

PHA Plans

Streamlined 5-Year/Annual Version

U.S. Department of Housing and
Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
(exp 08/31/2009)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief to certain PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Streamlined 5-Year Plan for Fiscal Years 2005 - 2009

Streamlined Annual Plan for Fiscal Year 2008

HOUSING AUTHORITY OF THE CITY OF LINCOLN, NEBRASKA

Approved by LHA Board of Commissioners
01/10/2008

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue. Full reporting for each component listed in the streamlined Annual Plan submitted with the 5-year plan is required.

Streamlined Five-Year PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Lincoln, Nebraska

PHA Number: NE002

PHA Fiscal Year Beginning: 04/2008

PHA Programs Administered:

- Public Housing and Section 8**
 Section 8 Only
 Public Housing Only
 Number of public housing units: 320
 Number of S8 units:
 Number of public housing units:
 Number of S8 units: 2,884

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
 (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans and attachments (if any) are available for public inspection at: (select all that apply)

- Main administrative office of the PHA
- PHA development management offices
- PHA local offices
- Main administrative office of the local government
- Main administrative office of the County government
- Main administrative office of the State government
- Public library
- PHA website
- Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA
- PHA development management offices
- Other (list below)

Streamlined Five-Year PHA Plan

PHA FISCAL YEARS 2005 - 2009

[24 CFR Part 903.12]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- The PHA's mission is: (state mission here)

It is the mission of the Lincoln Housing Authority to provide 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.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- PHA Goal: Expand the supply of assisted housing
- Objectives:
- Apply for additional rental vouchers
 - Reduce public housing vacancies
 - Leverage private or other public funds to create additional housing opportunities:
 - Acquire or build units or developments
 - Other (list below)
 - ✓ *Maximize existing federal dollars to assist the maximum number of Section 8 households as allowed by allocated federal funds.*
 - ✓ *Maximize use of existing Low Rent Public Housing units by maintaining a 98% lease-up rate.*
 - ✓ *Through the use of the Lincoln Housing Authority's non-profit affiliates, leverage private and public funds to create additional quality housing opportunities.*
 - ✓ *Provide additional housing opportunities for disabled families/individuals through the creation of a Section 8 project-based voucher RFP and program.*

PHA Goal 2: Improve the quality of assisted housing

Objectives:

- Improve public housing management: (PHAS score)
- Improve voucher management: (SEMAP score)
- Increase customer satisfaction:
- Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- Renovate or modernize public housing units:
- Demolish or dispose of obsolete public housing:
- Provide replacement public housing
- Provide replacement vouchers:
- Other: (list below)
 - ✓ *Maintain Public Housing high performer status.*
 - ✓ *Achieve SEMAP score that ensures designation as high performer Section 8 program operation.*
 - ✓ *Maintain high quality of Section 8 units through enforcement of HUD Housing Quality Standards.*
 - ✓ *Update and implement annual and five-year public housing capital improvement programs for improvements to units.*
 - ✓ *Encourage mix of incomes in new low income tax credit developments.*

PHA Goal 3: Increase assisted housing choices

Objectives:

- Provide voucher mobility counseling:
- Conduct outreach efforts to potential voucher landlords
- Increase voucher payment standards
- Implement voucher homeownership program:
- Implement public housing or other homeownership programs:
- Implement public housing site-based waiting lists:
- Convert public housing to vouchers:
- Other: (list below)
 - ✓ *Conduct outreach efforts to encourage potential participation by landlords in the Section 8 Voucher program.*
 - ✓ *Monitor current effectiveness of voucher payment standards and adjust as needed.*

HUD Strategic Goal: Improve community quality of life and economic vitality

PHA Goal 4: Provide an improved living environment

Objectives:

- Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments
- Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments
- Implement public housing security improvements:

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- Other: (list below)
 - ✓ *Keep units drug free.*
 - ✓ *Encourage developers/landlords to provide for mixed income housing developments.*
 - ✓ *Ensure public housing units are maintained to high community standards and expectations.*
 - ✓ *Provide opportunities for LHA residents to participate in public/private programs offered by the Carol M. Yoakum Family Resource Center and other Lincoln Housing Authority facilities.*

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- PHA Goal 5: Promote self-sufficiency and asset development of assisted households
Objectives:
 - Increase the number and percentage of employed persons in assisted families
 - Provide or attract supportive services to improve assistance recipients' employability
 - Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - Other: (list below)
 - ✓ *Seek to eliminate each family's barriers to seeking employment and educational betterment.*
 - ✓ *Collaborate with other social service agencies to ensure access to needed social/employment services to enrich recipients' opportunity for meaningful employment.*

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- PHA Goal 6: Ensure equal opportunity and affirmatively further fair housing
Objectives:
 - Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability
 - Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability
 - Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required
 - Other: (list below)

HUD Strategic Goal: Implement the Violence Against Women Act (VAWA):

- PHA Goal 7: Serve the needs of victims of domestic violence, dating violence, sexual assault or stalking
- Objectives:
- Provide victims of domestic violence with housing preference
 - Work with domestic violence shelters to provide housing opportunities to victims of domestic violence
 - Ensure policies do not discriminate against an applicant, public housing resident, or program participant on the basis of the rights or privileges provided under the Violence Against Women Act.

Other PHA Goals and Objectives: (list below)

Streamlined Annual PHA Plan PHA Fiscal Year 2008

[24 CFR Part 903.12(b)]

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Provide the following table of contents for the streamlined Annual Plan submitted with the Five-Year Plan, including all streamlined plan components, and additional requirements, together with the list of supporting documents available for public inspection.

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B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE
Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;
Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.
For PHAs APPLYING FOR CAPITAL FUND PROGRAM (CFP) GRANTS:
Form HUD-50070, Certification for a Drug-Free Workplace;
Form HUD-50071, Certification of Payments to Influence Federal Transactions;
Form SF-LLL & SF-LLLa, Disclosure of Lobbying Activities.

Executive Summary (optional)

[903.7(r)]. If desired, provide a brief overview of the contents of the streamlined 5-Year/Annual Plan.

1. Statement of Housing Needs [24 CFR Part 903.12 (b), 903.7(a)]

**Lincoln Needs Assessment
 2008 Agency Plan**

Population Demographic Trends

In 2000, the city of Lincoln consisted of 225,442 persons. This reflects a 17% increase (or 33,470 persons) since 1990. Migration and a fairly aggressive annexation policy impacted this growth. Annexation resulted in a slight increase in the relative size of Lincoln of the County population.

TABLE 1: LINCOLN CITY AND LANCASTER COUNTY (1990-2000)

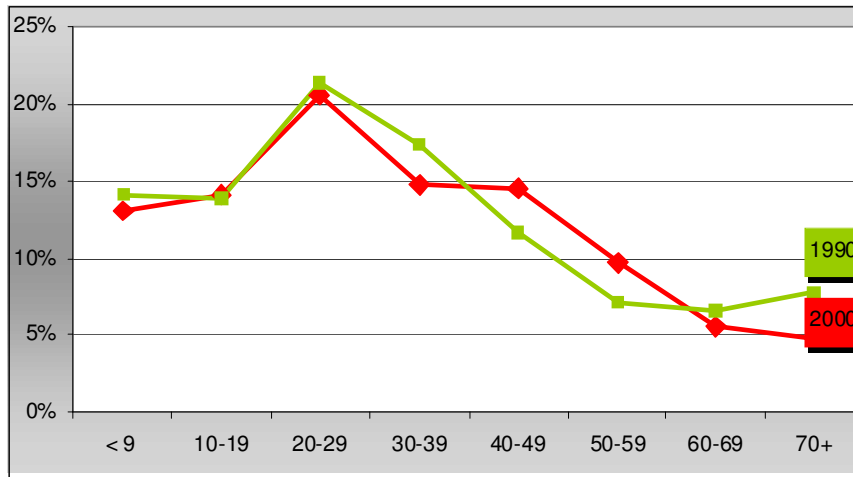
	<u>1990</u>	<u>2000</u>	<u>Change</u>	
Lincoln City	191,972	225,442	33,470	17.4%
Lancaster County	213,641	250,291	36,650	17.2%
City of County	89.9%	90.1%	91.3%	
Source: 1990, 2000 Census				GP&R, Inc.

Population Age Structure

The 2000 Lincoln population consists of a majority (71%) of persons in their working age (16 to 64 years old). The young and the old populations (under 16 years and over 64 years old) consist of 19% and 10%, respectively, of the population. The population growth during the past ten years was mostly a result of migration. It contributed to growth in the number of persons in two age groups: 5 to 24 years and 35-44 years old. Changes in fertility patterns among migrants resulted in growth among the young population under 5 years old (growth was in absolute numbers, but not in relative terms).

Changes in the age structure during the past ten years reflect aging of the ‘baby boomers’ (who were 36-54 years old in 2000), and a slight decrease (by 1%) in the relative size of the population under 5 years old and over 65 years old. However, the age structure that exhibits the relative size of age groups should not be misleading – both of the latter age groups experienced growth in absolute numbers (by 10% and 19%, respectively).

Lincoln City Age Structure (1990-2000)



Population Ethnic Composition

Lincoln’s population is predominantly White Caucasian (not Hispanic or Latino origin). This group consists of 197,951 persons (87.8% of the population). The rest of the population consists of 6,876 persons of African-American origin (3.1%), 6,866 persons of Asian origin (3.0%), and others. Diversification of the ethnic composition is probably among the most significant demographic changes that took place during the past decade. As specified in the table below, the growth rate among minority groups ranged from 55% (African-American) to 122% among ‘other’ category, which mostly refers to persons of Hispanic or Latino origin. The table presents a comparison between 1990 and 2000 ethnic composition. In reviewing the data, one should note that persons of Hispanic/Latino origin are included in two major ethnic groups: ‘Other’ (consists of 47% of Hispanic/Latino population) and White (38% of Hispanic). All other persons of Hispanic/Latino origin are distributed among other ethnic groups.

	1990	2000	1990-2000 Change		2000 Percent Hispanic
White	179,302	201,150	21,848	12.2%	1.6%
African American	4,439	6,876	2,437	24.9%	2.1%
American Indian	1,033	1,824	791	76.6%	8.6%
Asian/Hawaiian	3,261	6,866	3,605	110.5%	2.8%
Other Race	3,937	8,726	4,789	121.6%	93.5%
Total	191,972	225,442	33,470	17.4%	

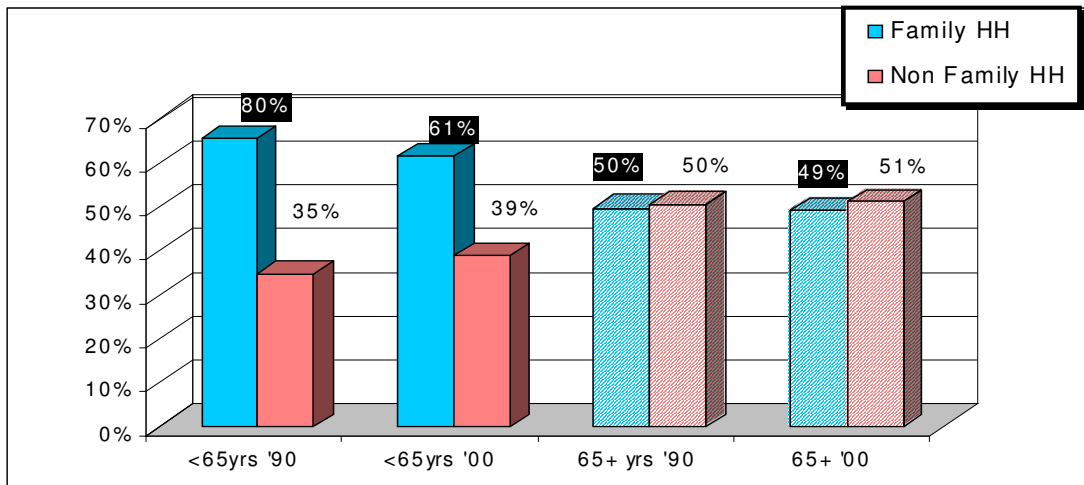
GP&R, Inc.

Households and Household Population

From 1990 to 2000, Lincoln gained 32,797 households (a 20% increase), reaching a total of 90,485 households. The number of persons living in households also increased, but at a slightly lower rate (18% growth rate). Consequently, the average household size decreased from 2.4 persons in 1990 to 2.36 persons in 2000.

Beyond this growth, the city experienced a significant change in the proportions between family and non-family households. The number of family households (59% of households) has gone up, but at a lower rate compared with non-family households. The result was an increase in the relative size of non-family households, especially among the non-elderly population. Indeed, the non-family households aged 0-64 years old gained 10,751 persons (a 36% increase), compared with a gain of 909 non-family elderly households (13% growth). The chart below illustrates the proportional sizes of family and non-family households among elderly and non-elderly households.

Household Composition By Age and Family Type (1990 & 2000)



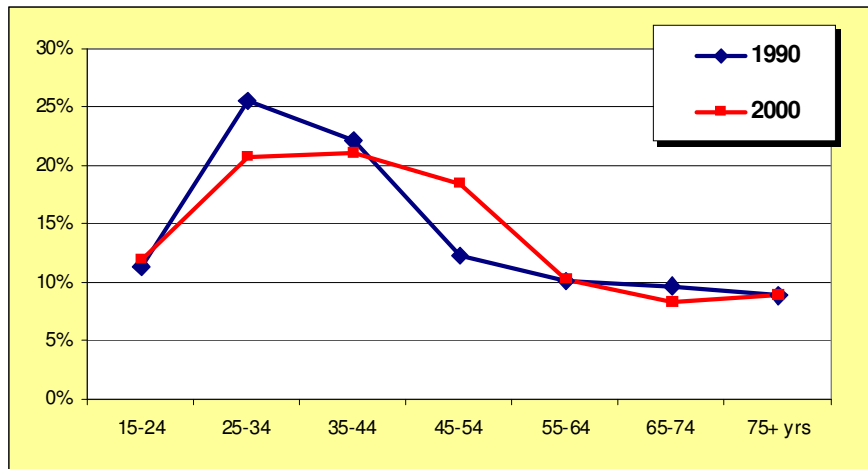
Typically in Nebraska, increase in non-family households resulted in a decrease in the overall average household size and an increase in the average size of the non-family households. In many communities, a decrease in fertility rate further resulted in a declining size of the average family size. Lincoln, however, deviates from this rule. Because a large number of minority households are families with a relatively high fertility rate, the average family (non-elderly) household in Lincoln has gone up during the past ten years. Additional characteristics that appear to be associated with minority households include an increase in the traditional (married) household type and in households consisting on relatives. The table on the following page summarizes the data relevant to households.

Lincoln Households (1990 & 2000)

	<u>1990</u>	<u>2000</u>	<u>Change</u>	
<u>Households Total</u>	75,230	90,485	15,255	20%
Family	46,963	53,580	6,617	14%
Non-Family	28,267	36,905	8,638	31%
<u>Population In Household</u>	181,141	213,938	32,797	18%
In Family Household	144,467	165,411	20,944	14%
In Non-family Households	36,674	48,421	11,747	32%
		40.8%		
<u>Household Size</u>	2.40	2.36	(0)	-1%
Family	3.08	3.09	0	0%
Non-Family	1.30	1.31	0	1%

The ten-year trend among households' age structure is consistent with the population age structure previously presented.

Household Age Structure (1990 & 2000)



Household Ethnic Structure

The vast majority of households (92.5%) are of White ethnic origin. Minorities (a total of 7.5%) consist of Black, Asian, and other mixed races, including households of Hispanic/Latino origin. This represents a change from 1990, when White Caucasian households consisted of 95.4% and minority households consisted of 4.6%. All ethnic groups experienced growth during the past ten years. Growth was especially felt among households of Asian origin (105.3% growth) and of Hispanic/Latino origin (320% growth).

Households by Ethnic Origin (2000)

	<u>Households</u>	<u>Percent</u>
White Alone	83,719	92.5%
Black/African American	2,181	2.4%
American Indian	495	0.5%
Asian Pacific, Hawaiian	1,971	2.2%
Other Race	2,119	2.3%
<u>Total</u>	90,485	100.0%
Source: 2000 Census (SF1 & SF3)		GP&R, Inc.

The 2000 household structure varies somewhat between ethnic groups. Generally, the most prevalent type of household is ‘family household – married couples’ category. This household type, however, is more prevalent among the White population. Non-family households living alone are also more prevalent among the White. However, minority populations have a high proportion (compared with White) of single-parent family households and non-family households that do not live alone. Analysis of different ethnic groups and census tracts shows that Hispanic origin and geographic location are major factors that distinguish between household structure of different ethnic groups.

Household Type (White vs. Minorities), (2000)

	<u>White</u>	<u>Minorities</u>
Married-couple family	47.6%	43.1%
Male householder, no wife present	3.1%	5.1%
Female householder, no husband present	8.7%	17.1%
Non-Family Householder living alone	30.9%	23.6%
Non-Family Householder not living alone	9.7%	11.0%
Total	100.0%	100.0%
Source: 2000 Census (SF1 & SF3)		GP&R, Inc.

Group Quarters

Excluded for the household population are about 11,504 persons living in group quarters. About 85% of persons in group quarters are of White Caucasian ethnic origin. Persons in group quarters fall into two major categories: students living in dormitories (61% of group quarters) and persons in correctional institutions (23%). The rest are in nursing homes (8.2%) and other non-institutions (including homeless).

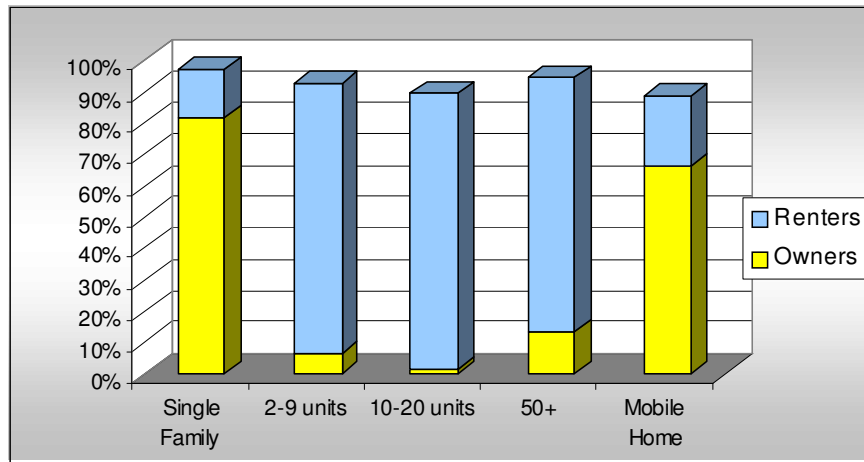
Housing Market and Tenure

In 2000, the housing stock consisted of 95,188 units. This represents a 20% increase (16,144 units) from 1990, which is slightly higher than the increase in households. Accordingly, the vacancy rate increased from 4.6% of the housing stock in 1990 to 5.0% in 2000.

About twenty percent of the housing stock was built in the past ten years. A similar spurt in construction (19% of the housing stock) took place in the 1970s, while construction in the 1980s, 1960s, and 1950s contribute about 11% (for each decade) of the housing stock. As expected, the construction during the 1940 was limited.

The housing stock consists of primarily single-family detached homes (63% of the housing stock). These homes (including mobile homes) are mostly occupied by their owners, as illustrated in the figure below and specified in the table following the figure.

Building Size and Tenure (2000)



Building Size and Tenure (2000)

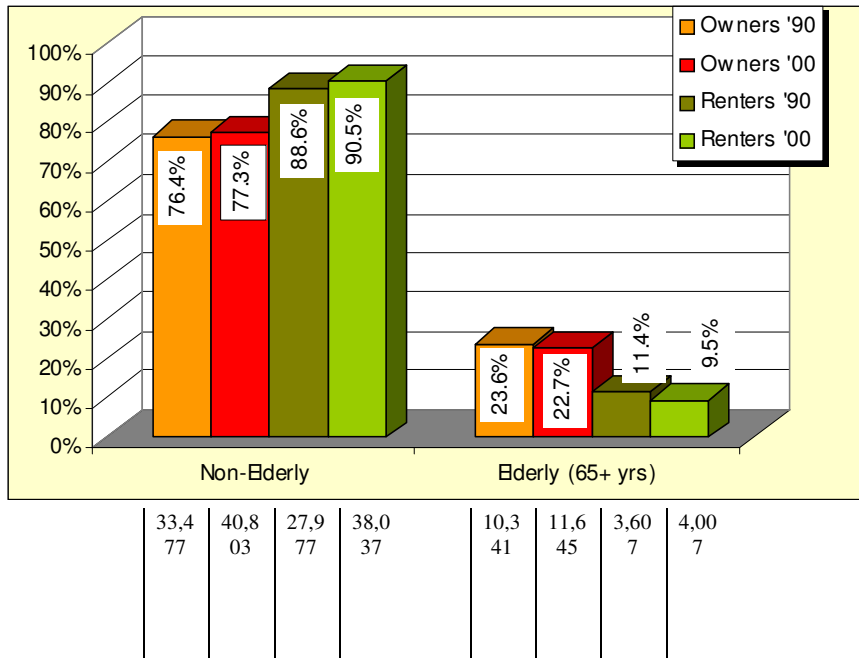
	Total Units		Occupied			Total
	Total	%	Total	Owners	Renters	
Single Family	60,082	63.1%	58,416	84%	16%	100%
2-9 Units	13,888	14.6%	12,916	7%	93%	100%
10-49 Units	14,788	15.5%	13,202	2%	98%	100%
50+ Units	4,094	4.3%	3,868	14%	86%	100%
Mobile Home	2,329	2.4%	2,076	75%	25%	100%
Boat, van, etc.	7	0.01%	7	100%	0%	100%
Total Units	95,188	100%	90,485			

Source: Census 2000 (SF3) GP&R, Inc.

Over half (57.9%) of the occupied units are owner occupied. In 2000, they consisted of 52,448 households. Renter households (42.1%) consisted of 38,037 households. Available information concerning building permits issued since the 2000 Census suggests that the 2000 owner/renter ratio has not changed. From 1990 to 2000, the number of both owner and renter occupied units increased by about 20%. The market gained 8,630 homeowners (19.7% growth rate) and 6,453 renters (20.4% growth rate).

Analysis of tenure structure among different age groups shows that renters are more likely to be under 65 years old (non-elderly) and elderly (65 years and older) are more likely to be homeowners. During the past decade, the proportion of non-elderly homeowners and renters increased compared with elderly homeowners and renters, as illustrated below. Further, Married-couples are more likely to be homeowners, although the number of homeowners who are single-parents or single-person household increased significantly since 1990 (especially among the non-elderly population).

Tenure Structure by Age (1990 & 2000)



Source: Census 1990 & 2000 (SF3)

Tenure and Ethnicity

Households of White ethnic origin (83,719 households) consist of the majority of homeowners and renters, although in 2000, their rate of renter households was low compared with homeowners (87.5% of renters vs. 95.8% of homeowners). Further, households of White ethnic origin tend to be homeowners (60% homeownership rate). Contrary to this ethnic group, all minority households have a significantly higher percentage of renter households. Households of Asian origin have the highest ownership among minority populations (about 40%, compared with 30% and less among all other minority ethnic groups).

Tenure Status by Ethnic Origin (2000)

			<u>Owners</u>	<u>Renters</u>	<u>Total</u>
White Alone	83,719	92.5%	60.2%	39.8%	100%
Black/African American	2,181	2.4%	23.3%	76.6%	100%
American Indian	495	0.5%	34.3%	65.7%	100%
Asian Pacific, Hawaiian	1,971	2.2%	40.1%	59.9%	100%
Other Race	2,119	2.3%	28.4%	71.6%	100%
Total	90,485	100.0%	58.0%	42.0%	100%

Source: 2000 Census (SF1 & SF2) GP&R, Inc.

Vacancies

The overall housing vacancy rate was at 5% (4,714 units) in year 2000. This represents an increased from 1990, when the vacancy rate was 4.6% (and 3,653 units). The majority of vacant units (57%) were available for rent, about 18% were for sale, and about 14% area available for occasional use. 10% of the units were vacant but are, to a certain extent, off the active market.

Vacancies (2000)

<u>Total:</u>	<u>Units</u>	<u>Percent</u>
For rent	2,706	57.4%
For sale only	857	18.2%
Rented or sold, not occupied	470	10.0%
For seasonal, recreational, or occasional use	283	6.0%
Other vacant	398	8.4%
For migrant workers	0	0.0%
Total	4,714	100.0%

Source: Census 2000 (SF3) GP&R, Inc.

Analysis of the 2000 vacancy pattern by unit type shows that vacancy rate is the lowest among the single-family units and is the highest among building with 10 to 50 units. A brief analysis of vacancies by census tract suggests that there is a positive correlation between vacancy rate, location, and building finance type. However, a more thorough analysis is required in order to establish this correlation.

Vacancies by Building Size (2000)

<u>Building Size</u>	<u>Units</u>	<u>Vacant Units</u>	
1, detached	54,483	1,433	2.6%
1, attached	5,599	230	4.1%
2	4,658	355	7.6%
3 or 4	3,564	272	7.6%
5 to 9	5,666	345	6.1%
10 to 19	7,822	889	11.4%
20 to 49	6,966	711	10.2%
50+	4,094	226	5.5%
Mobile Home	2,329	253	10.9%
Boat, RV, van, etc.	7	0	
<u>Total units</u>	<u>95,188</u>	<u>4,728</u>	<u>5.0%</u>

Source: Census 2000 (SF3) GP&R, Inc.

Affordable Housing Inventory

Based on an extensive count of 2000 rent-assisted housing units, the City's pool of affordable housing consists of 6,141 housing units. There are additional 300 units for persons with disabilities and about 2,200 elderly and disabled households that enjoy Homestead exemption.

Analysis of the rents indicate that about 2,150 units are available to household with income up to 30% of the Area Median Income (AMI), 2,970 units for household with income of 30%-50% of the AMI, and 1,021 units for households with income at 51%-80 of AMI.

Household Income

According to the Census, the Median Household Income (MHI) for 2000 was \$40,605 for the City as a whole. The MHI varies with age of householder. Households with a householder that is below 25 years old had a MHI of \$21,293. MHI increased with age, reaching a peak of \$57,749 at age 45-54 years, and decreased to \$27,422 for households with householders 75 years and older.

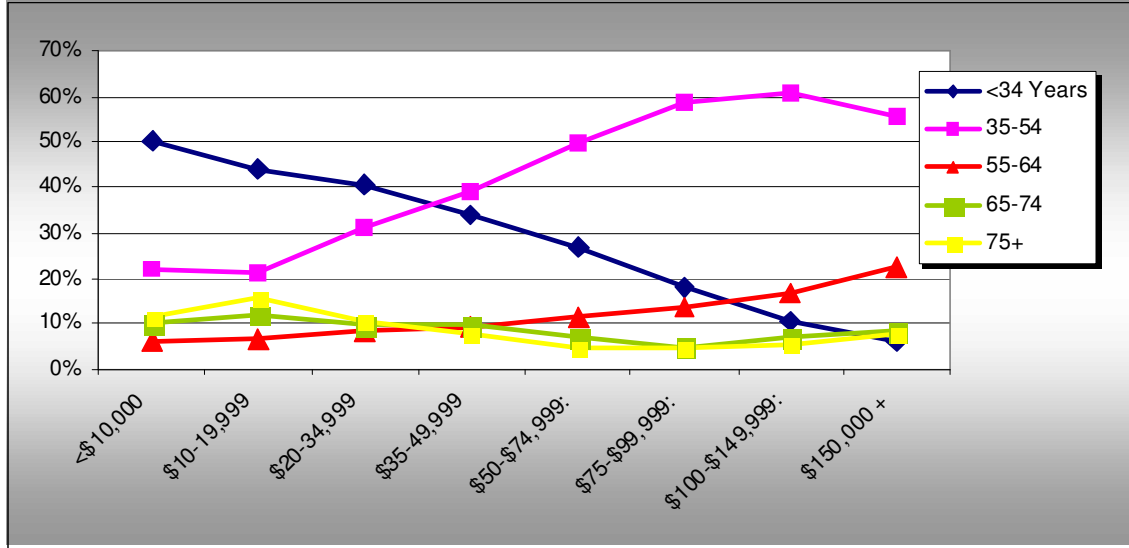
Median Household Income by Age (2000)

Total	\$ 40,605
Householder under 25 years	\$ 21,293
Householder 25 to 34 years	\$ 38,999
Householder 35 to 44 years	\$ 48,337
Householder 45 to 54 years	\$ 57,749
Householder 55 to 64 years	\$ 51,750
Householder 65 to 74 years	\$ 34,387
Householder 75 years and over	\$ 27,422

Source: Census 2000 (SF3) GP&R, Inc.

The chart below illustrates the income distribution among households of different age groups.

Income Distribution Among Households By Age (2000)



Source: 2000 Census (SF3)

Based on the MHI for the population as a whole, the Census data shows that, in 2000, a total of 32,474 households had income at 80% and below the Median Household Income. These households consist of 35.9% of the households. More specific analysis shows that the rate of elderly households of low to moderate incomes (also referred to as LMI) was high compared with non-elderly households (49% elderly vs. 33% non-elderly).

About twenty percent (or 19,103 households) of the total LMI households had income at or below \$20,303, which is about 50% of the Median Household Income. These households consisted of 14,232 non-elderly and 4,871 elderly households.

Household Income Distribution by Age (2000)

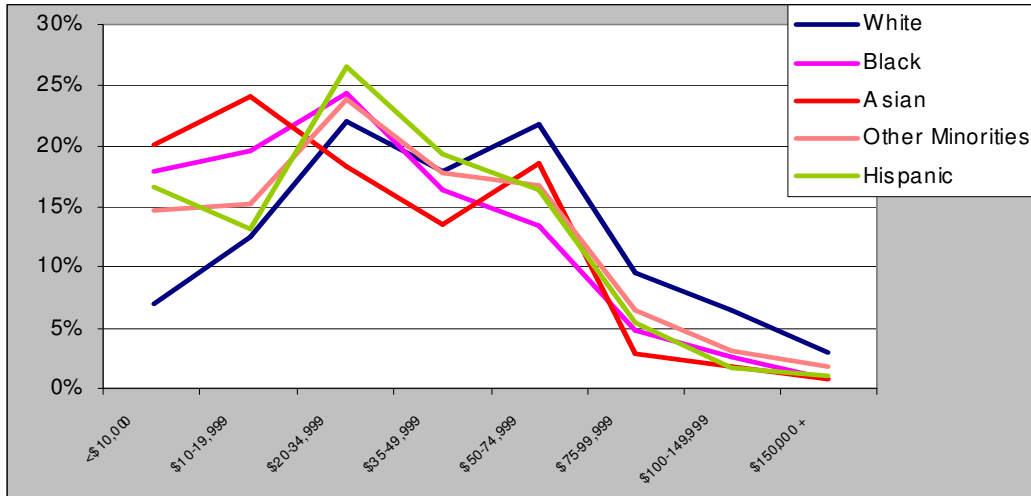
Income	TOTAL	NE<65	65+
<30% of HMI	9,467	7,225	2,242
30-50% of HMI	9,636	7,007	2,629
50-80% of HMI	13,371	10,580	2,791
Total Low/Moderate Income	32,474	24,812	7,662
Income \$100,000 and above	8,020	6,946	1,074
Percent of total Households	8.9%	9.3%	6.8%

Source: 2000 Census (SF3) GP&R, Inc.

Income Distribution and Ethnic Composition

Income is unevenly distributed among ethnic groups. The median income for households of White Caucasian only origin is in the range of \$40,000 to \$45,000. This median income is high by \$10,000 to \$25,000 compared with other ethnic groups. Specifically, the median income for groups of African American and Asian origin is \$20,000 to \$25,000, and the median income for groups of Hispanic/Latino origin and other ethnic groups is \$25,000 to \$30,000.

Income Distribution Among Households By Ethnic Origin (2000)



The uneven income distribution is manifested in the proportion of households with low and moderate incomes among the different ethnic groups. As presented below, nearly half of the minority households have low and moderate incomes, compared with about 35% among the White Caucasian households. Further, while minority households consist of 9% of the total population, minority households with low and moderate incomes consist of over 12% of the households with these incomes.

Household Income Distribution by Ethnic Origin (2000)

Income	Total	White Alone	Minorities	Hispanic	Black	Asian
<30% of Median	9,467	7,856	1,611	464	496	283
30-50% of Median	9,636	8,536	1,100	260	384	202
50-80% of Median	13,371	12,062	1,309	435	358	255
Total LMI households	32,474	28,453	4,020	1,159	1,238	740
% LMI of Total Households	35.9%	34.5%	49.4%	48.4%	53.8%	56.5%
% LMI of Total LMI	100%	87.6%	12.4%	3.6%	3.8%	2.3%
% Race of Total Households	100%	91.0%	9.0%	2.6%	2.5%	2.1%

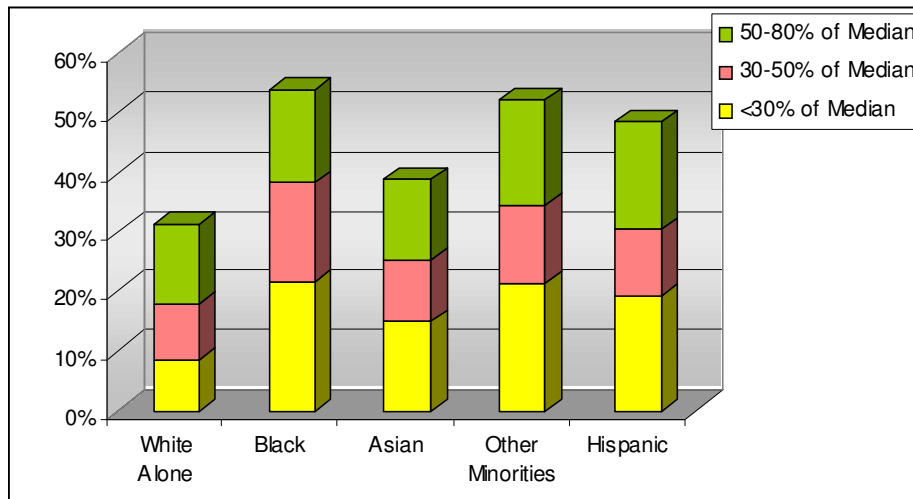
Source: 2000 Census (SF3)

GP&R, Inc.

Analysis of the differences between ethnic groups shows that the largest ethnic groups among the households with low and moderate incomes are of African America, Asian, and Hispanic/Latino origins.

The figure below illustrates the proportion of households with low and moderate incomes of the total household in each ethnic group. Note that only the latter three groups are specified. All other groups are included in the category 'other group'. As shown, there is a significant difference between the White Caucasian households and all minority households. The differences are apparent in the total number of households with low and moderate income as well as in the proportion of households with very low income (below 30% of the Area Median Income). Minority groups have a high proportion of households with very low income compared with the White Caucasian population. Although not shown here, the Census data suggests that ethnic groups also differ in the age of households with low and moderate incomes. On an average, minority households with low and moderate incomes tend to be about seven years younger than White Caucasian households with low and moderate incomes.

Households by Major Ethnic Origin and Income (2000)



Income Distribution and Tenure

Renter households are more likely to have households with low and moderate incomes, and these LMI households are more likely to

experience housing cost overburden. The data presented below shows that about 22% (11,637 households) of homeowner households have low and moderate incomes. Of these households, 48.3% (or 4,928 households) experience housing cost overburden (their housing related expenses are above 30% of their income). Renter households consist of about 64% households with low and moderate incomes (22,276 households). Of these households, nearly 60% (13,129 households) experience cost overburden.

Household Tenure by Income and Cost Burden (2000)

Income Category	Owners		Renters		% Cost Burden of LMI	
	Total	Cost Burden	Total	Cost Burden	Owners	Renters
<30% of HMI	1,547	910	7,920	6,152	18.5%	46.9%
30-50% of HMI	2,807	1,343	6,829	4,722	27.3%	36.0%
50-80% of HMI	5,844	2,675	7,527	2,255	54.3%	17.2%
Total LMI	10,198	4,928	22,276	13,129	100%	100%
Total Households	52,448		38,037			

GP&R, Inc.

Source: 2000 Census (SF3)

Further analysis shows that the proportion of minority households of low and moderate incomes that experience cost overburden is higher than their proportion of the total population. The total of minority

households who experience cost overburden (4,202 households) consists of 23.3% of all such households. This is significantly higher than the proportion of all minority households of the total population (7.5%).

Income Category	LMI Households	Total Minorities Households	Total Cost Overburden Households	Cost Overburden Minorities		
				Total	Homeowners	Renters
<30% of Median	9,467	1,611	7,062	1,154	149	1,005
30-50% of Median	9,636	1,100	6,065	1,052	107	944
50-80% of Median	13,371	1,309	4,930	944	268	677
	32,474	4,020	18,057	3,150	524	2,626

Source: Census 2000 (SF3) GP&R, Inc.

Housing Needs

Housing needs estimates are based on the cost overburden. Cost overburden information is based on Census 2000 (SF3). The assessment assumes that households enjoying homestead exemptions did not surface in the Census count as experiencing cost overburden. The assessment further assumes that all rent-assisted units are occupied by households with low to moderate incomes. Therefore, these households are not counted by the Census as experiencing cost overburden. Finally, since the Census data applies to year 2000, additional affordable units that were developed since April of 1999 were not counted for the needs assessment. This approach is consistent with the discussion thus far, which is based on 2000 Census.

As presented on the following page, Lincoln has a large number of households that experience housing cost overburden. These households consist of nearly 20% of the total population and over half (55.6%) of the populations with low and moderate incomes. Cost overburden is negatively correlated with income – the lower the household income the higher the number of households experiencing cost overburden. Cost overburden is further related to tenure status. As a rule, renter households are more likely to experience housing cost overburden. Nearly two thirds (78%) of renter households with incomes up to 30% of the Area Median Income (AMI) experience cost overburden. The proportion of cost overburden households decreases with income (69% of renter households with incomes at 30%-50% of the AMI and 30% of households with incomes at 51%-80% of the AMI). Cost overburden among homeowners is slightly lower than among renters. Households experiencing cost overburden consist of 59%, 48% and 46% of homeowners with incomes up to 30%, 30%-50%, and 51%-80% of the AMI (respectively). The differences between renters and homeowners are related to age and ethnic origin of households. The elderly, who are more likely to be homeowners and among the LMI homeowners in particular, tend to experience low cost overburden (e.g., mortgage is paid off and Homestead Exemption result in low cost overburden for Census purposes).¹ Minority households with a high proportion of households with low and moderate incomes and renters tend to impact the rental market. Also, cost overburden figures in the rental market are affected by the affordable housing supply, which tends to target households at 60% and higher of the AMI.

¹ Note that non-housing related expenses that burden the elderly income (e.g., medical bills) are not reflected in the housing cost overburden figures.

Housing Needs Assessment (2000)

	Total	Renters	Owners						
Total Households	90,485	38,037	52,448						
<30%	9,467	7,920	1,547						
31-50%	9,636	6,829	2,807						
51-80%	13,371	7,527	5,844						
Total LMI	32,474	22,276	10,198						
				Affordability	Supply	Quality	Access	Size	Location
	Households	Needs							
<30%	9,467	7,062		5	5	3	NA	3	1
31-50%	9,636	6,065		4	4	3	NA	2	1
51-80%	13,371	4,930		4	3	3	NA	1	1
Total LMI	32,474	18,057							
<u>Elderly</u>									
<30%	2,242	1,020		5	4	4	NA	3	1
31-50%	2,629	1,197		4	4	4	NA	3	1
51-80%	2,791	1,270		4	4	4	NA	3	1
Total LMI	7,662	3,487							
Total HH	15,770	-							
<u>Minorities</u>									
<30%	1,611	1,154		5	5	3	NA	4	1
31-50%	1,100	1,052		5	4	3	NA	4	1
51-80%	1,309	944		5	3	3	NA	4	1
Total LMI	4,020	3,150							
Total HH	6,767								

The waiting lists of the Lincoln Housing Authority confirm the above discussion.

A. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

COMMENTS TO WAITING LIST TABLES

Data concerning waiting lists is valid to 9-30-2007. Data changes daily.

In an effort to minimize duplications and present an accurate picture of the characteristics of families and persons on waiting list, we have chosen to present two separate tables:

Table 1 – Section 8 waiting list

Table 2 – Waiting list of all public housing units

Housing Needs of Families on the Section 8			
WAITING LIST TABLE 1			
Waiting list type: (select one)			
X Section 8 Tenant-Based Assistance			
<u>Public Housing and additional income restricted units</u>			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development / sub-jurisdiction: _____			
	# of families	% of total families	Annual Turnover
Waiting list total	2575		
Extremely low income < 30%AMI	1981	76.94%	
Very low income > 30% to 50% AMI	568	22.06%	
Low income > 50% to 80% AMI	26	1.00%	
Families	2082	80.85%	
Elderly families	149	5.79%	
Families with Disabilities	344	13.36%	
Race			
White	1927	74.84%	
African American	462	17.94%	
Native American	70	2.72%	
Asian	50	1.94%	
Pacific Islander	9	.35%	
Multi Racial	57	2.21%	
Total	2575	100.00%	
Ethnicity			
Hispanic	158	6.14%	
Non-Hispanic	2417	93.86%	
Total	2575	100.00%	

Characteristics by Bedroom Size		# of Families	Extremely Low Income	Very Low Income	Low Income
0BR	13.24%	341	271	69	1
1BR	28.93%	745	577	158	10
2BR	41.17%	1060	800	250	10
3BR	13.59%	350	271	77	2
4BR	2.52%	65	51	12	2
5BR	.50%	13	10	2	1
5+BR	.04%	1	1	0	0
TOTAL	100%	2515	1981	568	26

Characteristics by Bedroom Size		# of Families	Race						
			White	Black	Indian/ Alaskan	Asian/	Pacific Islander	Multi- Racial	Hispanic
0BR	13.24%	341	257	59	9	6	1	9	12
1BR	28.93%	745	610	100	14	11	3	7	26
2BR	41.17%	1060	803	175	30	20	1	31	77
3BR	13.59%	350	232	83	14	10	3	8	39
4BR	2.52%	65	22	34	3	3	1	2	4
5BR	.50%	13	3	10	0	0	0	0	0
5+BR	.04%	1	0	1	0	0	0	0	1
TOTAL	100%	2575	1927	462	70	50	9	57	158

**HOUSED TENANTS-Section 8
(Completed 10/09/07)**

Characteristics by Bedroom Size		# of Families	Race						
			White	Black	Indian/ Alaskan	Asian/	Pacific Islander	Multi- Racial	Hispanic
0BR	1.07%	31	28	2	1	0	0	0	2
1BR	28.01%	814	699	65	16	30	3	1	30
2BR	39.64%	1152	898	169	39	25	5	16	62
3BR	23.54%	684	442	163	26	42	5	6	45
4BR	7.05%	205	96	76	9	19	2	3	19
5BR	.62%	18	11	5	0	2	0	0	1
5+BR	.07%	2	2	0	0	0	0	0	1
TOTAL	100%	2906	2176	480	91	118	15	26	160

Housing Needs of Families on the PUBLIC HOUSING			
WAITING LIST TABLE 2			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> <u>Public Housing and additional income restricted units</u>			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development / sub-jurisdiction: _____			
	# of families	% of total families	Annual Turnover
Waiting list total	548	100%	
Extremely low income < 30%AMI	436	79.56%	
Very low income > 30% to 50% AMI	90	16.42%	
Low income > 50% to 80% AMI	22	4.02%	
Families	469	85.59%	
Elderly families	25	4.56%	
Families with Disabilities	54	9.85%	
Race			
White	395	72.08%	
African American	108	19.71%	
Native American	16	2.92%	
Asian	13	2.37%	
Pacific Islander	2	.037%	
Multi Racial	14	2.55%	
Total	548	100%	
Ethnicity			
Hispanic	38	6.93%	
Non-Hispanic	510	93.07%	
Total	548	100%	

Characteristics by Bedroom Size		# of Families	Extremely Low Income	Very Low Income	Low Income
0BR	0%	0	0	0	0
1BR	8.39%	46	29	15	2
2BR	73.18%	401	325	63	13
3BR	7.12%	39	31	5	3
4BR	6.75%	37	31	4	2
5BR	4.56%	25	20	3	2
5+BR	0%	0	0	0	0
TOTAL	100%	548	436	90	22

Characteristics by Bedroom Size		# of Families	Race White	Black	Indian/ Alaskan	Asian/ Pacific Islander	Hispanic/ MultiRacial
0BR	0%	0	0	0	0	0	0
1BR	9.16%	46	41	3	1	0	0
2BR	79.88%	401	298	70	14	8	35
3BR	7.77%	39	26	9	1	2	9
4BR	7.37%	37	18	14	0	3	7
5BR	4.98%	25	12	12	0	0	1
5+BR	0%	0	0	0	0	0	0
TOTAL	100%	548	395	108	16	13	52

HOUSED TENANTS-PUBLIC HOUSING
(Completed 10/09/07)

Characteristics by Bedroom Size		# of Families	Race White	Black	Indian/ Alaskan	Asian/ Pacific Islander	Hispanic/ MultiRacial
0BR	19.63%	63	61	2	0	0	2
1BR	16.20%	52	52	0	0	0	0
2BR	15.89%	51	42	7	1	1	1
3BR	38.01%	122	75	44	2	1	3
4BR	8.41%	27	13	14	0	0	2
5BR	1.57%	5	1	3	0	1	0
5+BR	0%	0	0	0	0	0	0
TOTAL	100%	320	244	70	3	3	8

WAITING LISTS ANALYSIS

As presented, the waiting lists reflect the conditions at the date in which they were recorded. Market conditions can create substantial fluctuations in the waiting lists due to volume of applicants. The tables provided by the Agency Plan do not address issues such as number of repetitive applications after refusal to accept a certain unit and alternative housing solutions while being on the waiting list.

Generally, the waiting lists reflect needs for housing assistance that are consistent with the previous analysis. The major differences between the Public Housing and Section 8 waiting lists probably reflect differences in program eligibility criteria and property characteristics. Below are highlights of the data analysis:

- a. About 77 percent of the Section 8 waiting list applicants have incomes below 30 percent of the area-wide median income, while 80 percent of the Public Housing waiting list applicants have incomes below 30 percent of the area-wide median income.
- b. For Public Housing, the greatest overall demand is for two-bedroom units. Over 73 percent of the Public Housing waiting list applicants (401 families) are seeking two-bedroom units. The number of two-bedroom Public Housing inventory consists of 50 total units or 16 percent of all Public Housing units.
- c. For Section 8, the greatest overall demand is also for two-bedroom units. Over 41 percent of the Section 8 waiting list is seeking two-bedroom units. This appears to be a reflection of need for small, single-parent families.
- d. The demand for one-bedroom units is the second largest group of units sought by Section 8 applicants. Twenty-nine percent (29%) of the Section 8 waiting list (742 applicants) are seeking one-bedroom units. This appears to represent primarily individuals that are elderly and disabled, mostly single-person households.
- e. For Public Housing, the second largest group of applicants is seeking one-bedroom units. The third largest group of Public Housing applicants is seeking three-bedroom units which would reflect our large family need.

The number of public housing applicants has decreased over last year's total, while the number of families seeking Section 8 assistance has dramatically increased. Racial composition of all families housed has remained fairly constant over the past several years.

B. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families on the PHA's public housing and Section 8 waiting lists **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Seek replacement of public housing units lost to the inventory through mixed finance development
- Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- Apply for additional section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed - finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- Other: (list below)
Engage in activities to enhance public awareness of housing needs.

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- Employ admissions preferences aimed at families with economic hardships
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work
- Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available
- Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- Seek designation of public housing for families with disabilities
- Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Other: (list below)
 - a. *Participate in newly-created Nebraska Voucher program for families with severe mental illness.*
 - b. *Provide a set aside of Section 8 vouchers for project-based housing assistance with preference for rental assistance to disabled families and individuals with assigned support services.*

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- Affirmatively market to races/ethnicities shown to have disproportionate housing needs
 Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
 Market the section 8 program to owners outside of areas of poverty /minority concentrations
 Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- Funding constraints
 Staffing constraints
 Limited availability of sites for assisted housing
 Extent to which particular housing needs are met by other organizations in the community
 Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
 Influence of the housing market on PHA programs
 Community priorities regarding housing assistance
 Results of consultation with local or state government
 Results of consultation with residents and the Resident Advisory Board
 Results of consultation with advocacy groups
 Other: (list below)

After a thorough examination of our existing and potential market, as well as the characteristics of our residents and the agency's track record, Lincoln Housing Authority determined that the above strategies are most appropriate for meeting our mission and goals. These strategies reflect the results of working through our long-term plan in consultation with our residents, board, community representatives, and other community players.

2. Statement of Financial Resources

[24 CFR Part 903.12 (b), 903.7 (c)]

List on the following table the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2006 grants)		
a) Public Housing Operating Fund	430,000	
a) Public Housing Capital Fund	490,000	
a) HOPE VI Revitalization		
a) HOPE VI Demolition		
a) Annual Contributions for Section 8 Tenant-Based Assistance	13,500,000	
a) Resident Opportunity and Self-Sufficiency Grants	61,000	
a) Community Development Block Grant		
a) HOME	25,000	Security Deposit Assistance
Other Federal Grants (list below)		
HCV-FSS Coordinator	58,500	HCV-FSS Coordinator
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	950,000	Public Housing Operations
4. Other income (list below)		
4. Non-federal sources (list below)		
Interest Income—Public Housing	12,000	Public Housing Operations
Interest Income—Section 8 HCV	75,000	Section 8 HCV Operations
Tenants Misc. Charges—Public Housing	43,500	Public Housing Operations
Other: Washers/Dryers; Sprint Tower Contract	25,000	Public Housing Operations
Total Resources	\$15,670,000	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.12 (b), 903.7 (b)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- When families are within a certain number of being offered a unit: (state number)
 When families are within a certain time of being offered a unit: (state time)
 Other: (describe) *When families are offered a unit.*

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- Criminal or Drug-related activity
 Rental history
 Housekeeping
 Other (describe) *Credit History*

c. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- Community-wide list
 Sub-jurisdictional lists
 Site-based waiting lists
 Other (describe)

b. Where may interested persons apply for admission to public housing?

- PHA main administrative office
 PHA development site management office
 Other (list below) LHA website www.L-housing.com

c. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? *No.*
If yes, complete the following table; if not skip to d.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time? ___

3. How many unit offers may an applicant turn down before being removed from the site-based waiting list? ___

4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

d. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) **Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year? 0

2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously?
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
 PHA main administrative office
 All PHA development management offices
 Management offices at developments with site-based waiting lists

- At the development to which they would like to apply
 Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- One *Fall to bottom*
 Two *Removed*
 Three or More

b. Yes No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- Emergencies
 Over-housed
 Under-housed
 Medical justification
 Administrative reasons determined by the PHA (e.g., to permit modernization work)
 Resident choice: (state circumstances below)
 Other: (list below)

c. Preferences

1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing

- Homelessness
- High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- Other preference(s) (list below) *Displaced by fire, flood or storm.*

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

2 Date and Time

Former Federal preferences:

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- 1 Homelessness
- High rent burden

Other preferences (select all that apply)

- 1 Working families and those unable to work because of age or disability
- Veterans and veterans' families
- Residents who live and/or work in the jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below) *Displaced by fire, flood or storm.*

4. Relationship of preferences to income targeting requirements:

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements. *Lincoln Housing Authority has been exempt from income targeting through the Moving To Work program.*

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- The PHA-resident lease
- The PHA's Admissions and (Continued) Occupancy policy
- PHA briefing seminars or written materials
- Other source (list) *Tenant Handbooks*

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- At an annual reexamination and lease renewal
- Any time family composition changes
- At family request for revision
- Other (list)

(6) Deconcentration and Income Mixing

a. Yes No: Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

b. Yes No: Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete. If yes, list these developments on the following table:

Deconcentration Policy for Covered Developments			
Development Name	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B.

Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- Criminal or drug-related activity only to the extent required by law or regulation
 Criminal and drug-related activity, more extensively than required by law or regulation
 More general screening than criminal and drug-related activity (list factors):
 Other (list below)

b. Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- Criminal or drug-related activity
 Other (describe below)

The information shared with the prospective owner is limited to: 1) the family's current address as shown in LHA records; and 2) the name and address of the landlord at the family's current and prior address if known.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- None
 Federal public housing
 Federal moderate rehabilitation
 Federal project-based certificate program
 Other federal or local program (list below) *Mainstream Voucher Program*

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- PHA main administrative office
 Other (list below) (1) via mail; or (2) via LHA website with online application at www.L-housing.com

(3) Search Time

- a. Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Typically, it takes a participant a minimum of 90 days to lease-up a unit. LHA provides extensions based on the following three criteria: 1) Extenuating circumstances (family is hard-to-house); 2) Family has not refused suitable housing; and 3) The extension will result in housing the participant.

(4) Admissions Preferences

a. Income targeting

- Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
 Veterans and veterans' families
 Residents who live and/or work in your jurisdiction
 Those enrolled currently in educational, training, or upward mobility programs
 Households that contribute to meeting income goals (broad range of incomes)
 Households that contribute to meeting income requirements (targeting)
 Those previously enrolled in educational, training, or upward mobility programs
 Victims of reprisals or hate crimes
 Other preference(s) (list below)
1) Enrolled in approved self-sufficiency programs such as Employment First.
2) Military families whose voucher terminated due to being placed in active military duty.

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

2 Date and Time

Former Federal preferences:

- 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 1 Victims of domestic violence
- Substandard housing
- 1 Homelessness
- High rent burden

Other preferences (select all that apply)

- Working families and those unable to work because of age or disability
- Veterans and veterans’ families
- Residents who live and/or work in your jurisdiction
- Those enrolled currently in educational, training, or upward mobility programs
- Households that contribute to meeting income goals (broad range of incomes)
- Households that contribute to meeting income requirements (targeting)
- Those previously enrolled in educational, training, or upward mobility programs
- Victims of reprisals or hate crimes
- 1 Other preference(s) (list below)
Fully enrolled in Employment First or other acceptable self-sufficiency program.
- 1 *Military families whose voucher was terminated due to being placed in active military duty.*

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- Date and time of application
- Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one) *N/A*

- This preference has previously been reviewed and approved by HUD
- The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- The PHA applies preferences within income tiers
- Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- The Section 8 Administrative Plan
- Briefing sessions and written materials
- Other (list below)
Homeless Voucher Program
Mainstream Voucher Program

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- Through published notices
- Other (list below)
Mailings
Social service agency meetings—committees
Internet

4. PHA Rent Determination Policies

[24 CFR Part 903.12(b), 903.7(d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one of the following two)

- The PHA will not employ any discretionary rent-setting policies for income-based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
- The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- \$0
- \$1-\$25
- \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% of adjusted income

1. Yes No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below: *27% of monthly gross income with no deductions through our Moving To Work Plan.*

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

For the earned income of a previously unemployed household member

For increases in earned income

Fixed amount (other than general rent-setting policy)

If yes, state amount/s and circumstances below:

Fixed percentage (other than general rent-setting policy)

If yes, state percentage/s and circumstances below:

For household heads

For other family members

For transportation expenses

For the non-reimbursed medical expenses of non-disabled or non-elderly families

Other (describe below)

Please refer to Moving To Work section of the Plan and Lincoln Housing Authority Admissions and Continued Occupancy Policy.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

Yes for all developments

Yes but only for some developments

No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- For all developments
- For all general occupancy developments (not elderly or disabled or elderly only)
- For specified general occupancy developments
- For certain parts of developments; e.g., the high-rise portion
- For certain size units; e.g., larger bedroom sizes
- Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- Market comparability study
- Fair market rents (FMR)
- 95th percentile rents
- 75 percent of operating costs
- 100 percent of operating costs for general occupancy (family) developments
- Operating costs plus debt service
- The "rental value" of the unit
- Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- Never
- At family option
- Any time the family experiences an income increase
- Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- Other (list below)

Tenants must report all changes in family composition. Reporting income changes is not required.

g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

a. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- The section 8 rent reasonableness study of comparable housing
- Survey of rents listed in local newspaper
- Survey of similar unassisted units in the neighborhood
- Other (list/describe below)

Lincoln Housing Authority is exempt from flat rents through the Moving To Work program.

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (select the category that best describes your standard)

- At or above 90% but below 100% of FMR
- 100% of FMR
- Above 100% but at or below 110% of FMR
- Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- The PHA has chosen to serve additional families by lowering the payment standard
- Reflects market or submarket
- Other (list below)
As current funding allows.

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- Reflects market or submarket
- To increase housing options for families
- Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- Annually
- Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- Success rates of assisted families
- Rent burdens of assisted families
- Other (list below)
Funding.

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- \$0
 \$1-\$25
 \$26-\$50

b. Yes No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Capital Improvement Needs

[24 CFR Part 903.12(b), 903.7 (g)]

Exemptions from Component 5: Section 8 only PHAs are not required to complete this component and may skip to Component 6.

A. Capital Fund Activities

Exemptions from sub-component 5A: PHAs that will not participate in the Capital Fund Program may skip to component 5B. All other PHAs must complete 5A as instructed.

(1) Capital Fund Program

- a. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 12 and 13 of this template (Capital Fund Program tables). If no, skip to B.
- b. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

See Capital Fund Tables Pages 56 thru 61

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 5B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

(1) Hope VI Revitalization

- a. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to next component; if yes, provide responses to questions on chart below for each grant, copying and completing as many times as necessary)
- b. Status of HOPE VI revitalization grant (complete one set of questions for each grant)
Development name:
Development (project) number:
Status of grant: (select the statement that best describes the current status)
 Revitalization Plan under development
 Revitalization Plan submitted, pending approval
 Revitalization Plan approved
 Activities pursuant to an approved Revitalization Plan underway
- c. Yes No: Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year? If yes, list development name/s below:
- d. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
- e. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

6. Demolition and Disposition

[24 CFR Part 903.12(b), 903.7 (h)]

Applicability of component 6: Section 8 only PHAs are not required to complete this section.

- a. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 or 24 (Hope VI) of the U.S. Housing Act of 1937 (42 U.S.C. 1437p) or Section 202/Section 33 (Mandatory Conversion) in the plan Fiscal Year? (If "No", skip to component 7; if "yes", complete one activity description for each development on the following chart.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	
3. Application status (select one)	
Approved <input type="checkbox"/>	
Submitted, pending approval <input type="checkbox"/>	
Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	
<input type="checkbox"/> Total development	
7. Timeline for activity:	
a. Actual or projected start date of activity:	
b. Projected end date of activity:	

7. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program

[24 CFR Part 903.12(b), 903.7(k)(1)(i)]

- (1) Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

(2) Program Description

a. Size of Program

- Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year? ___

b. PHA-established eligibility criteria

- Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria? If yes, list criteria below:

c. What actions will the PHA undertake to implement the program this year (list)?

(3) Capacity of the PHA to Administer a Section 8 Homeownership Program

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- a. Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- b. Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- c. Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below).
- d. Demonstrating that it has other relevant experience (list experience below).

8. Civil Rights Certifications

[24 CFR Part 903.12 (b), 903.7 (o)]

Civil rights certifications are included in the *PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans*, which is submitted to the Field Office in hard copy—see Table of Contents.

9. Additional Information

[24 CFR Part 903.12 (b), 903.7 (r)]

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the 5-Year Plan for the period FY 2005 - 2009.)

- a. During the 5-year Plan period, maintained a 98 percent lease-up rate for Public Housing units (FY 2005, FY 2006, FY 2007) (Goal #1).
- b. During the 5-year Plan period, the Lincoln Housing Authority completed the construction and lease-up of 96 mixed income units developed by the Lincoln Housing Authority using bond financing (FY 2005) (Goal #1).
- c. During the 5-year Plan period, the Lincoln Housing Authority initiated the construction of a 76-unit mixed income development in south Lincoln (FY 2007) (Goal #1).
- d. During the 5-year Plan period, the Lincoln Housing Authority secured funding for 20 new HUD Section 8 Mainstream vouchers for use by the disabled (FY 2006) (Goal #1).
- e. During the 5-year Plan period, the Lincoln Housing Authority maintained its status as a high performer under PHAS (FY 2005, FY 2006, 2007) (Goal #2).

- f. During the 5-year Plan period, the Lincoln Housing Authority maintained its status as a high performer under SEMAP (FY 2005, FY 2006, FY 2007) (Goal #2).
- g. During the 5-year Plan period, the Lincoln Housing Authority enforced HUD Housing Quality Standards to maintain the high quality of Section 8 units (FY 2005, FY 2006, FY 2007) (Goal #2).
- h. During the 5-year Plan period, the Lincoln Housing Authority has updated the annual and five-year public housing capital improvement programs and completed needed improvements to the public housing units (FY 2005, FY 2006, FY 2007) (Goal #2).
- i. During the 5-year Plan period, the Lincoln Housing Authority monitored the voucher payment standards and kept the payment standards at or above 90 percent of FMRs, but not exceeding 100 percent of the FMR (FY 2005, FY 2006, FY 2007) (Goal #3).
- j. During the 5-year Plan period, the Lincoln Housing Authority published 11 newsletters for landlords to encourage their participation in the Section 8 Voucher program and increased the number of landlords participating in the Section 8 Voucher program (FY 2005, FY 2006, FY 2007) (Goal #3).
- k. During the 5-year Plan period, the Lincoln Housing Authority continued to implement and enforce the LHA drug policy (FY 2005, FY 2006, FY 2007) (Goal #4).
- l. During the 5-year Plan period, the Lincoln Housing Authority continued to maintain its Public Housing units to the high community standards and expectations of its citizens and residents (FY 2005, FY 2006, FY 2007) (Goal #4).
- m. During the 5-year Plan period, the Lincoln Housing Authority has provided opportunities for LHA residents to participate in needed services and programs offered by the Carol M. Yoakum Family Resource Center (FY 2005, FY 2006, FY 2007) (Goal #4).
- n. During the 5-year Plan period, the Lincoln Housing Authority continued its financial support for housing clients in the participation of self-sufficiency programs and various social services to become independent of federal housing assistance (FY 2005, FY 2006, FY 2007) (Goal #5).
- o. During the 5-year Plan period, the Lincoln Housing Authority completed its eighth full year of successful operation under the Moving To Work Demonstration program encouraging work or training for program participants (FY 2005, FY 2006, FY 2007) (Goal #5).
- p. During the 5-year Plan period, the Lincoln Housing Authority continued to affirmatively further fair housing through increased housing choices that the Section 8 Voucher participants currently enjoy (FY 2005, FY 2006, FY 2007) (Goal #6).

B. Criteria for Substantial Deviations and Significant Amendments

(1) Amendment and Deviation Definitions

24 CFR Part 903.7(r)

PHAs are required to define and adopt their own standards of substantial deviation from the 5-year Plan and Significant Amendment to the Annual Plan. The definition of significant amendment is important because it defines when the PHA will subject a change to the policies or activities described in the Annual Plan to full public hearing and HUD review before implementation.

a. Substantial Deviation from the 5-Year Plan

Substantial Deviation from the 5-Year Plan is defined as occurring when the PHA Board, with input from the Resident Advisory Board, deletes or adds any goals as presented in the 5-Year Plan. Changes in strategy to achieve the various outlined goals are not deemed to be a substantial deviation from the 5-Year Plan.

b. Significant Amendment or Modification to the Annual Plan

Significant amendment or modification to the Annual Plan is defined as LHA policy changes to rent or admissions policies that negatively affect the qualification to receive housing assistance or to continue housing assistance; or the LHA waiting list policy is changed or reorganized by adding local preferences, or change in date or time as to the primary management provision of the LHA waiting list; or additional projects are added but not previously identified in the Five-Year Capital Fund Action Plan; or any changes to Low Rent Public Housing unit counts due to changes with regard to public housing units identified for demolition or disposition; or the creation or deletion of a Section 8 homeownership program, or the conversion of Low Rent Public Housing units to vouchers.

C. Other Information

[24 CFR Part 903.13, 903.15]

(1) Resident Advisory Board Recommendations

a. Yes No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?

If yes, provide the comments below:

The Resident Advisory Board met on three different occasions to review the draft Lincoln Housing Authority Five-Year and FY 2008 Annual Plan. The Resident Advisory Board meeting dates were November 6, 2007, November 20, 2007, and December 4, 2007. The minutes of those meetings were recorded and are available for review.

The area of the Plan generating the most comments from the Resident Advisory Board concerned proposed LHA changes to the operation of the HUD Moving To Work program. The Lincoln Housing Authority is preparing to implement a rent policy for the Section 8 Voucher and Public Housing programs that set the tenant's portion of the rent at 27% of the monthly gross income. Deductions will be eliminated to simplify the tenant

rent calculations. The Resident Advisory Board was concerned that the elimination of all deductions to gross household income could cause a hardship on the elderly and disabled participants. The establishment of 27 percent of gross income is an amount that would be program expenditure neutral allowing LHA to still serve the same number of units currently authorized for LHA. As a result of the Resident Advisory Board's input, the Lincoln Housing Authority will institute a hardship policy limiting any rent increases caused by the change in the Moving To Work rent calculations. The Lincoln Housing Authority hardship clause will call for a maximum increase in household rent to be limited to \$25 per household per each review year.

b. In what manner did the PHA address those comments? (select all that apply)

- Considered comments, but determined that no changes to the PHA Plan were necessary.
- The PHA changed portions of the PHA Plan in response to comments
List changes below:
- Other: (list below)

The Lincoln Housing Authority will institute a hardship clause for those Moving To Work participants that experience a rent increase over \$25 due to the elimination of individual deductions. Rent increases to these individuals will be limited to \$25 per each annual review.

(2) Resident Membership on PHA Governing Board

The governing board of each PHA is required to have at least one member who is directly assisted by the PHA, unless the PHA meets certain exemption criteria. Regulations governing the resident board member are found at 24 CFR Part 964, Subpart E.

a. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

- Yes No:

If yes, complete the following:

Name of Resident Member of the PHA Governing Board: *Kimberly Bro*

Method of Selection:

- Appointment by Mayor
The term of appointment will expire 07/01/2010.
- Election by Residents (if checked, complete next section--Description of Resident Election Process)

Description of Resident Election Process

Nomination of candidates for place on the ballot: (select all that apply)

- Candidates were nominated by resident and assisted family organizations
- Candidates could be nominated by any adult recipient of PHA assistance
- Self-nomination: Candidates registered with the PHA and requested a place on ballot
- Other: (describe)

Eligible candidates: (select one)

- Any recipient of PHA assistance
- Any head of household receiving PHA assistance

- Any adult recipient of PHA assistance
- Any adult member of a resident or assisted family organization
- Other (list)

Eligible voters: (select all that apply)

- All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- Representatives of all PHA resident and assisted family organizations
- Other (list)

b. If the PHA governing board does not have at least one member who is directly assisted by the PHA, why not?

- The PHA is located in a State that requires the members of a governing board to be salaried and serve on a full time basis
- The PHA has less than 300 public housing units, has provided reasonable notice to the resident advisory board of the opportunity to serve on the governing board, and has not been notified by any resident of their interest to participate in the Board.
- Other (explain):

Date of next term expiration of a governing board member: 07/01/2008

Name and title of appointing official(s) for governing board (indicate appointing official for the next available position): Mayor of Lincoln, Lincoln City Council

(3) PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

Consolidated Plan jurisdiction: (provide name here) City of Lincoln, Nebraska

a. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply):

- The PHA has based its statement of needs of families on its waiting list on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

b. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of Lincoln Consolidated Plan supports the PHA Plan with actions that provide financial assistance for housing needs and homeless programs for the city of Lincoln.

(4) (a) MOVING TO WORK DEMONSTRATION PROGRAM

The Lincoln Housing Authority was chosen in October 1997 to participate in the HUD Moving To Work Demonstration (MTW) program. The HUD Moving To Work program allows public housing authorities to design and test ways to give incentives to families to become economically self-sufficient, reduce administrative costs, and increase housing choice for low-income families. Lincoln Housing Authority signed the Moving To Work agreement with HUD in May of 1999 with implementation started July 1, 1999.

For the Lincoln Housing Authority, the Moving To Work Demonstration Program included the following changes from established HUD rules and regulations:

- All Section 8 Certificates were converted to Vouchers within a calendar year period.
- Preferences are given to Section 8 households/applicants who are involved in Housing Authority approved self-sufficiency, education or work programs.
- Preferences have continued for: (a) all homeless households; (b) victims of domestic violence; (c) State TANF Employment First participants; and (d) LHA-approved self-sufficiency programs.
- All able-bodied adults must be enrolled in a Housing Authority approved self-sufficiency program, education program, or work. Those able-bodied households choosing not to work or to be part of an education or training program will be subject to an assigned minimum level of earned income for tenant rent calculation. The minimum earned income will be based on 25 hours of work at minimum wage for one adult or 40 hours of work per week at minimum wage for two adult members of a family. Elderly disabled or participants in an approved self-sufficiency program are exempt from the minimum earned income calculation.
- Total tenant payment (TTP) will be determined using a fixed percentage (27 percent) of the household's gross income, thus eliminating the need for deductions. For existing assisted households that experience an increase in TTP of more than \$25 due to the elimination of deductions, a hardship will be declared, and the rent increase will be limited to \$25 per annual review.
- For elderly and disabled households, the re-examination of income will be conducted once every two years.
- During the one-year period between income reviews for families, no changes in the tenant portion of the rent will be made for income increases.
- All utility allowances will be a set dollar amount based solely on number of bedrooms for which the family is eligible for occupy with assistance.
- The HUD/Lincoln Housing Authority self-sufficiency program will be used to promote education opportunities as a key to self-sufficiency.
- The Lincoln Housing Authority may pool all HUD funding sources to pay for rental or public housing operational assistance as needed by circumstances of the program.
- Specific rent policies and information about income used for rent calculations can be found in the Section 8 Administrative Plan or the Occupancy and Admission Plan attached to this plan.
- The calculation of income from assets will be implemented using the face value of assets over \$5,000 with income based upon HUD passbook rate.

- Assets under \$5,000 will be excluded from income calculation.
- All assisted households must pay a minimum of \$25 in tenant rent to owner.

4 (b) Income Analysis of Public Housing Developments September 27, 2007

LHA undertook an income analysis of seven (7) family Public Housing developments in accordance with HUD requirements. The purpose of the analysis was to determine if policy changes were necessary to promote deconcentration of poverty. All seven of the developments fell within HUD's established income range. All are filled from the same waiting list in accordance with a One Offer policy.

The nature of the scattered site housing stock and the One waiting list—One offer policy already promote deconcentration of poverty. Therefore, no additional policy changes are necessary.

The following lists, by development, the number of occupied units, the total income, the average income, the adjusted average income, and the percentage of the adjusted average of each development to the overall adjusted average for all developments. The bedroom size adjustment was calculated in accordance with HUD guidelines to adjust for variances among unit sizes.

<u>PROJECT</u>	<u>OCCUPIED UNITS</u>	<u>TOTAL INCOME</u>	<u>AVERAGE</u>	<u>ADJUSTED AVERAGE</u>	<u>% ADJ AVG</u>
F39	39	\$ 902,340	\$23,137	\$18,965	105.36%
HALL	23	\$ 557,720	\$24,249	\$19,399	107.77%
HANSEN	48	\$1,107,111	\$23,065	\$17,085	94.91%
LARSON	24	\$ 443,597	\$18,483	\$15,532	86.29%
PEDERSON	24	\$ 544,381	\$22,683	\$18,146	100.81%
P30	30	\$ 541,410	\$18,047	\$18,047	100.26%
A12	12	\$ 295,533	\$24,628	\$19,702	109.45%
	200	\$4,392,092			
TOTAL AVERAGE PER HOUSEHOLD		\$ 21,960			
ADJUSTED AVERAGE {1.22}		\$ 18,000			

10. Project-Based Voucher Program

- a. Yes No: Does the PHA plan to “project-base” any tenant-based Section 8 vouchers in the coming year? If yes, answer the following questions.
- b. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option?

If yes, check which circumstances apply:

- Low utilization rate for vouchers due to lack of suitable rental units
- Access to neighborhoods outside of high poverty areas
- Other (describe below:)

There is a need to provide assistance for disabled families.

- c. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

40 units at a location to be determined.

5(a) Violence Against Women Act (LHA Activities, Policies, and Programs)

Lincoln Housing Authority's program policies and procedures intend to support or assist victims of domestic violence, dating violence, sexual assault, or stalking. The following policies or activities have been established in the Section 8 Administrative Plan to support these victims.

- ✚ LHA collaborates with all domestic violence agencies. Paper and on-line housing applications are made available at the local shelter. Domestic violence staff is provided an opportunity to be trained by LHA staff on how to complete on-line applications. The use of on-line applications allows the applications to be expedited and allows the victim to stay in their secured environment.
- ✚ A preference is established for the Housing Choice Voucher waiting list for domestic violence victims. The policy is located on page 14 of the Section 8 Administrative Plan.
- ✚ The domestic violence victim retains their voucher during a household separation. The policy is located on page 21 of the Section 8 Administrative Plan.
- ✚ Housing Choice Voucher participants are able to port-out their vouchers out of the LHA jurisdiction for domestic violence or other safety reasons. The policy is located on page 59 of the Section 8 Administrative Plan.
- ✚ Families are allowed to transfer their voucher from the contracted unit during a 12-month period if the family is fleeing for their safety which requires relocation. The policy is located on page 60 of the Section 8 Administrative Plan.
- ✚ LHA reviews police activity in all units owned by LHA or assisted by Section 8 monthly to determine the need for family support services. A LHA Family Support Worker will contact the victim to assist with obtaining the appropriate resources.
- ✚ Through the City of Lincoln's Urban Development Department, LHA provides security deposit assistance to homeless domestic violence victims that are voucher participants.
- ✚ Through the Housing Choice Voucher program, a Homeless program has been established with homeless agencies. The local domestic violence agency is a committee member and case manager for this Homeless program. The Domestic Violence case manager provides referrals to the program. This program allows the victim to receive a specialized voucher and provide supportive assistance to stabilize the family. The policy is located on page 77 of the Section 8 Administrative Plan.
- ✚ During Housing Choice Voucher program admissions, eligibility re-certification and transfer, participants are notified of the VAWA of 2005 and provided the HUD form 50066, Certification of Domestic Violence, Dating Violence or Stalking.
- ✚ 100% of the participating landlords were notified of the VAWA statements added to their Housing Assistance Payment contract via newsletter and mailing of contract amendments.

11. List of Supporting Documents Available for Review for Streamlined Five-Year/ Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans.</i>	Standard 5 Year and Annual Plans; streamlined 5 Year Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan.	5 Year Plans
	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types <input type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	Consortium agreement(s).	Annual Plan: Agency Identification and Operations/ Management
X	Public housing grievance procedures <input checked="" type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
X	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
X	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Consortium agreement(s), if a consortium administers PHA programs.	Joint PHA Plan for Consortia
	Consortia Joint PHA Plans ONLY: Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection	Joint PHA Plan for Consortia
	Other supporting documents (optional). List individually.	(Specify as needed)

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: Housing Authority of the City of Lincoln, Nebraska	Grant Type and Number Capital Fund Program Grant No: NE26P00250108 Replacement Housing Factor Grant No:	Federal FY of Grant: 08
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	49,493			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	50,000			
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	365,600			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	29,844			
21	Amount of Annual Grant: (sum of lines 2 – 20)	494,937			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	245,000			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages								
PHA Name: Housing Authority of the City of Lincoln, Nebraska		Grant Type and Number Capital Fund Program Grant No: NE26P002501-08 Replacement Housing Factor Grant No:				Federal FY of Grant: 08		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA/Wide	Administration	14 10		49,493				
HA/Wide	Architectural Fees/Costs	14 30		30,000				
HA/Wide	Capital Needs Assessment	14 30		20,000				
002 MMA	Replace Main Boilers	14 60	2	175,000				
	Replace Air Handler	14 60	1	70,000				
004 Hansen	Replace Interior Doors	14 60		98,600				
005 Larson	Replace Concrete	14 60		10,000				
	Handicap Showers	14 60		12,000				
HA/Wide	Contingency	15 02		29,844				

13. Capital Fund Program

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Implementation Schedule**

PHA Name: Housing Authority of the City of Lincoln, NE		Grant Type and Number Capital Fund Program No: NE26P00250108 Replacement Housing Factor No:					Federal FY of Grant: 08	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA/Wide Admin	09/30/09			03/31/10				
HA/Wide Fees	09/30/09			03/31/10				
002 MMA	09/30/09			03/31/10				
004 Hansen	09/30/09			03/31/10				
005 Larson	09/30/09			03/31/10				
HA/Wide Contingency	09/30/09			03/31/10				

13. Capital Fund Program

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name Housing Authority of the City of Lincoln, NE				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 09 PHA FY: 10	Work Statement for Year 3 FFY Grant: 10 PHA FY: 11	Work Statement for Year 4 FFY Grant: 11 PHA FY: 12	Work Statement for Year 5 FFY Grant: 12 PHA FY: 13
	Annual Statement				
HA-Wide Administration		49,493	49,493	49,493	49,493
HA-Wide Arch Fees & Costs		25,000	25,000	25,000	25,000
HA-Wide Contingency		3,444	4,044	2,694	11,444
002 MMA		248,000	285,000	163,000	179,000
003 Hall		18,000	32,200	24,700	85,000
004 Hansen		24,000	67,200	89,000	22,000
005 Larson		44,000	26,000	17,000	13,000
006 Pedersen			6,000	46,700	33,000
009 P-30		72,000		49,750	18,000
011 A-12		6,000		3,600	21,000
013 F-39		5,000		24,000	38,000
CFP Funds Listed for 5-year planning		494,937	494,937	494,937	494,937
Replacement Housing Factor Funds					

13. Capital Fund Program

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : <u>2</u> FFY Grant: 09 PHA FY: 10			Activities for Year: <u>3</u> FFY Grant: 10 PHA FY: 11		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See Annual Statement	002 MMA	Fire Sprinklers	225,000	002 MMA	Fire Sprinklers	225,000
		Convert Effic. Apts.	23,000		Upgrade Elevators	48,000
	003 Hall	Concrete	6,000		Upgrade Compactor	12,000
		Retaining Walls	12,000	003 Hall	Replace A/C	32,200
	004 Hansen	Interior Doors	18,000	004 Hansen	Replace A/C	67,200
		Concrete	6,000	005 Larson	Replace A/C	26,000
	005 Larson	HC Entry Access	38,000	006 Pedersen	Replace A/C	6,000
		Concrete	6,000			
	009 P-30	Concrete	6,000			
		Retaining Walls	20,000			
		Replace A/C	46,000			
	011 A-12	Concrete	6,000			
	013 F-39	Concrete	5,000			
	Total CFP Estimated Cost			\$417,000		

13. Capital Fund Program

Capital Fund Program Five-Year Action Plan					
Part II: Supporting Pages—Work Activities					
Activities for Year : <u>4</u>			Activities for Year: <u>5</u>		
FFY Grant: 11			FFY Grant: 12		
PHA FY: 12			PHA FY: 13		
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
002 MMA	Carpet Hallways	40,000	002 MMA	Comm. Room Roofs	12,000
	Convert Effic. Apts.	81,000		Replace Showers	112,000
	Replace Refrigerators	42,000		Convert Effic. Apts.	55,000
003 Hall	Paint Foundations	7,700	003 Hall	Concrete	13,000
	Storm Doors	9,000		Roofs (12)	72,000
	Concrete	8,000	004 Hansen	Concrete	22,000
004 Hansen	Storm Doors	32,000	005 Larson	Concrete	13,000
	Replace Roofs	45,000	006 Pedersen	Replace A/C	28,000
	Concrete	12,000		Concrete	5,000
005 Larson	Storm Doors	9,000	009 P-30	Concrete	18,000
	Concrete	8,000	011 A-12	Concrete	21,000
006 Pedersen	Storm Doors	9,000	013 F-39	Concrete	38,000
	Paint Foundations	7,700			
	Concrete	9,000			
009 P-30	Entry Doors	40,000			
	Storm Doors	9,750			
011 A-12	Storm Doors	3,600			
013 F-39	Concrete	24,000			
006 Pedersen	Replace A/C	21,000			
Total CFP Estimated Cost		\$417,750			\$409,000

13. Capital Fund Program

CAPITAL FUND PROGRAM TABLES

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the City of Lincoln		Grant Type and Number Capital Fund Program Grant No: NE26P00250106 Replacement Housing Factor Grant No:		Federal FY of Grant: 06	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2007 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	46,965	50,938	50,938	46,965
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000	27,346	27,346	27,346
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	397,344	431,098	431,098	406,109.10
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	338	0		
21	Amount of Annual Grant: (sum of lines 2 – 20)	469,647	509,382	509,382	480,420.10
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

13. Capital Fund Program

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Lincoln	Grant Type and Number Capital Fund Program Grant No: NE26P00250106 Replacement Housing Factor Grant No:	Federal FY of Grant: 06
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	384,000	417,916	429,705	406,109.10

13. Capital Fund Program

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name: Housing Authority of the City of Lincoln		Grant Type and Number Capital Fund Program Grant No: NE26P00250106 Replacement Housing Factor Grant No:				Federal FY of Grant: 06		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
LHA/Wide	Administration	1410		46,965	50,938	50,938	46,965	Ongoing
LHA/Wide	Fees & Costs	1430		25,000	27,346	27,346	27,346	Complete
LHA/Wide	Administration Building	1460		0	997	997	997	Complete
	Replace sidewalk west entry							
002 MMA	Re-pipe HVAC supply lines	1460	8 stories	251,058.54	275,360.94	275,360.94	275,360.94	Complete
	Replace windows	1460	288	259,000	24,592.90	24,592.90	0	Ongoing
	Remodel efficiency apartments	1460	12	60,000	0	0	0	On hold
004 Hansen	Replace roofs	1460	2	8,000	0	0	0	On hold
009 P-30	Replace furnaces	1460	30	40,000	31,890	31,890	31,890	Complete
013 F-39	Replace furnaces/AC	1460	25	62,500	70,543	70,543	70,543	Complete
	Install BR egress windows	1460	71	23,000	27,318.16	27,318.16	27,318.16	Complete
LHA/Wide	Contingency	1502		338	0	0	0	

13. Capital Fund Program

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Lincoln		Grant Type and Number Capital Fund Program No: NE26P00250106 Replacement Housing Factor No:					Federal FY of Grant: 06	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
HA/Wide Admin	09/30/07			03/31/08				
HA/Wide Fees	09/30/07			03/31/08				
002 MMA	09/30/07			03/31/08				
004 Hansen	09/30/07	Cancelled		03/31/08	Cancelled		Project cancelled to next year	
009 P-30	09/30/07			03/31/08				
013 F-39	09/30/07			03/31/08				

13. Capital Fund Program

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Lincoln	Grant Type and Number Capital Fund Program Grant No: NE26P002501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 07
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration	46,493	49,493	49,493	0
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	25,000	25,000	25,000	0
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures	396,900	418,762	316,662	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency	782	1,682	0	0
21	Amount of Annual Grant: (sum of lines 2 – 20)	469,647	494,937	391,155	0
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

13. Capital Fund Program

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary

PHA Name: Housing Authority of the City of Lincoln	Grant Type and Number Capital Fund Program Grant No: NE26P002501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 07
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Original Annual Statement
 Reserve for Disasters/ Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2007
 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures	237,000	275,500	283,132	0

13. Capital Fund Program

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name: Housing Authority of the City of Lincoln		Grant Type and Number Capital Fund Program Grant No: NE26P00250107 Replacement Housing Factor Grant No:				Federal FY of Grant: 07		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA/Wide	Administration	1410		46,965	49,493	49,493	0	Ongoing
HA/Wide	Fees & Costs	1430		25,000	25,000	25,000	0	Ongoing
002 MMA	Replace windows	1460	288	259,000	283,132	283,132	0	Ongoing
003 Hall	Replace concrete	1460		8,000	8,000	0	0	ongoing
	Replace retaining walls	1460	3	0	21,100	0	0	
004 Hansen	Replace concrete	1460		8,000	8,000	0	0	Specs
	Replace roofs	1460	6	35,000	33,530	33,530	0	Complete
005 Larson	Replace concrete	1460		7,500	7,500	0	0	Specs
006 Pedersen	Replace concrete	1460		8,000	8,000	0	0	Specs
009 P-30	Replace concrete	1460		10,000	10,000	0	0	Specs
	Replace wood decks	1460	6	5,900	10,000	0	0	
011 A-12	Replace concrete	1460		13,000	13,000	0	0	Specs
	Replace A/C	1460	8	16,500	16,500	0	0	Bidding
013 F-39	Replace roofs	1460	4	26,000	0	0	0	
HA/Wide	Contingency	1460		782	1,682	0	0	

13. Capital Fund Program

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule

PHA Name: Housing Authority of the City of Lincoln		Grant Type and Number Capital Fund Program No: NE26P002501-07 Replacement Housing Factor No:					Federal FY of Grant: 07
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA/Wide Admin	09/30/09	09/30/09		03/31/10	03/31/10		
HA/Wide Fees	09/30/09	09/30/09		03/31/10	03/31/10		
002 MMA	09/30/09	09/30/09		03/31/10	03/31/10		
003 Hall	09/30/09	09/30/09		03/31/10	03/31/10		
004 Hansen	09/30/09	09/30/09		03/31/10	03/31/10		
005 Larsen	09/30/09	09/30/09		03/31/10	03/31/10		
006 Pedersen	09/30/09	09/30/09		03/31/10	03/31/10		
009 P-30	09/30/09	09/30/09		03/31/10	03/31/10		
011 A-12	09/30/09	09/30/09		03/31/10	03/31/10		
013 F-39	09/30/09	09/30/09		03/31/10	03/31/10		