

# Inside the Lincoln Housing Authority



2011 Annual Report



## Message from the Mayor



In 1946, with triumphant military veterans returning home from war in Europe and the Pacific, the need for affordable housing surged throughout the United States.

Lincoln was no exception, and the Lincoln Housing Authority (LHA) was created to help.

The organization's first order of business was to purchase 10 surplus trailers, which were eventually placed at the former Lincoln Army Air Field. Those trailers, coupled with LHA's leadership in converting surplus barracks at the base, helped meet the local housing demands of the time.

From those humble beginnings emerged more than six decades of heartfelt dedication from LHA professionals committed to providing affordable housing and assistance to the city's residents who need it the most.

LHA continues to earn local, state and national recognition for its innovation and commitment to excellence. Through its partnerships with other government entities, the private sector and community non-profit organizations, LHA has earned the trust of its clients, tenants and others for years and will continue working tirelessly to keep that trust for decades to come.

As Mayor of Lincoln, I am privileged and honored to be associated with the hardworking professionals of LHA. They are dedicated to helping low-income, elderly and disabled residents maintain access to high-quality housing, excellent service and caring, expert advice.

On behalf of a grateful city, congratulations to the LHA on 65 years of making Lincoln a better place for all to live. Best wishes for many more years of continued success.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Beutler". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Chris Beutler  
Mayor of Lincoln

## Message from the Chairman, Board of Commissioners



As Chairman of the LHA Board of Commissioners, I welcome your review of our annual report covering the period of April 1, 2010, to March 31, 2011.

The Lincoln Housing Authority has completed its 65th year of service to the city of Lincoln and its lower-income households. Throughout its history, LHA has been a proven leader in the affordable housing industry. With outstanding partners and strong support by the mayor and city council, LHA has been recognized for its good work by numerous local, state and federal agencies. For the past 12 years, the U. S. Department of Housing and Urban Development worked with the LHA as a designated Moving To Work Demonstration program site allowing LHA to develop innovative improvements and solutions for the HUD Section 8 Housing Choice Voucher and Low Rent Public Housing programs. Changes to these two HUD programs have allowed LHA to do "more with less," while providing clients of LHA with the best customer service possible.

While no one can predict the level of future federal funding for LHA's primary programs, LHA is in a position to build upon its current success to meet the housing needs of Lincoln's lower-income residents. The board congratulates LHA staff for their many accomplishments this past year.

Sincerely,

A handwritten signature in black ink that reads "Orville Jones III". The signature is written in a cursive, flowing style.

Orville Jones III, Chairman  
Board of Commissioners

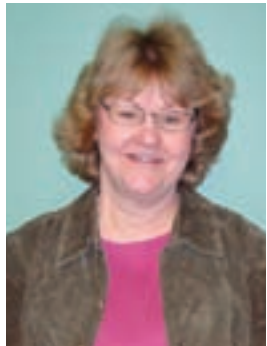
## Board of Commissioners



Dallas McGee, Vice-Chair



Jan Gauger, Commissioner



Georgia Glass, Commissioner



Joy Ward, Commissioner



# An Overview/History

## Inside Lincoln Housing Authority

For nearly 65 years, Lincoln Housing Authority has been providing affordable, safe and decent housing, along with many supportive services, to the community's most vulnerable citizens.

Besides providing the basic human need for shelter, affordable housing also serves as a core economic development program by assisting small or low-wage businesses to recruit a stable workforce. Additionally, affordable housing increases a family's disposable income to provide for a stronger local economy and reduces the reliance on other social services used as a safety net for extremely low-income families. The City of Lincoln recognized the community's need for affordable housing and its positive economic development impact by addressing that need would have on the local area. In 1946, the City of Lincoln created the Lincoln Housing Authority.

LHA originally addressed the affordable housing problem that emerged

across the United States after World War II. In its earliest years, LHA operated a citywide housing referral desk and provided rental housing at the former Lincoln Army Air Field. Following the deactivation of the base in 1966, LHA acquired the housing known today as Arnold Heights. In the 1970s and 1980s, LHA built two high-rise apartment buildings for seniors and built or acquired single-family, duplex and apartment buildings at locations scattered throughout the city. In the 1970s, LHA started participation in the federal Section 8 housing assistance program. Since 1997, LHA has added to its inventory of affordable housing by developing multi-family housing using the federal Low-Income Housing Tax Credit program or by selling local tax-exempt bonds.

As a governmental body, LHA is governed by state statutes outlining how the housing authority can assist the public citizens in meeting their housing needs. In Lincoln, the housing authority is governed by a board of commissioners appointed by the mayor of Lincoln and confirmed by the city council. Lincoln Housing Authority has five board members.

# Huskerville



The board hires an executive director to oversee and carry out the day-to-day operations of the housing authority and to implement the policies set by the LHA board.

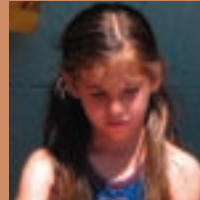
To assist the LHA in meeting the need for affordable housing, it operates the U.S. Department of Housing and Urban Development's (HUD) Section 8 Housing Choice Voucher program to provide rental assistance for 2,996 households within the city of Lincoln. Additionally, LHA owns or manages 1,451 rental units with subsidized or affordable rents for low and moderate-income families. It is important to note that the need for rental assistance and affordable housing units in Lincoln far outstrips the supply of such assistance or units. Not every Lincoln household in need of assistance will receive assistance. Currently, LHA maintains a waiting list of more than 5,000 low-income households seeking rental assistance or affordable housing opportunities. To serve those households currently on the waiting list, LHA has to rely on turnover of assistance or affordable units. That means assisted recipients or tenants who have achieved self-sufficiency and no longer qualify for the assistance will give up their voucher or unit to another family on the waiting list.

In 1999, LHA was designated by HUD as a Moving To Work Demonstration site. Although there are approximately 3,500 housing authorities nationwide, LHA was selected, along with 30 other housing authorities, in the implementation of experimental housing assistance policies for the HUD Section 8 Housing Choice Voucher program and the Low Rent Public Housing program. LHA has chosen to implement a series of Moving To Work policies that encourage able-bodied households to seek work and to cut administrative burdens related to operating both the Section 8 voucher and public housing programs. The success shown by the policies implemented by LHA includes increased turnover of assistance to other households on the waiting list, and the ability to serve a greater number of qualified households. By simplifying the program through rule changes, LHA has made the program's rules and regulations easier for clients to navigate and understand.

To supplement the housing programs, the LHA board has encouraged partnerships with various housing-related agencies and programs within Lincoln. These partnerships provide LHA clients additional resources to enhance their self-sufficiency and improve their quality of life. Throughout this annual report, you will notice the immense effort LHA and our partners have made to keep Lincoln a dynamic, strong, vibrant community.

"Service to  
others is the  
rent you  
pay for your  
room here on  
earth."

~Muhammad Ali





## Section 8 Program Overview

The federally funded Section 8 program, also known as the Housing Choice Voucher program, is Lincoln Housing

Authority's largest rental subsidy program. This program allows eligible individuals and families to rent a housing unit on the open rental market. The Section 8 rental assistance is paid directly to the private landlord. Depending upon the specific Section 8 program, the tenants generally pay between 27-30 percent of their income toward rent and utilities.

Each unit assisted under the Section 8 Voucher program is inspected by LHA to ensure the units meet HUD's Section 8 Housing Quality Standards (HQS). Landlords are required to bring units up to these standards before a tenant may move into the unit. Annual HQS inspections are conducted if the unit does not pass its first inspection. For units passing inspection at the first visit, the next regularly scheduled inspection will not be for almost two years.

Under the Section 8 program, the maximum amount of housing assistance paid to the landlord by LHA is affected by the housing authority's established payment standard. The payment standard is based upon HUD-established Fair Market Rents. The amount of rental assistance paid under the voucher program is based upon the difference between the assisted family's ability to pay (27 to 30 percent of monthly income) and the established LHA payment standard by bedroom size. If a unit costs more than the LHA payment standard, the family must bear the increased cost, up to a limit established by HUD and LHA. Rents that exceed the established limit will not be approved for occupancy by the family.

Moving To Work and Section 8 policies are reviewed by a Resident Advisory Board and submitted to HUD annually. The Section 8 Administrative Plan containing current policies can be found at the LHA website, **[www.L-housing.com](http://www.L-housing.com)**.

### This past year:

The number of Section 8 vouchers.	2,996
The number of private landlords participating with LHA and Section 8 tenants.	1,322
The number of new applications received for rental assistance and the voucher program.	4,265
The number of HUD HQS inspections completed by LHA staff.	5,409
The number of vouchers turned in by previously assisted clients or recaptured for re-issuance.	704
The average amount of housing rental assistance paid for each used voucher during the program year.	\$363 per unit per month

## Nebraska RentWise Program

Lincoln Housing Authority encourages renters to be educated about renting housing on the open market. The Nebraska RentWise program, available through LHA and a collaboration of community partners, is a tenant education program that helps renters find and keep decent rental housing and become successful renters. Participants who successfully complete the RentWise program earn a certificate of completion to show potential landlords that they know how to be good tenants. Additionally, upon successful completion of the RentWise program, LHA currently gives a preference to applicants on the LHA Section 8 voucher waiting list.



## Public and Affordable Housing Programs

Besides the HUD Section 8 Housing Choice Voucher program, LHA owns or manages 1,451 units with affordable rents. The agency averaged a lease-up rate this past year of 98.6 percent of all units.

Some units receive federal rental subsidies from HUD. To qualify for occupancy of the subsidized units, an individual or family must meet the income requirements for low income as determined by HUD.

The written policies for LHA owned/managed rental units are detailed in the Admissions and Continued Occupancy Policy. The complete policy, as well as pictures of our units, can be found at the LHA website: [www.L-housing.com](http://www.L-housing.com).

### LHA has the following HUD subsidized units:

PROGRAM	PROJECT NAME	HOUSING TYPE	NO. OF UNITS	BEDROOM SIZE
Low Rent Public Housing	Mahoney Manor	Elderly/Disabled High Rise	120	0, 1 & 2 BRs
Section 8 New Construction	Burke Plaza	Elderly/Disabled High Rise	91	1 BR
Low Rent Public Housing	Scattered Sites	Family Units	200	2, 3, 4, & 5 BRs
Section 8 New Construction	Scattered Sites	Family Units	32	2 & 3 BRs

## Tax Credit Units

Lincoln Housing Authority manages and owns units that have been developed for participation in the

Federal IRS Low Income Housing Tax Credit (LIHTC) program. Units developed for the tax credit program do not receive a rental subsidy. Rather, the rents of tax credit units are capped by program regulations to be affordable to households with incomes below 60 percent of the area median income as determined by HUD. Qualified tenants with HUD Section 8 vouchers can utilize the vouchers in the tax credit units.

Along with the tax credit units at those properties, LHA has incorporated tenants with incomes greater than 60 percent of the area's median income, but no higher than 100 percent of the area's median income. These "mixed" income units are located in highly desirable neighborhoods.



### LHA has the following Tax Credit and Mixed Income Units:

PROGRAM	PROJECT NAME	HOUSING TYPE	NO. OF UNITS	BEDROOM SIZE
LIHTC	Crossroads House	Elderly	58	1 BR
LIHTC /Bonds	Summer Hill Apartments & Townhomes	Family Units	136	2 & 3 BR
LIHTC/LHA	Wood Bridge Apartments & Townhomes	Family Units	120	2 & 3 BRs
LIHTC	Prairie Crossing Apartments & Townhomes	Family Units	76	1, 2 & 3 BRs

## Affordable Units

Lincoln Housing Authority owns several units that are not subsidized or part of any current federal housing program. Most of the units were acquired at the request of the previous owners, who may have developed affordable housing units with FHA financing and insurance. Often, HUD facilitated the transfer of these properties to LHA ownership. These properties have a requirement that the units are initially occupied by tenants with incomes below 80 percent of the area median income. The rents are kept affordable to further LHA's mission of providing affordable housing for the Lincoln community.

PROGRAM	PROJECT NAME	HOUSING TYPE	NO. OF UNITS	BEDROOM SIZE
Affordable	Heritage Square	Family	47	0, 1, 2 & 3 BRs
Affordable	Northwood Terrace	Family	77	1, 2 & 3 BRs
Affordable	Lynn Creek	Family	16	2 BRs



## Arnold Heights

In 1970, Lincoln Housing Authority purchased all of the housing units on the closed Lincoln Air Base from the General Services Administration. In an effort to reduce the LHA debt and encourage home ownership in the Arnold Heights area, more than half of the acquired housing units were sold to private owners. By keeping slightly less than half of the units in its ownership, LHA was able to influence the condition of the housing units and the selection of good tenants within the neighborhood. Since that original investment, LHA has continued to invest in the neighborhood through various projects and housing upgrades. With LHA's influence, the area remains a viable, vibrant neighborhood in Lincoln. The housing authority's Arnold Heights properties offer generous-sized units located along a large expanse of public open space. The rents for the units are among the most affordable in Lincoln. LHA currently owns 459 units. The units include two, three and four bedrooms in single-family and duplex structures. Many of the units have full basements and large yards.



Arnold Heights Historic View

## Maintaining Units

LHA has a modern maintenance facility located in the Arnold Heights neighborhood. An expert maintenance staff provides excellent service to tenants for their maintenance needs, including 24-hour emergency service. Last year, the maintenance staff completed 8,842 work orders maintaining LHA units.



## Community Service and Economic Self-Sufficiency Program

Federal regulations require most unemployed adults living in public housing to participate in a program of volunteer community service or economic self-sufficiency activity. LHA works with 70 adults to meet these requirements and encourages them to gain skills and knowledge that will lead to employment.

## Tenant Services Department

Tenant Services Department is responsible for providing a variety of social service programs to tenants and clients of LHA through direct services or by establishing and maintaining partnerships with community groups, social service organizations, and federal, state and local government.

## Family Self-Sufficiency Program

This program helps families work toward becoming financially self-sufficient. Working with a case manager, families develop a detailed plan to achieve self-sufficiency and work closely with the case manager as they progress through each step of the plan. An incentive in the program is the opportunity to develop a savings account that they can receive upon graduation.



## Family Support Program

LHA created the Family Support Program to assist families served by LHA in changing situations or behavior that threatens household members' health, safety or general family welfare. A case manager provides outreach, assessment, referral and supportive services to help ensure that problem situations are addressed and families can retain their housing.

## Family Resource Center

Located in northwest Lincoln, the Carol M. Yoakum Family Resource Center offers a child care center operated by Cedars Youth Services. Other services include a police substation, nutrition education, adult basic education, neighborhood meetings, computer center, food and clothing distribution, low-cost bus passes, summer youth programs and public workshops.

## Community Learning Center

LHA is the lead agency in operating the Arnold Elementary School Community Learning Center. The CLC initiative focuses on improved student learning and youth development, strengthening and supporting families, and strengthening and engaging neighborhoods. The program includes before and after-school activities to improve academic achievement.

## Chapel

Located next to the resource center is the Lincoln Army Airfield Regimental Chapel, owned by LHA. The resource center makes the chapel available for church congregations, community organizations, groups or individuals.





## Resident Services Program

LHA staff provide an ongoing program of resident activities and support to the 275 residents at Burke Plaza, Mahoney Manor and Crossroads House. The resident services staff members help ensure regular social, recreational and educational programs. Through an arrangement with the City of Lincoln Aging Partners, case management and many supportive services are provided to qualified individuals. Supportive services include a meal program, housekeeping, personal care and transportation.

## Support Programs for Homeless Families and Individuals

**Homeless Voucher Program.** This special program provides housing assistance and continued supportive assistance to homeless families and individuals willing to participate in case management for at least a year to address the issues that led to being homeless.

**Transitional Housing Project for Victims of Domestic Violence.** Friendship Home and LHA cooperate using six LHA housing units to provide transitional shelter while the women and children receive counseling and plan and prepare for their lives after leaving domestic violence situations.

**Transitional Housing for Single Women.** Fresh Start is a transitional housing program serving up to 24 homeless women. LHA provides non-federal rent subsidy for women while they work on an individualized program to address needs and issues, and prepare for independent living.

**Transitional Housing for Families.** Catholic Social Services operates a transitional housing program for seven families with children. The families live in LHA units while CSS provides counseling, employment and educational assistance, transportation and other community resources.

"How wonderful it  
is that nobody need  
wait a single moment  
before starting to  
improve the world."

~Anne Frank



## Other Resources

**Newsletters.** Lincoln Housing Authority publishes a quarterly newsletter distributed to all LHA households to provide news and information on programs and services of LHA and other agencies.

The Carol Yoakum Family Resource Center distributes a bimonthly newsletter to more than 1,800 homes in northwest Lincoln.

**Nutrition Education Program.** Through an agreement with the University of Nebraska, the Lancaster County Extension Service operates the Nutrition Education Program (NEP) providing nutrition and food resource education to families receiving housing assistance.



Wee Speak Spanish



# LHA Operational Support

## Human Resources Department

Lincoln Housing Authority's most precious asset is its employees. The Human Resources Department is responsible for full operational support for 81 full-time equivalent employees. The services provided to LHA employees include: benefit administration for the employee retirement plan, health, dental and life insurance plans, worker's compensation insurance, wage and salary plan administration in accordance with the personnel handbook, operation of the LHA wellness and safety committees, review of the hiring process, and training of the LHA workforce.

## Systems Administration

The Systems Administration Department is responsible for the maintenance of all information and technology systems. These systems include desktop computers, servers and the overall network infrastructure. In addition, the Systems Administration Department coordinates hardware, software, and operating system installations and upgrades. Tenant computer centers are maintained at seven LHA locations to provide computer access to tenants. The Systems Administration staff members also maintain the Lincoln Housing Authority website, core housing software and enterprise document management system used by LHA staff. LHA has 92 desktop PCs and five physical servers (running 12 virtual servers) with 37 software applications supported across the enterprise. Last year, LHA scanned 38,114 documents into the document management system.

## **Business Department**

The Lincoln Housing Authority Business Department is responsible for all accounting functions such as collection of rents, accounts payable and annual budget preparations for LHA projects and cost centers. Additionally, the department oversees purchasing and disposition activities, payroll management and insurance administration. Financial reports and audits required by the U.S. Department of Housing and Urban Development are prepared by the Business Department. For FY 2010-2011, the department:

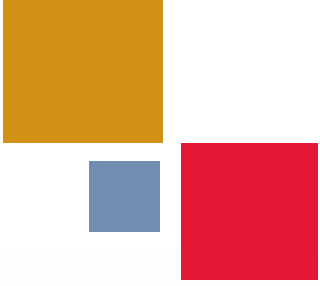
- Issued 4,154 checks to vendors and suppliers totaling \$7.3 million.
- Issued HUD Section 8 Housing Assistance Payments to 1,322 Lincoln landlords totaling \$12.5 million.
- Collected rent for 1,451 properties resulting in \$6.9 million in total rent and other tenant charges.

## **Planning and Development Department**

The Planning and Development Department plans and implements LHA's new construction activities, capital improvement planning and major renovation work in the Authority's existing units. During the past fiscal year, the department supervised 40 capital improvement projects at a cost of \$1,501,413.

Major housing development projects completed by the Planning and Development Department in recent years include Wood Bridge Townhomes and Apartments (130 units), Summer Hill Townhomes and Apartments (136 units) and Prairie Crossing Townhomes and Apartments (76 units).

In conjunction with Lincoln Public Schools, LHA builds a house each year with students from Northeast High School. Seventeen houses have been completed under this program to date. The homes are sold to LHA clients or leased under a lease-purchase program operated by the Tenant Services Department.



# Financial Overview

## Housing Authority of the City of Lincoln Statement of Net Assets - Proprietary Fund March 31, 2011

### ASSETS

#### CURRENT ASSETS

Cash & Cash Equivalents	\$	846,786
Investments		15,117,166
Accounts Receivable		179,340
Due From Other Governmental Units		64,943
Accrued Interest Receivable		69,112
Prepaid Items		17,520
Inventory		131,279
Restricted:		
Cash and Cash Equivalents		23,409
Investments		927,109

**TOTAL CURRENT ASSETS** **\$17,376,664**

#### NONCURRENT ASSETS

Restricted:		
Cash and Cash Equivalents		475,924
Investments		240,000
Capital Assets, Non-Depreciable		5,795,154
Capital Assets, Depreciable, Net		22,349,528
Notes Receivable		11,242,176
Bond Issuance Costs, Net		17,716

**TOTAL NON-CURRENT ASSETS** **40,120,498**

**TOTAL ASSETS** **\$57,497,162**

### LIABILITIES

#### CURRENT LIABILITIES

Accounts Payable	\$	149,880
Accrued Salaries & Benefits Payable		173,475
Compensated Absences Payable		131,975
Due To Other Governmental Units		114,018
Accrued Interest Payable		147,028
Deferred Revenue		85,338
Trust and Deposit Liabilities		707,588
Current Portion of Long-Term Debt		135,000

**TOTAL CURRENT LIABILITIES** **\$1,644,302**

#### NONCURRENT LIABILITIES

Compensated Absences Payable		162,559
Bonds Payable		5,381,086

**TOTAL NONCURRENT LIABILITIES** **5,543,645**

**TOTAL LIABILITIES** **\$7,187,947**

#### NET ASSETS

Invested in Capital Assets		22,646,312
Restricted		930,857
Unrestricted		26,732,046

**TOTAL NET ASSETS** **\$50,309,215**

**Housing Authority of the City of Lincoln**  
Statement of Revenues, Expenses and Changes in Fund Net Assets - Proprietary Fund  
year ended March 31, 2011

**OPERATING REVENUES**

Rental Income	\$ 6,258,634
HUD Contributions	15,334,466
Program Income	746,099
Other Income	445,604

**TOTAL OPERATING REVENUES \$22,784,803**

**OPERATING EXPENSES**

Administrative	\$ 3,656,808
Tenant Services	447,479
Utilities	516,248
Ordinary Maintenance & Operation	2,705,798
General Expense	691,392
Housing Assistance Payments	12,784,238
Non-Federal Assistance Payments	343,720
Depreciation	2,426,960

**TOTAL OPERATING EXPENSES 23,572,643**

**OPERATING INCOME (LOSS) \$(787,840)**

**NON-OPERATING REVENUES (EXPENSES)**

HUD Operating Subsidy	\$ 490,313
Interest Income	424,156
Interest Expense	(297,643)
ROSS Grant Income	53,170
ROSS Grant Expenses	(53,170)
Security Deposit Assistance Grant	19,736
Security Deposit Assistance Expenses	(19,736)
Gain on Capital Asset Dispositions	81,061

**TOTAL NON-OPERATING REVENUES (EXPENSES) 697,887**

**INCOME (LOSS) BEFORE OTHER REVENUE/EXPENSE (89,953)**

**CAPITAL CONTRIBUTIONS**

HUD Capital Grants	\$ 767,891
HUD Capital Fund Stimulus Recovery Act Grant	145,134

**SPECIAL ITEMS**

Casualty Loss Income	9,213
Casualty Loss Expense	(8,792)

**INCREASE (DECREASE) IN NET ASSETS 823,493**

**NET ASSETS**

Net Assets, Beginning Balance	49,485,722
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**TOTAL NET ASSETS - ENDING BALANCE \$50,309,215**

**Note:** The full audit report for the fiscal year ending March 31, 2011, is available upon request to the Lincoln Housing Authority.



## Community Partners

Catholic Social Services  
Cedars Youth Services  
Center for the People in Need  
CenterPointe, Inc.  
City of Lincoln Urban Development Department  
Community Action Partnership  
Family Services WIC  
Food Bank of Lincoln  
Food Net  
Fresh Start  
Friendship Home of Lincoln  
Homeless Committee  
Human Services Federation  
Lancaster County Extension  
Lincoln Area Agency on Aging  
Lincoln/Lancaster Community Mental Health  
Lincoln/Lancaster County Health Department  
Lincoln Parks and Recreation  
Lincoln Police Department  
Lincoln Public Schools  
Matt Talbot Kitchen  
Nebraska Department of Health and Human Services  
Nebraska RentWise Network  
People's City Mission  
Region V Services  
Supplemental Food Commodity Program  
University of Nebraska Medical Center  
Veterans Affairs

# LHA Departments and Staff

Larry G. Potratz  
Executive Director

## **Administration**

Marilyn Crawford

## **Business**

Stanley C. Sunblade Jr. – Manager  
Paula Garcia  
Dawn Giebler  
Lois Haupt  
Holly Hunkins  
Jim Justa  
Jeanette Rolofson  
Lori Urwiler

## **Human Resources**

Cheryl Vavra – Manager

## **Planning and Development**

Beverly Fleming – Manager  
Al Andrews  
Bob Goggins

## **Project-Based Housing Management**

Chris Lamberty – Assistant Director  
Melody Evans  
Laura Fuller  
Jan Meyers  
Donna McMillan  
Sharon Miller  
Lana Mitchell  
Karen Nichols  
Randi Zabel

## **Maintenance Division**

Stan Heider – Superintendent  
Aaron Admire  
Mick Bruce  
Mike Charron  
Rick Coulter  
Diana Drent  
Michael Gumenyuk  
Shad Hagaman  
Jim Hardesty  
Mark Henning  
Craig Himmelberg  
Justin Jensen  
Rose Jurgens  
Jeff Kidder  
Dan Koch  
Doug Lewis  
Pat McCoy  
Pat Paulson  
Wilbur Potter  
Shawn Servi  
Bill Stevens  
Dennis Strain  
John Stransky  
Gary Troff  
Nate Zabel

## **Systems Administration**

Jim Loos – Manager  
Ursula Goodban  
Mike Keating  
Marcy Ochsner

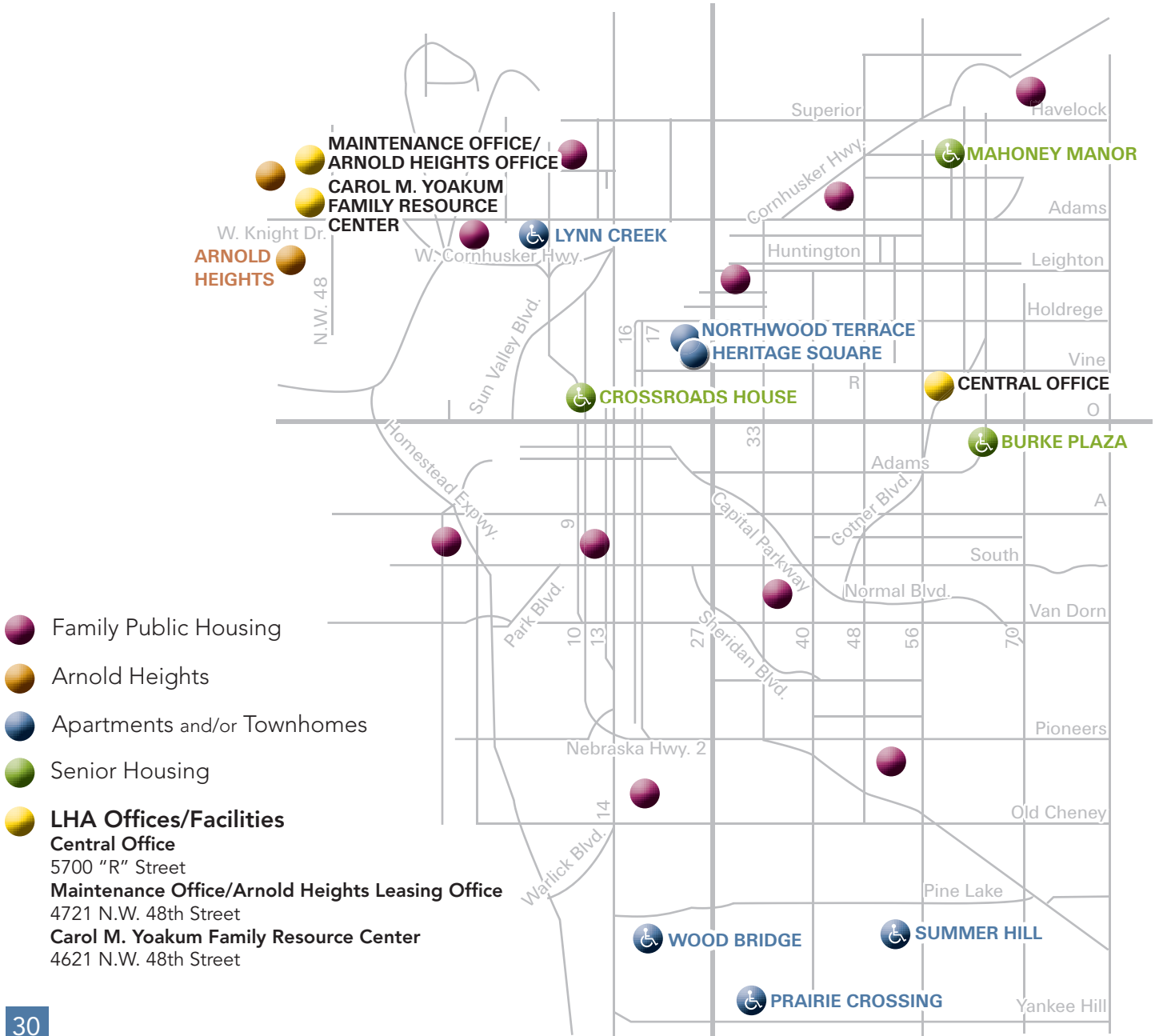
## **Tenant-Based Housing Management**

Seanna Collins – Manager  
Ericka Barry  
Matt Cartwright  
Ruth Catt  
Aaron Doolittle  
Brian Foster  
Ronda Foster  
Makenzie Longfellow  
Janet Love  
Maddy Madsen  
Mike Maguire  
Jim Mahoney  
Sara Marthaler  
Cheryl Munn  
Tom Priefert  
Judy Shaffer  
Jan Stuckenschneider  
Sharon Stumme  
Jessica Talero  
Kathy vonRenzell  
Angie Zessin

## **Tenant Services**

Doug Marthaler – Manager  
Linda Boutot  
Gina Grosenbach  
Linda Hecht  
Michelle Klein  
Dayna Krannawitter  
Elizabeth Redhage  
Susan Tatum  
Amy Wagner

# LHA Locations





1. Arnold Heights
2. Burke Plaza
3. Crossroads House
4. Heritage Square
5. Lynn Creek
6. Mahoney Manor
7. Prairie Crossing
8. Northwood Terrace
9. Summer Hill
10. Wood Bridge





# Lincoln Housing Authority

PO Box 5327, 5700 R Street

Lincoln, NE 68505

402-434-5500

[www.L-Housing.com](http://www.L-Housing.com)

The Lincoln Housing Authority does not discriminate based on race, color, religion, sex, handicap, familial status or national origin.



EQUAL HOUSING  
OPPORTUNITY