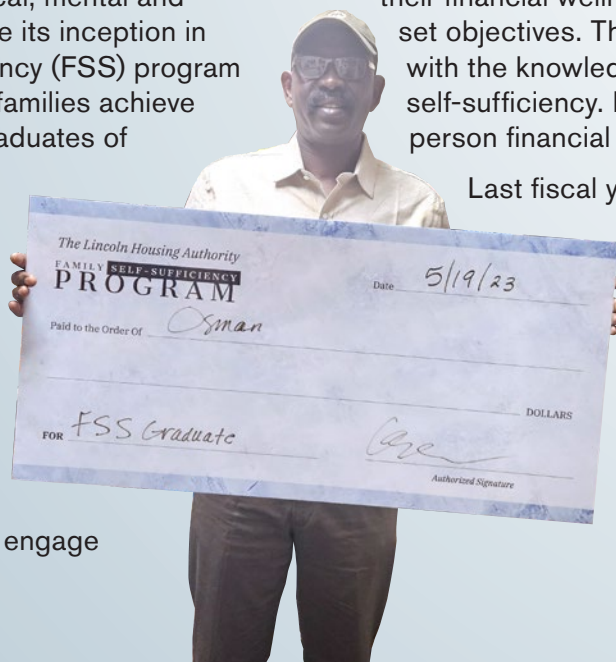
Family Self-Sufficiency

Having a safe place to call home helps families achieve a higher rate of physical, mental and development well-being. Since its inception in 1993, the Family Self-Sufficiency (FSS) program has helped hundreds of LHA families achieve their long-term objectives. Graduates of the program have completed their goals, such as earning a GED or college degree, completing job training services or preparing for homeownership.

Striving to increase their household income enables participants to take the next step toward self-sufficiency. FSS coordinators engage

individuals and families, offering support throughout their financial wellness journey and to achieve their set objectives. These coordinators equip individuals with the knowledge and skills necessary to attain self-sufficiency. New this year, staff organized in-person financial literacy classes to participants.

Last fiscal year, the FSS program served 110 participants, with 39 new enrollments. Six participants graduated and in total were paid \$42,598 in escrow savings. Two participants left housing assistance and purchased homes. In addition, \$16,337 was distributed to assist with child care, transportation and education.



Northeast House

In May 2023, LHA completed the 29th home built in partnership with Lincoln Public Schools' Northeast High School residential construction students. The home at 3401 N. 51st St., a three-bedroom, two-bath home with attached two-car garage, is built primarily by students who complete the framing, drywall, trim, painting, cabinetry, exterior siding and other projects. Overseen by Bob Freese, teacher, students learn many skills that will help them with a future career in construction, or skills that may come in handy at home.

"This program has defined my career as a teacher," Freese said. "What we've done is a positive thing for this community — to build a nice home for a family and give students an opportunity to learn what they can do in a building career. This project has been the reason I'm still teaching after 40 years."

Muehling Homes served as general contractor, buying material, hiring HVAC subcontractors and advising on the house construction.

Construction costs are offset by community donations — and for the ninth

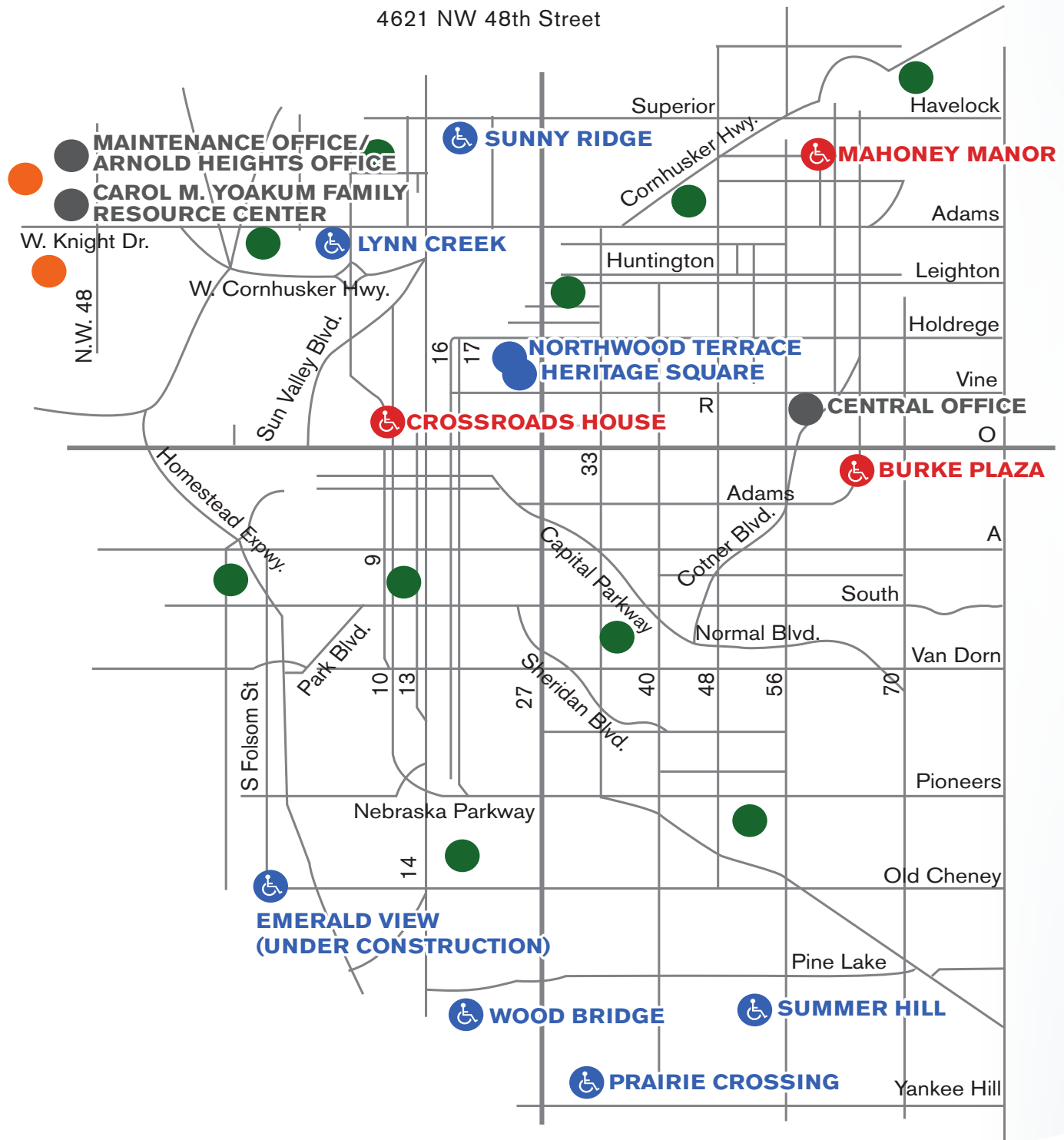
consecutive year, The Sowers Club of Nebraska donated, increasing its donation to \$25,000. Also donating were the Lienemann Charitable Foundation with \$25,000 and Ethel S. Abbott Charitable Foundation with \$10,000.

The homes are sold to a Lincoln Housing Authority tenant at an affordable price under the lease/purchase homeownership program.



LHA-Owned and/or Managed Developments

- Family Public Housing
- Arnold Heights
- Apartments and/or Townhomes
- Senior Housing
- LHA Offices/Facilities
 - Central Office
5700 "R" Street
 - Maintenance Office/
Arnold Heights Leasing Office
4721 NW 48th Street
 - Carol M. Yoakum Family
Resource Center
4621 NW 48th Street



Site	Category	No. of Units
Mahoney Manor	Project-Based Housing Choice Vouchers	120
Scattered Sites	Public Housing	200
New 32 (scattered sites)	Section 8 New Construction	32
Lynn Creek	Affordable	16
Arnold Heights	Affordable	463
Northwood Terrace	Affordable	78
Heritage Square	Affordable	47
Burke Plaza	Section 8 New Construction	91
Crossroads House	Project-Based Housing Choice Vouchers	58
Summer Hill Apartments & Townhomes	Affordable & Tax Credit	136
Sunny Ridge Townhomes	Affordable & Tax Credit	28
Wood Bridge Apartments & Townhomes	Affordable & Tax Credit	130
Prairie Crossing	Affordable & Tax Credit	76
Total:		1,475

Tenant-Based Rental Assistance

	No. of Units
HUD Housing Choice Vouchers	3,060
Mainstream Housing Opportunities Vouchers	147
Veterans Affairs Supportive Housing Vouchers (VASH)	162
Emergency Housing Vouchers	100
Total: 3,469	

Total All Programs: 4,944

LHA Statement Of Net Position - Proprietary Fund

March 31, 2024

Assets

CURRENT ASSETS

Cash & Cash Equivalents	\$3,510,228
Investments	25,721,241
Accounts Receivable	186,994
Due From Other Governmental Units	538,909
Accrued Interest Receivable	135,629
Prepaid Items	178,384
Material Inventory	220,878
Restricted:	
Cash and cash equivalents	139,391
Investments	1,023,845
Accrued Interest Receivable	1,517

TOTAL CURRENT ASSETS 31,657,016

NONCURRENT ASSETS

Restricted	
Investments	2,246,466
Capital Assets, Non-Depreciable	8,013,375
Capital Assets, Depreciable, Net	26,150,176
Capital Assets, Right to Use Subscription Asset	218,647
Accrued Interest Receivable, Notes	39,365
Notes Receivable	4,939,059

TOTAL NON-CURRENT ASSETS 41,607,088

TOTAL ASSETS \$73,264,104

Liabilities

CURRENT LIABILITIES

Accounts Payable	\$288,217
Accrued Salaries & Benefits Payable	239,569
Compensated Absences Payable	419,448
Due To Other Governmental Units	98,154
Accrued Interest Payable	17,755
Unearned Revenue	515,876
Trust and Deposit Liabilities	936,495
Subscription Payable, Current	154,213
Current Portion of Long-Term Debt	288,072
TOTAL CURRENT LIABILITIES	<u>2,957,799</u>

NONCURRENT LIABILITIES

Compensated Absences Payable	166,350
Notes Payable	3,429,195
TOTAL NONCURRENT LIABILITIES	<u>3,595,545</u>
TOTAL LIABILITIES	<u>\$6,553,344</u>

DEFERRED INFLOWS OF RESOURCES

HUD Advanced Program Revenue	1,319,554
TOTAL DEFERRED INFLOWS OF RESOURCES	<u>1,319,554</u>

NET POSITION

Invested in Capital Assets	30,510,718
Restricted	7,329,818
Unrestricted	27,550,670
TOTAL NET POSITION	<u>\$65,391,206</u>

Note: The full audit report for the Fiscal Year Ended March 31, 2024, is available upon request to the Lincoln Housing Authority.

LHA Statement Of Revenues, Expenses And Changes In Net Position – Proprietary Fund

Year Ended March 31, 2024

OPERATING REVENUES

Rental Income	\$9,846,376
HUD Program Income	19,708,632
Program Income	53,179
Other Income	488,539
TOTAL OPERATING REVENUES	30,096,726

OPERATING EXPENSES

Administrative	4,858,336
Tenant Services	886,587
Utilities	685,803
Ordinary Maintenance & Operation	4,001,726
General Expense	1,454,149
Housing Assistance Payments	15,947,088
Depreciation	3,198,325
TOTAL OPERATING EXPENSES	31,032,014
OPERATING INCOME (LOSS)	\$(935,288)

NON-OPERATING REVENUES (EXPENSES)

HUD Operating Subsidy	\$421,209
Interest Income	1,531,651
Interest Expense	(179,070)
Gain on Capital Asset Dispositions	774,913
TOTAL NON-OPERATING REVENUES (EXPENSES)	2,548,703

INCOME (LOSS) BEFORE CONTRIBUTIONS AND SPECIAL ITEMS 1,613,415

CAPITAL CONTRIBUTIONS

HUD Capital Grants	791,475
FHLB - Affordable Housing Program Grant	515,065
Local Grants	110,000

SPECIAL ITEMS

Casualty Loss Expense	(2,351)
INCREASE (DECREASE) IN NET POSITION	3,027,604

NET POSITION

Net Position, Beginning Balance	62,519,778
Prior Period Adjustment- GASB 96 Subscriptions	(156,176)
Net Position, Beginning Balance Restated	62,363,602
TOTAL NET POSITION - ENDING BALANCE	\$65,391,206

Note: The full audit report for the Fiscal Year Ended March 31, 2024, is available upon request to the Lincoln Housing Authority.



Lincoln Housing Authority

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FAX: 402-434-5502
Email: info@L-housing.com
TDD Line: 1-800-545-1833 Ext 875

Main Office
5700 R Street
Lincoln, NE 68505

Maintenance Office
4721 NW 48th Street
Lincoln, NE 68524

Family Resource Center
4621 NW 48th Street
Lincoln, NE 68524

