



# Fifth Program Year CAPER FY 2009

The CPMP Consolidated Annual Performance and Evaluation Report includes Narrative Responses to CAPER questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

The grantee must submit an updated Financial Summary Report (PR26). (See Appendix A).

## GENERAL

### Executive Summary

This module is optional but encouraged. If you choose to complete it, provide a brief overview that includes major initiatives and highlights that were proposed and executed throughout the first year.

#### Program Year 5 CAPER Executive Summary response:

The *Consolidated Annual Performance and Evaluation Report* (CAPER) summarizes how the City of Lincoln used funding from the U.S. Housing and Urban Development Department (HUD); specifically funds from Community Development Block Grants (CDBG) and HOME Investment Partnerships (HOME). The CAPER reports progress towards attaining goals and objectives identified in the *Five-Year Strategic Plan* (Fiscal Years 2005 - 2009) and the *Annual Action Plan* (Fiscal Year 2009).

The *Action Plan* defines specific yearly activities that address the goals and objectives identified in the *Five-Year Strategic Plan*. At the end of each fiscal year, progress toward meeting those goals and objectives is evaluated in the annual CAPER. All of the goals and objectives are based on the statutory requirements for HUD's Community Planning and Development Programs: decent housing, a suitable living environment, and expanded economic opportunities -- all primarily for low- and moderate-income persons.

#### Progress Meeting Goals

For the Fiscal Year 2009 *Annual Action Plan*, \$7,088,220 was available, including entitlement, program income, and carry over. Fiscal Year 2009 expenditures totaled \$3,387,170 or 48% of the total funds available.

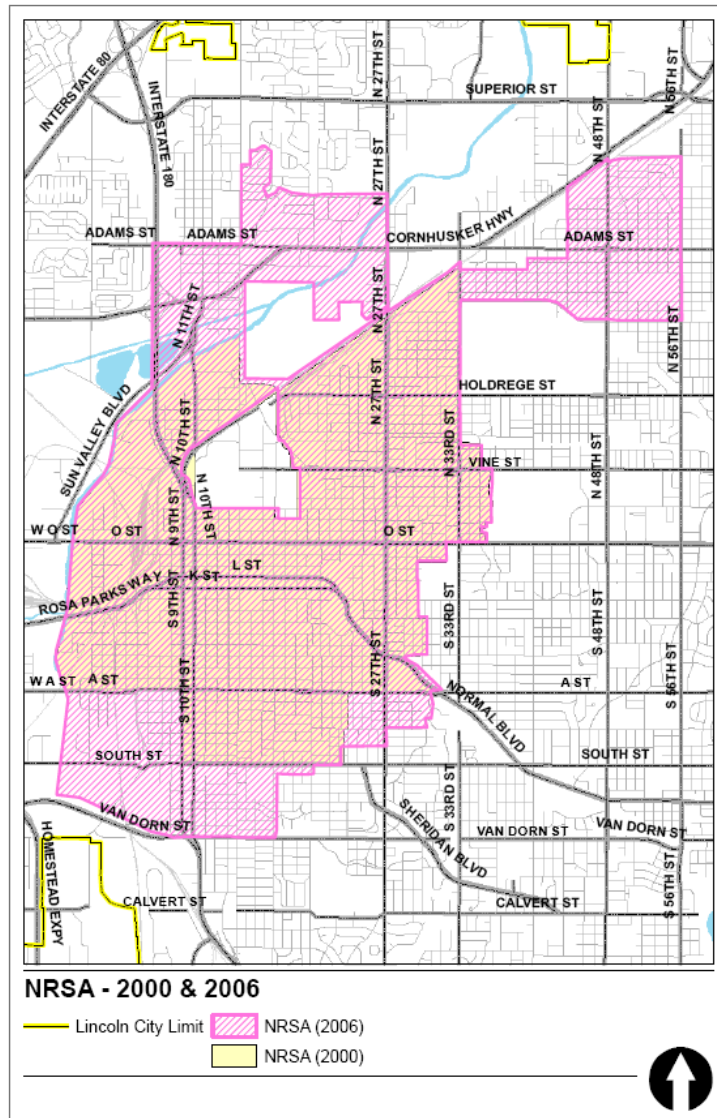
Lincoln's *Five-Year Strategic Plan* identifies five priority uses for these funds:

- **Housing:** to promote safe and decent housing with fair access and to create homeownership opportunities,
- **Continuum of Care:** to prevent homelessness, provide emergency shelter, transitional housing, and permanent supportive housing services,
- **Economic Development:** to increase and improve Lincoln's workforce,

- **Neighborhood Revitalization:** to strengthen and improve neighborhood focus areas and remove blighting influences, and
- **Administration and Planning:** to insure proper, effective use of funds within Federal regulations.

Overall, the City of Lincoln has met the five-year goals identified in the Consolidated Plan. Ideally, since 2009 is the fifth year of that plan, each goal would have reached 100% of completion. As often happens with plans, some projects or programs were ahead of schedule and others were behind schedule. (See the tables at the end of this section.)

To better accomplish the overall goals, the City, with HUD's approval, designated a Neighborhood Revitalization Strategy Area or NRSA. At the beginning of Fiscal Year 2006, the boundaries of the NRSA were revised (see map). Because the needs in the NRSA area are high, that is where strategies to reduce poverty and promote economic integration are focused. For example, while most housing rehabilitation loans are available citywide, grants are only available in the NRSA.



### Housing

In Fiscal Year 2009, CDBG and HOME funds were used to promote safe, decent, accessible housing through various programs, including:

- home improvement loans and/or grants to low- and moderate-income homeowners,
- funding for modifications to overcome accessibility barriers for handicapped family members,
- funding to help offset costs of federally-required lead-based paint hazard reduction,
- training and education for first-time homebuyers,
- down payment and home improvement assistance for income-eligible first-time homebuyers,

- construction of housing units for special needs populations through partnerships with other organizations,
- construction of new, affordable housing through partnerships with non-profit homebuilders,
- acquiring vacant lots for construction of new housing by non-profit organizations, and
- ongoing efforts to make public housing policy and institutions more responsive.

### **Continuum of Care**

In FY 09, Lincoln's Continuum of Care (CoC) continued implementation of the 10 Year Plan to End Homelessness, administration of the Homeless Prevention and Re-Housing Program (HPRP) program, and began preparations for exploring systems change in light of the new HEARTH Act. The overall on-going work of the CoC is generally focused on improving the components of the CoC, from prevention, emergency shelter, transitional housing, and ultimately through permanent supportive housing services. In addition to HOME, funds for these efforts come through the State of Nebraska Emergency Shelter Grant (ESG) and the Nebraska Homeless Assistance Trust Fund (NHATF). In partnership with community agencies and organizations, the combined funding provided:

- homeless prevention programming via HPRP,
- direct financial assistance with security deposits to prevent eviction of homeless or near homeless households,
- emergency facilities including overnight shelter and/or meals and day shelter, and
- transitional housing for individuals and families working toward self-sufficiency.

In addition to these programs, Urban Development staff worked with the Continuum of Care and the Community Services Initiatives (CSI) to:

- improve partnerships and eliminate duplication of services for homeless populations and
- assess needs and plan for permanent supportive housing.

### **Economic Development**

To economically strengthen the low- and moderate- income areas of Lincoln, CDBG funds were used in FY 09 to:

- provide employment and job training services through the Workforce Investment One Stop Career Center, and
- administer prior year façade and job creation loans.

### **Neighborhood Revitalization**

To have the most visible positive impact, some improvements were concentrated in small, neighborhood Focus Areas. In FY 09, efforts to remove blighting influences in these areas included:

- improvement of public infrastructure - streets, sidewalks, and utilities and
- design and construction of elements that strengthen neighborhood identity, like signage, street furniture, and landscape plantings in the public right-of-way

Outside the Focus Areas, neighborhood revitalization efforts included:

- removal of dead or dangerous trees for low-income households in the NRSA, and

- on-going support of and involvement with the City's Problem Resolution Team/Neighborhood Hotline.

In some areas of the City, Tax Increment Finance (or TIF) funds are used to supplement CDBG funds for neighborhood revitalization activities. To use TIF funds, a lengthy process and considerable staff time is required to: evaluate and determine blight for the specified area, prepare a redevelopment area plan, request redevelopment proposals and select a developer, contract with the developer, acquire and prepare a site (if needed), and coordinate completion of the project.

### **Administration and Planning**

As administering agency for the City of Lincoln's CDBG and HOME funds, UDD continued to use GIS programs, tools and extensions, applied to Census and locally-generated data, to analyze changes at the city (macro) and neighborhood (micro) levels, and to help visualize, evaluate and improve performance. Examples include, expansion of the NRSA, inter-office resource sharing for greater comprehension and time-series evaluation which shows visually the development and targeting of our efforts.

In FY09, numerous projects sought to leverage existing administrative datasets in an effort to better define, revise and create new programs. An example of this process was the use of existing Lincoln Housing Authority data to create a defensible method of determining comparable rents. Next, a comprehensive disorder analysis supplemented the definitions and identification of the approved Neighborhood Revitalization Strategic Area. Also, an ongoing effort was established to assess investments that have been or are being invested, across multiple programs, into each neighborhood. Finally, a project initiated in FY08 that trains neighborhood residents to complete property assessments to help identify resources needed for Lincoln's older neighborhoods is on track with initial results expected in FY10.

For public participation, the Mayor's Neighborhood Roundtable provides a broad, structured role as a forum at which neighborhood organizations can present concerns and learn about community resources. UDD staff continued to work closely with Lincoln's Homeless Coalition which champions the well-being of Lincoln's neediest individuals and families.

The public received information about CDBG and HOME funded programs by mail, email, newspaper announcement/advertisement, and through the City's Web page. These materials included: a quarterly newsletter, housing program brochures and application forms (in English, Spanish, and Vietnamese), as well as an open house and public hearing announcements. In addition, staff attended community meetings, events, and festivals. A wide range of published and/or Web materials continue to be available. These include: federally mandated plans, a Citizen Participation Guide, guidelines and applications for housing programs, focus area and redevelopment area plans, and neighborhood association support materials.

<b>Progress in Meeting Five-Year Goals</b>					
Project/Program -- all Federal funding sources	Five Year Goal	FY 09 - 5th Yr Cumulative Goal	FY 09 - 5th Yr Cumulative Actual	NRSA Actual FY 09	Minorities Assisted* Actual FY 09
<b>Housing</b> (HU/HH = Housing Units or Households)					
<b>Housing Development Loan Program - Rehabilitation:</b> Funding to rehabilitate and maintain affordable housing for the special needs and very low-income populations, primarily for non-profits.	80 HU/HH	25	83	3	1
<b>Housing Development Loan Program - Acquisition:</b> Assist Habitat for Humanity, Housing Authority - City of Lincoln, and other non-profit builders to acquire vacant infill lots for new construction projects	90 HU/HH	55	29	1	2
<b>Emergency Repair Loan Program:</b> Grants for low-income homeowners to help them sustain their homeownership status and reduce risks to their safety.	125 HU/HH	125	312	25	9
<b>Helping Elderly Access Rebuilding Together (HEART)Program:</b> Grants to assist the elderly and/or disabled in obtaining needed repairs for their home through Rebuilding Together.	40 HU/HH	40	55	3	0
<b>Home Improvement Loan Program:</b> Funding, in cooperation with the Nebraska Investment Finance Authority and six private lenders, to provide 0% interest home improvement loans to low- and moderate-income homeowners.	250 HU/HH	250	158	2	0
<b>Direct or Deferred Loan Program:</b> Funding for low-income homeowners who are not eligible for conventional loans in the LMI area.	84 HU/HH	84	140	14	0
<b>Troubled Property Program:</b> Funding for substantial rehabilitation of dilapidated units by NeighborWorks®Lincoln.	10 HU/HH	10	7	2	2
<b>First Time Homebuyer Training:</b> Funding for financial and technical training by NeighborWorks®Lincoln and Lincoln Action Program (non-English training) of low-income households to enable them to purchase and maintain a home.	850 people	850	916	NA	28
<b>First Home Program:</b> Downpayment and rehabilitation assistance with a deferred 0% loan that is forgivable within the NRSA, half-forgivable in the LMI area, and not forgivable outside the LMI area.	330 HU/HH	330	272	17	10
<b>PRIDE Program:</b> Grants to low-income homeowners and investor properties with low-income tenants in 11 older neighborhoods.	500 HU/HH	500	765	98	30
<b>Lead-Based Paint Mitigation:</b> Grants to very low-, low- and moderate-income households to mitigate the hazards of lead-based paint.	125 HU/HH	125	62	8	0
<b>Barrier Removal Program:</b> Funding for League of Human Dignity grants for removal of architectural accessibility barriers for low- to moderate-income residents in owner-occupied and rental units.	90 HU/HH	90	39	3	1
<b>Temporary/Permanent Relocation:</b> Financial assistance (rent and security deposits) for households displaced by housing rehabilitation activities.	2 HU/HH	2	1	NA	NA
<b>Antelope Valley Acquisition:</b> Gap financing to for-profit developer of housing for low- to moderate-income populations	20 HU/HH	20	21	0	0
<b>Continuum of Care/Homelessness Prevention</b> (HU/HH = Housing Units or Households)					
<b>Security Deposit Assistance:</b> Funding for Lincoln Housing Authority grants to provide security deposit assistance for homeless or near homeless households.	315 HH	315	285	NA	30

NA = Not Available or Not Applicable

\* = Includes all non-white plus white Hispanic

Project/Program -- all Federal funding sources	Five Year Goal	FY 09 - 5th Yr Cumulative Goal	FY 09 - 5th Yr Cumulative Actual	NRSA Actual FY 09	Minorities Assisted* Actual FY 09
<b>Economic Development</b>					
<b>Commercial Building Facade Rehabilitation Assistance:</b> Construction financing and design assistance for the rehabilitation of older commercial building façades located in blighted areas.	17 facades	14	16	0	NA
<b>Job Creation and/or Retention Financial Assistance:</b> Direct financial assistance to "primary employers" that will create and/or retain jobs which pay a living wage for low- and moderate-income residents.	105 jobs	83	319	0	0
<b>Neighborhood Business Assistance Program:</b> Financial assistance to retail and service businesses located in low- and moderate-income neighborhoods which will provide needed goods and services to neighborhood residents.	4 businesses	3	1	0	NA
<b>Micro-Enterprise and Other Small Business Financial Assistance:</b> Operational support for small business development loan program through Community Development Resource, a Certified Development Financial Institution.	159 businesses	69	22	NA	NA
<b>Workforce Development:</b> Increase job readiness and employability of low- and moderate-income persons, including youth.	606 persons	606	84	NA	5
<b>Neighborhood Revitalization</b> (HU/HH = Housing Units or Households)					
<b>Park Improvements in LMI Neighborhoods:</b> Park improvements in low- and moderate-income neighborhoods.	5 parks	5	4	0	NA
<b>South Street Streetscape:</b> Design and construction of streetscape enhancements, benefitting the "blighted" commercial area and its surrounding residents.	9,291 people	9,291	9,291	NA	NA
<b>Public Improvements Identified in Focus Area Plans:</b> Public improvements in focused revitalization areas within LMI neighborhoods.	31,105 people	31,105	21,433	NA	NA
<b>Demolition of Secondary Structure Program:</b> Grants to low-income homeowners for the removal of substandard and dangerous secondary buildings.	5 HU	5	5	0	0
<b>Tree Management Program:</b> Grants to low-income homeowners and investor properties with low-income tenants for removal of dead and potentially dangerous trees.	20 HU	20	70	8	3
<b>Heart of Lincoln Project:</b> Promotion of homeownership in older neighborhoods.	180,190 people	72,076	36,038	NA	NA

NA = Not Available or Not Applicable

\* = Includes all non-white plus white Hispanic

## General Questions

1. Assessment of the one-year goals and objectives:
  - a. Describe the accomplishments in attaining the goals and objectives for the reporting period.
  - b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.
  - c. If applicable, explain why progress was not made towards meeting the goals and objectives.
  
2. Describe the manner in which the recipient would change its program as a result of its experiences.

3. Affirmatively Furthering Fair Housing:
  - a. Provide a summary of impediments to fair housing choice.
  - b. Identify actions taken to overcome effects of impediments identified.
4. Describe Other Actions in Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.
5. Leveraging Resources
  - a. Identify progress in obtaining "other" public and private resources to address needs.
  - b. How Federal resources from HUD leveraged other public and private resources.
  - c. How matching requirements were satisfied.

Program Year 5 CAPER General Questions response:

## General Questions

### **1. Assessment of the one-year goals and objectives.**

1. Assessment of the one-year goals and objectives.

*1.a. Describe the accomplishments in attaining the goals and objectives for the reporting period.*

1.a. Overall, Urban Development has made progress toward its one and five-year goals and objectives. Detail on accomplishments can be found in the "Projects", "Summaries", Urban Development "Community Development Needs Table" and IDIS reports in the Appendix. The Urban Development Community Development Needs Table also describes progress towards meeting the goals and objectives.

## **Housing**

Accomplishments in attaining goals and objectives during FY 09 for Housing are as follows:

### **Goal 1 – Preserve and Provide for Safe and Decent Affordable Housing**

**Objective 1:** Ensure that there will be an adequate supply of affordable rental housing that meets at least minimum housing quality standards for households making 0 to 80 percent of median income over the next five years by providing a range of financial and technical resources to rehabilitate the existing rental housing stock which carry long-term affordability.

**Accomplishments:** An activity completed in FY 05 was to use the Housing Development Loan Program to assist projects with expiring Low-Income Tax Credits. A project at the Ambassador Building, which serves 43 low-income tenants, remained affordable through Urban Development's assistance. In FY 09, three of the units previously reported as vacant became occupied.

The Promote Residential Improvement Design and Enhancement Program (PRIDE) works with neighborhood organizations to provide grants to investors with low-income tenants in 13 Neighborhood Revitalization Strategy Area (NRSA) neighborhoods for exterior repairs. In FY 09, one housing rental unit was completed.

**Objective 2:** Encourage private investment in housing preservation and rehabilitation.

**Accomplishments:** Lincoln has built a number of new rental housing developments on the fringes which has created a high vacancy rate for rentals in older neighborhoods. Through our Homebuyer Program, First Home, Urban Development has created an incentive for owner-occupants to move back into these neighborhoods. Before the incentive was available, we had few households buy in these neighborhoods. In FY 09, 27 of the 52 first-time homebuyers purchased in the NRSA due to the increase in incentives created under the First Home Program, Troubled Property Program, South Capital Homebuyer Program, and Housing Development Loan Program.

**Objective 3:** Improve the overall quality of housing in the NRSA and maintain the overall quality in the Low- to Moderate-Income (LMI) area.

**Accomplishments:** In FY 09, Urban Development's various housing rehabilitation programs completed 197 projects in the NRSA or LMI. The First Home Program, administered by NeighborWorks® Lincoln, continued to provide financial incentives to buy and rehabilitate the houses in the NRSA and LMI. The PRIDE program works with neighborhood organizations to provide grants to moderate-income homeowners in 13 Neighborhood Revitalization Strategy Area (NRSA) neighborhoods for exterior repairs.

**Objective 4:** Improve the health and well-being of low-income households throughout the City by increasing awareness of and reducing exposure to lead-based paint in homes, especially those with children.

**Accomplishments:** The three Housing Rehabilitation Specialists at Urban Development conducted 64 lead hazard inspections, 28 risk assessments, and 12 abatements in FY 09. They also provided technical assistance to our sub-recipients, clients, and other agencies.

## **Goal 2 – Create and Sustain Homeownership Opportunities**

**Objective 1:** Assist low-income households in building wealth and maintaining equity by providing a range of financial and technical resources to enable low-income households to purchase and maintain their homes.

**Accomplishments:** Technical support was been provided to NeighborWorks® Lincoln and the REALTORS® Association.

Our rehabilitation programs assisted 75 homeowners at 50 percent of median income and 19 homeowners under 80 percent of median income to perform needed repairs to maintain their home and preserve ownership.

Urban Development provided homebuyer training for people through its partnership with NeighborWorks® Lincoln and training in other languages provided by Community

Action Partnership (CAP) (formerly known as Lincoln Action Program) and Urban Development staff.

The First Home Program, administered by NeighborWorks®Lincoln, provided down payment assistance for 43 households City-wide and partnered with and leveraged funds for the homebuyer programs of the Lincoln Housing Authority (LHA), Nebraska Investment Finance Authority (NIFA), and CAP.

New affordable housing ownership opportunities were created with four units developed by Habitat for Humanity, one unit developed by Affordable Housing Initiatives, and two units developed by NeighborWorks®Lincoln through the Troubled Property Program.

The housing rehabilitation division, under the BRIDGE Program, provided information, referrals and technical assistance for our clients along with networking with other agencies. This included fielding over 600 phone calls explaining our programs to individuals which resulted the mailing of 146 HILP (Home Improvement Loan Program) applications and processing 110 ER (Emergency Repair) applications with the initial information taken by phone and later contacted by a rehabilitation specialist. Over 45 referrals were made to other departments and agencies for assistance including other available programs, mortgage foreclosure assistance, codes and planning, and various other questions. Lead worker training was provided to 32 contractors. PRIDE grant applications were mailed to 188 homeowners with 164 being processed for possible assistance. Twenty-nine subordination applications were reviewed for possible approval. Contact with the Law Department as well as individual mailings and phone calls is daily and ongoing in order to maintain compliance with the existing 1,407 loans. This included processing payoffs, verifying occupancy, monitoring bankruptcies and trustee sales, arranging payment options and monitoring delinquent payments.

**Objective 2:** Increase the rate of homeownership within the NRSA.

**Accomplishments:** Down payment and housing rehabilitation incentives under the First Home Program have played a significant role in increasing homeownership in the NRSA. In FY 09, 27 of the 52 first-time homebuyers purchased in the NRSA due to the increase in incentives created under the First Home Program, Troubled Property Program, and Housing Development Loan Program. Prior to these incentives (2002), only two or three houses annually would be purchased in the NRSA using the First Home Program.

The Antelope Valley Project is nearing completion. FEMA issued the remapping of the area shortly after the end of FY09. This will remove 800 residences, 200 businesses and 50 acres of UNL campus from the flood plain. The area will become more desirable for owner-occupied housing.

**Objective 3:** Increase the rate of homeownership among households headed by persons who are racial and/or ethnic minorities.

**Accomplishments:** A few years ago, Urban Development staff formed the Minority Outreach Committee whose purpose is specific outreach to the various minority communities and cultural centers within Lincoln.

As a result, NeighborWorks® Lincoln and Urban Development sponsor a booth at the annual Juneteenth and Festival de las Americas celebrations, present our programs at the NAACP conference and are working on ads in the Malone Center newsletter.

Outreach to the Hispanic community was enhanced by a bilingual/bicultural Minority Outreach Committee member who is also an Urban Development Housing Rehab Specialist. She assisted Hispanic homeowners with Urban Development rehab programs (24 households or 10 percent of the owner-occupied rehab accomplished by Urban Development in FY 09 were of Hispanic descent).

Working with the Minority Marketing Committee, this staff person met with Legislators, University of Nebraska-Lincoln facility, the Los Politicos group, and State and local leaders to discuss Latino issues. She represents Urban Development on the Advisory Boards of one bank, the Mayor's Multicultural Advisory Committee and the FDIC's New American Task Force. Other board membership includes; the Advisory Board of Nebraska Appleseed Center for Law in the Public Interest, the Joint Budget Committee and the Funder's Group.

Other areas of progress include the translation and up-date of our power point presentation in Spanish of UDD's housing programs and the preparation and presentation of a recommendation for a pilot project to the Mayor regarding how the City could be more proactive in reaching out to the minority community. The result is the Mayor's office has prepared a "Welcome to Lincoln" brochure which will be translated into several languages. The brochure identifies and explains what each city department does and provides a contact number.

There were several presentations in Spanish at the Parroquia de Cristo Rey's parish council regarding housing programs and other programs that may benefit the Latino community. This information is also printed out in their weekly bulletin for all parishioners to have.

Organized a "Feris Informativa" (information Fair) at Cristo Rey Church and invited other entities to participate such as; Commission on Human Rights, Health Department, Lincoln Council on Alcoholism and Drugs, Community Action Partnership, Nebraska's Hispanic/Latino Commission, Nebraska Appleseed Center for Law in the Public Interest and One Stop Employment. A presentation was made at Leadership Lincoln on "Why Diversify Your Board". Spanish translation is also given to the Mayor's Office and other City Departments when requested.

Additionally, for several years the Urban Development Program brochures have been printed in three languages.

**Objective 4:** Assist low-income homeowners in sustaining their homeownership status during emergency situations and reduce the overall instances of emergency situations.

**Accomplishments:** Housing Rehabilitation staff provided technical assistance and made agency referrals to assist homeowners in crisis. Urban Development also has housing programs to assist the very low-income and elderly. The HEART Program which assists the elderly and/or disabled in obtaining needed repairs for their home through Rebuilding Together, completed five units in FY 09. Under the Emergency

Repair Program, we also repaired seven mobile homes, 43 housing units and assisted one household.

**Objective 5:** Promote the stability and revitalization of low-income, older neighborhoods.

**Accomplishments:** Urban Development has worked with its many partners such as Community Action Partnership, Free to Grow, and NeighborWorks®Lincoln on the Troubled Property Program. In FY 08, four rental houses from an expired Tax Credit project were sold to NeighborWorks®Lincoln and Affordable Housing Initiatives to be converted back to single-family, owner-occupied property. In FY09, one has been sold and the other three are under construction.

**Goal 3 – Create and Sustain Affordable Rental Housing Opportunities:**

**Objective 1:** Increase the sustainability and stability of households in rental housing situations.

**Accomplishments:** The Lincoln Housing Authority through Urban Development’s Security Deposit Program was able to assist 54 households in securing apartments.

**Objective 2:** Create permanent housing options for low-income persons with special needs, including those with disabilities and/or needs for supportive services by continuing to work with special needs providers in combination with other public/private resources to create new housing or rehabilitate existing housing.

**Accomplishments:** The Promote Residential Improvement Design and Enhancement Program (PRIDE) works with neighborhood organizations to provide grants to investors with low-income tenants in 13 Neighborhood Revitalization Strategy Area (NRSA) neighborhoods for exterior repairs. In FY 09, one rental housing unit was completed.

An activity completed in FY 05 was to use the Housing Development Loan Program to assist projects with expiring Low-Income Tax Credits. A project at the Ambassador Building, which serves 43 low-income tenants, remained affordable through Urban Development’s assistance. In FY 09, three of the units previously reported as vacant became occupied.

**Objective 3:** Assist qualified renters in making steps toward homeownership.

**Accomplishments:** NeighborWorks®Lincoln conducted financial fitness classes in FY09.

**Objective 4:** Assist homeowners in perilous ownership situations into appropriate rental housing.

**Accomplishments:** Under the BRIDGE Program, referrals and networking with other agencies help guide homeowners and renters to safe and decent housing.

**Goal 4: Remove Barriers to Fair Housing and Affirmatively Further Fair Housing.**

**Objective 1:** Provide the City staff and elected officials with the necessary tools to remove barriers to fair and affordable housing and affirmatively further fair housing goals.

**Accomplishments:** Urban Development staff participates in planning the regional Civil Rights Conference, sponsored by the Lincoln Commission on Human Rights. City staff and elected officials are urged to attend. Staff also follows and offers testimony on any legislative bills before the Unicameral pertaining to housing.

**Objective 2:** Improve access to permanent, affordable rental housing throughout the City with appropriate supportive services by low-income households and assist rental households in maintaining their rental status.

**Accomplishments:** Urban Development continues to financially support the Homeless Security Deposit Assistance Program through the Lincoln Housing Authority.

**Objective 3:** Increase opportunities for homeownership by those households who make 30 to 80 percent of median income throughout the City.

**Accomplishments:** The First Home Program, administered by NeighborWorks®Lincoln, provided down payment assistance for 43 households City-wide and partnered with and leveraged funds for the homebuyer programs of the Lincoln Housing Authority (LHA), Nebraska Investment Finance Authority (NIFA), and Community Action Partnership (CAP).

New affordable housing ownership opportunities were created with four units created by Habitat for Humanity, one unit developed by Affordable Housing Initiatives, and two units created by NeighborWorks®Lincoln through the Troubled Property Program and sold to a first time home buyers.

NeighborWorks®Lincoln and Urban Development sponsored a booth at the annual Juneteenth celebration. Urban Development sponsored a booth at the Festival de las Americas celebration. There were also displays at the Civil Rights Conference and Housing Fair and Affordable Housing Fair sponsored by the Lincoln Realtors Association. At all events, staff offers pamphlets and other information and answer questions to those interested in home ownership.

Outreach to the Hispanic Center was enhanced by a bilingual/bicultural Minority Outreach Committee member who is also an Urban Development Housing Rehab Specialist. She assisted Hispanic homeowners with Urban Development rehab programs (24 households or 10 percent of the owner-occupied rehab accomplished by Urban Development in FY 09 were of Hispanic descent).

**Objective 4:** Improve and expand the collection and sharing of fair housing and affordable housing information across public and private entities, among housing industry entities, and within the public realm to improve understanding of fair housing laws, encourage reporting of violations, address existing and future housing needs, facilitate implementation of best practices, and reduce discrimination.

**Accomplishments:** Urban Development staff continues to assist with the planning and participates in the Civil Rights Conference. Information about our programs is provided at a booth. Sessions are programmed to meet the informational needs of

different segments of the housing industry. Through our Minority Outreach Committee, informational sessions are held to improve the understanding of needs of persons of different backgrounds.

**Objective 5:** Monitor, evaluate, and update fair housing (on an as-needed and annual basis as part of the Consolidated Annual Performance Evaluation Report (CAPER)), policies, and programs to ensure that the City is affirmatively furthering fair housing as required by HUD.

**Accomplishments:** Urban Development continued to work with the Lincoln Commission on Human Rights to monitor compliance with Title 11. We continued to implement and update the "Minority Outreach Plan" for Urban Development Programs.

**Goal 5: Strengthen or Establish Public Policy and Institutions to Support Affordable Housing.**

**Objective 1:** Remove regulatory barriers to affordable housing.

**Accomplishments:** We continued to work with other City departments and housing agencies to remove regulatory barriers to fair and affordable housing.

**Objective 2:** Improve understanding of housing needs and gaps, and information sharing about needs and gaps among institutions.

**Accomplishments:** Urban Development conducted a housing condition analysis in the Antelope Valley area. Through the BRIDGE Program, we educated Urban Development staff about other agencies, improved our referral network and provided clients and potential clients with information and technical assistance to sustain and improve household status.

**Objective 3:** Maintain or increase the level of funding available for affordable housing activities in the City of Lincoln.

**Accomplishments:** Urban Development continued to leverage our Federal funds to increase affordable housing activities. We have obtained Nebraska Affordable Housing Trust Funds from the State of Nebraska for down payment assistance for homeownership and for an affordable housing development. Funds were also available from the City of Lincoln to develop affordable housing in the Antelope Valley. We have received Nebraska Investment Finance Authority (NIFA) funds for existing and new affordable housing.

Urban Development received \$3,654,000 of stimulus funds called the Neighborhood Stabilization Program from the Nebraska Department of Economic Development. In partnership with NeighborWorks<sup>®</sup> Lincoln, Habitat for Humanity and Affordable Housing Initiative, we have acquired 26 blighted and/or foreclosed houses which are currently in the process of being rehabilitated or redeveloped.

HILP continues to leverage NIFA and private bank funds to maintain affordable housing. Urban Development assisted social service, non-profit organizations on special needs projects with the majority of the funding coming from private sources.

## **Homelessness**

**Goal 1: Emergency Shelter Housing and Supportive Services.** Sustain the availability of emergency housing and maintain support services for homeless individuals and families.

**Accomplishments:** Lincoln's inventory of emergency shelter beds remained constant in FY 09. It should be noted that the primary emergency shelters in Lincoln, People's City Mission and The Friendship Home, have the capacity for several temporary or seasonal beds to meet emergency needs or seasonal increases. Homeless services were supported throughout the community by ESG, Homeless Shelter Assistance Trust Fund (HSATF), and HUD Homeless SuperNOFA funding, in addition to support from several national, regional, and local foundations.

**Goal 2: Transitional and Supportive Services.** Maintain the availability of transitional housing and maintain support services for homeless individuals and families.

**Accomplishments:** Lincoln's transitional housing and supportive services maintained programming through ESG, HSATF, HPRP, and HUD CoC Grant funding, in addition to support from several national, regional, and local foundations. Lincoln was one of two communities nationally selected to participate in a pilot planning program with the National Alliance to End Homelessness (NAEH.) As a result of this project, Lincoln's CoC was able to update and enhance its 10 Year Plan to End Homelessness by developing additional goals in four primary areas: employment resources, a community wide assessment tool, improving services and outreach for homeless youth, and formalizing collaboration with landlords and realtors in Lincoln.

## **Economic Development**

In 2008, the City used an outcome-based process in preparing the City budget. In this process, economic development was identified as a Tier 3 activity, which is a low-priority for the City. The economic development programs, Job Creation and the Façade Loan program, were both eliminated in 2009. Economic Development activities are now pursued by other City departments, agencies and the private sector.

**1. Business Development.** Increase the number of new private sector jobs that are: 1) quality full-time permanent positions and 2) are available to low- and moderate-income persons.

**Objective 1.** Provide direct financial assistance to "primary employers" that will create and/or retain quality jobs which pay a living wage for low- and moderate-income residents.

### **Accomplishments:**

In FY 09, job creation/retention goals were not reached on any previous year loans. No new loans were originated in FY 09.

The City Law Department continued working toward collection on loans made to Suiter Medical, Nobrainer/Top Dawg, Super Bakes and Windows Technologies. Settlements were reached with Wolfgang Auto and Downtown Physicians.

The City of Lincoln tracks all job creation projects on a quarterly basis and reports that information through IDIS. However, for the purpose of simplifying the CAPER process, job creation projects which are underway, but have not yet completed job creation efforts, are reported only in the narrative section of the CAPER. This provides a better picture of all job creation efforts during the year while focusing on reporting only on the projects which have truly closed-out job creation efforts.

**Objective 2.** Increase the City's overall economic development capacity by working with partnering agencies and organizations.

The City of Lincoln utilizes a public-private model to facilitate economic development programming. The Lincoln Partnership for Economic Development (LPED) is the lead agency tasked with implementing strategic plans relating to business development and community marketing. LPED is funded by the City of Lincoln and private businesses interested in enhancing the growth and development of our community. Primary goals of the partnership are to attract high-impact industries, to nurture the environment for existing businesses, and to cultivate local entrepreneurial development.

Partnering economic development organizations have established LPED as the lead clearinghouse for economic development information and initiatives in Lincoln. To date, this close collaboration among economic development organizations has resulted in the creation of an effective marketing program and the organization of community assets necessary to achieve success.

With assistance from the City of Lincoln, Lincoln Electric System, Black Hills Energy, and the NE Department of Economic Development, our Business Retention and Expansion (BRE) Program continues to provide assistance critical to Lincoln's existing businesses.

Over 100 interviews were conducted with business leaders in FY09. In general, Lincoln's BRE program is designed to help identify: 1) businesses at risk of closing or relocating, 2) expansion projects that create jobs and investment, and 3) to help businesses during times of economic difficulty. This information is aggregated annually to help provide a more accurate picture of the business and industrial climate in Lincoln to business leaders and public policy makers.

The City of Lincoln continues to play a large role enhancing our community's capacity for economic development. Key activities include site and infrastructure development, creating local incentives for primary employers, lobbying for State incentives, and addressing the needs of high growth entrepreneurs.

Results have led to several high-impact projects, and Lincoln being recognized by a number of publications for its positive business climate. Examples include: Lincoln was ranked number five in the Forbes listing of best places for businesses and business careers.

Lincoln ranked tenth in the Fortune list of best places to launch a small business. Next Generation Consulting named Lincoln one of the top fifteen mid-sized magnets for the next generation work force.

A top 10 choice by Expansion Management in its list of the best places in the U.S. to locate a company.

**Objective 3.** Provide direct financial assistance and technical assistance to micro-enterprises and other small businesses created by low- and moderate-income entrepreneurs.

**Accomplishments:** In 2008, Urban Development staff reviewed the CDR program and concluded that after several years of underperformance and pre-determined decreasing funding schedule, the City of Lincoln would no longer provide operational support to this program. After seeing little progress in the program in 2009, it was decided to discontinue the funding to CDR all together. The City now administers the eight loans made by CDR.

**2. Commercial Redevelopment.** Strengthen and maintain the viability of the City's core neighborhoods through the enhancement and redevelopment of commercial areas located in low- to moderate-income and/or blighted areas.

**Objective 1.** Provide construction financing and design assistance for the rehabilitation of older commercial buildings located in blighted areas.

**Accomplishments:** No Facade Improvement projects were completed during FY 09.

**Objective 2.** Provide financial and technical assistance to retail and service businesses located in low- and moderate-income neighborhoods which will provide needed goods and services to neighborhood residents.

**Accomplishments:** There were no neighborhood retail/service projects completed in FY 08.

**3. Workforce Development.** Connect unemployed and underemployed low- and moderate-income persons with the labor force demands of the private sector.

**Objective 1.** Increase job readiness and employability of low- and moderate-income persons, including youth.

**Accomplishments:** In FY 09, the Greater Lincoln WIA provider served 16 adults, aged 18 and over. Workforce Development only tracks and reports on individuals that they directly spend CDBG funds on. Program services and staff are co-located with 18 other workforce partners in the One-Stop Career Center. One outcome of the co-location has been an increase in the number of services and programs available to adults. By providing access to services from 18 workforce programs, those in need benefit from expanded opportunities beyond the traditional WIA programs.

### **Community Development**

Accomplishments in attaining goals and objectives during 2009 for Community Development address the following issue areas:

1. Safety;
2. Emphasis in Focus/Target Areas and Neighborhood Conditions;
3. Parks;
4. Deteriorating Infrastructure;
5. Land Use Conflicts.

In the FY 09 Action Plan, a new activity was added. The Economic Opportunity Initiative was developed to provide incentives for economic opportunity and to continue strengthening older neighborhoods and commercial areas. Activities were to focus on improving the physical environment thus creating a more desirable environment for private development to occur. There were three elements to the initiative: acquisition and demolition of blighted housing, relocation of incompatible businesses out of Antelope Valley, and business streetscape improvements. There was no action taken on this activity this year.

**Safety.** Written and oral data collected resoundingly identified the importance of more street and alley lighting. This priority issue was identified by both adults and children at a community-wide meeting. Community Development Task Force members added that a contributing factor to unsafe areas is overgrown brush and shrubs. Some Neighborhood Associations made special efforts to cut back trees, shrubs, and volunteer vegetation in certain areas of the neighborhood where unsafe conditions were present.

**Objective 1.** Work with Lincoln Electric System (LES) to identify lighting needs in low- to moderate-income (LMI) areas.

**Accomplishments:** This project was eliminated in an amendment to the Strategic Plan in September 2007.

**Objective 2.** Support and assist LMI neighborhood groups to complete annual clean-up of overgrown shrubs, trees, and bushes that pose safety problems.

**Accomplishments:** Clean-ups were completed in Arnold Heights, Clinton, Everett, East Campus, Hartley, Irvingdale, Near South, South Salt Creek, West A and Witherbee. No CDBG funds were used, relying instead on assistance from the Health Department.

**Objective 3.** Continue to support the "Free to Grow" team that addresses safety issues in selected LMI areas.

**Accomplishments.** An Urban Development staff member continued to serve on the Free to Grow team. The core team includes representatives from Building and Safety, Urban Development, Lincoln Housing Authority, Mayor's Office, Lincoln Police Department, Lincoln Lancaster County Health Department and NeighborWorks®Lincoln. Free to Grow continues to operate in the Hartley, Clinton, Everett, Near South and Malone/Hawley Neighborhoods. In FY 08- 09, approximately 33 problem properties have been addressed in the five neighborhoods. The violations corrected included trash, health, housing code, graffiti, dangerous trees, and junk car violations. The team continues to meet monthly. In April 2010, the Core Team decided to narrow its focus to the Near South and Malone neighborhoods. Small focus areas were identified: the Near South focus area is 14<sup>th</sup> to 15<sup>th</sup>, B to C Streets and in Malone it is N. 25<sup>th</sup> to 26<sup>th</sup>, R to U Streets.

Free to Grow was initiated by Lincoln Action Program. During FY 07, the program was moved and is now operated by NeighborWorks® Lincoln.

**Objective 4.** Continue to fund the Tree Management and Demolition of Secondary Structures Programs. The Tree Management Program provides grants to low-income property owners and investors with low-income tenants for removal of dead and potentially dangerous branches or removal of dead trees. The Demolition of Secondary Structures Program provides grants to low-income people for the removal of substandard and dangerous buildings.

**Accomplishments:** In FY 09, eight households received assistance for dangerous tree removal.

**Objective 5.** Actively participate in the planning and implementation of the Stronger Safer Neighborhoods Initiative, begun by Mayor Beutler in 2008.

**Accomplishments:** See below under Accomplishments for Focus/Target Areas and Neighborhood Conditions.

**2. Focus/Target Areas and Neighborhood Conditions.** One successful program of the Urban Development Department is the Focus/Target Area Program. In reality, most Quality of Life issues could, at one time or another, fall under the Focus Area umbrella. Since 1993, the Urban Development Department has been concentrating its limited resources in small areas of Lincoln's older neighborhoods. Work will continue in these neighborhoods using the Focus Area Plans as a guide for the betterment of general neighborhood conditions. Often, issues that grow out of work with neighborhoods in focus areas are also relevant to other, older neighborhoods. The reverse is also true: general issues pertaining to older neighborhoods are also applicable to focus areas. Therefore, this priority issue also encompasses the betterment of neighborhood conditions for all older neighborhoods.

**Objective 1:** Implement public improvement projects identified in Focus Area plans for designated neighborhood revitalization areas located in LMI neighborhoods.

**Accomplishments:** The construction of improvements in American Legion Park continued into the final phase of the project: The remaining element is an interpretive sign to recognize the historic significance of this site as the former location of Randolph school. The project was delayed awaiting the City's completion of aerial photographs of Lincoln so that an aerial of the improved park could be incorporated into the sign. The sign is currently being fabricated. Once delivered, a pedestal will be installed so the sign can be mounted for permanent display.

The Streetscape project in Hartley began in July 2007 and was completed in FY 09 with a tree replacement and some retaining wall work. Final payment has been made.

Paving 4<sup>th</sup> Street, in partnership with the Public Works and Utilities Department was completed in FY 07. Public Works and Utilities paid the full cost with CDBG annually repaying the Urban Development share. In FY 08, final payment for the paving was completed. Parks and Recreation also completed construction of a bike trail adjacent to 4<sup>th</sup> Street. Federal Recovery Act CDBG-R funds are being used to complete the 4<sup>th</sup> Street project. Energy efficient ornamental LED lights were installed in FY 09 and the last project element, landscaping, will be completed in

early FY10. Regular CDBG funds were used in FY 09 to continue funding a contract with Olsson Associates for construction management of the project.

A streetscape project was designed and under construction in the North Bottoms neighborhood, from Charleston to Military, also utilizing Federal Recovery Act CDBG-R funds. Similar to 4<sup>th</sup> Street, the project includes ornamental LED lights and landscaping.

On March 13, 2008 Mayor Beutler launched the Stronger Safer Neighborhoods Initiative, a partnership between government, non-profits, schools, neighborhoods, churches, and the business and development community. The program is designed to improve neighborhoods and revitalize problem areas. A Mayoral Aide was hired for Neighborhood Projects and assigned to the Lincoln Police Department.

Stronger Safer Neighborhoods is a problem oriented policing program. It involves a comprehensive approach that recognizes the connections between crime, poverty, blight, and social behaviors. It recognizes that the city cannot arrest its way out of these problems. The underlying conditions have to be addressed in order to create lasting stability, safety, and health.

Through the Mayor's department directors, the Initiative brings additional Building and Safety code enforcement; Health Department inspections and service programs; street, sidewalk, and other Public Works infrastructure improvements; Urban Development community revitalization and housing rehabilitation specialists; and other city assets that no outside entity alone could bring. The target population includes residents and businesses to the south and west of the State Capitol – an area generally located between 9<sup>th</sup> and 17<sup>th</sup> and A to K Streets. This is a mixed-use, walking/biking neighborhood near downtown with a combination of families, students, and younger workers. The strategy for creating a sustainably healthy neighborhood for the target population is to increase homeownership, neighborhood services, and investment. Action planning involves increasing safety, stability, and desirability through two focus efforts:

1. Continuing to build a strong foundation of energized and invested neighborhood residents. An AmeriCorps team member works with NeighborWorks community organizers on neighborhood events and activities that not only inform and educate, but also increase neighborhood connectedness, strengthen the social fabric, and promote a positive neighborhood identity. These include cookouts, festivals, crime watch meetings, knock and talk home visits, safety trainings, and neighborhood association meetings. Of note were two Community Smoke Alarm Rallies. At the first event in September 2009, over 100 volunteers installed 400 smoke alarms in homes throughout our target area. This was a part of the neighborhood that showed a higher than average incidence of fire and fire-related injuries. This event not only increased property and resident safety, but also increased partnerships between agencies. It is now scheduled to be an annual event. The second rally was held in August 2010 in the neighborhoods surrounding McPhee school. Due to the success of the first rally, Lincoln Fire & Rescue was able to secure a grant from FEMA in excess of \$100,000. These funds were used to purchase 3,000 smoke alarms and installation supplies as well as specialty smoke alarm equipment for deaf and hard of hearing families. Because of this funding an additional rally is scheduled for October 2, 2010.
2. Continued enforcement efforts with Lincoln Police, Building and Safety, and

Health Department to reduce crime, eliminate blight, and repair sub-standard housing violations. Accomplishments include:

- Participation on the City's Problem Resolution Team.
- Worked with the Lincoln Policy Network to champion the adoption of the International Property Maintenance Code. This code replaced Lincoln's housing code which dated from 1994.
- Helped create a new performance-based inspection ordinance for residential housing in Lincoln. This new policy creates incentives for owners with well-maintained properties and additional oversight for owners of problem properties. It focuses city resources and inspectors on problem areas like dilapidated buildings and unsafe living conditions. It also charges fees to owners of poorly maintained housing that are generating the need for additional oversight and inspections.
- Used police data, police surveys, and neighborhood safety surveys to measure impacts on crime and safety and as indicators of increased resident safety and improved perceptions of the neighborhood.
- Worked on a project to reduce repeat police calls to properties in the focus neighborhood. Tracked police contacts and police calls to generate data on outcomes and helped focus police resources. A 97% drop in repeat police calls to properties has occurred under this program.
- Used problem property data, and property condition assessment data as indicators of decent and healthy housing and to direct efforts towards improving the physical environment and the housing stock. Over 1100 properties in the South Capitol target area were reassessed. Community volunteers were organized to record property defects like broken windows, trash, junk cars, and more. Data was compared against the original conditions. The statistics show a significant decline in property defects. Homes have been repaired, trashed picked up, junk cars removed. These improvements to the physical environment and housing stock reduce crime and increase buyer interest.
- Partnered with the Human Services Federation / CSI – Community Services Initiative – and exchange data with them on hunger, school mobility, and other human service data within their combined focus areas. Affordable childcare remains a shared priority and CSI data has been used to inform city policy and to guide existing and potential caregivers within the focus neighborhoods.
- Created a Stronger Safer Neighborhoods website that provides information about the program and upcoming events, direct residents to revitalization resources, and help them file online reports about problem properties, criminal activity, and other neighborhood issues.
- Partnered with NeighborWorks®Lincoln, to begin a Free To Grow program within the target area.
- Partnered with Community Action Partnership (formerly Lincoln Action Program) in a very large program to weatherize homes in this neighborhood and install energy-efficient heating/cooling equipment and appliances. In addition, the City's Cleaner Greener Lincoln program is incorporating green building development into the Redevelopment plan for the neighborhood. The City is also involved in several energy and sustainability projects and working with neighborhood schools to educate children on the importance of conservation and recycling.

**Objective 2:** Continue to work to identify new focus areas and work with neighborhood associations to develop Focus Area Plans.

**Accomplishments:** In 2006, preliminary meetings were held with the College View area in conjunction with a multi-modal planning study completed by the Planning and Public Works and Utilities Departments. No neighborhood association currently existed in College View, so meetings focused on creating an association that in turn, could potentially work on a focus area plan. Although a neighborhood association was established in FY 07, preparation of a Focus Area Plan will be delayed pending the outcome of the 2010 Census. However, staff continued to work with the Association and Public Works and Utilities on a streetscape project along South 48<sup>th</sup> in conjunction with a street project. Construction began in spring 2010. Funding is a combination of private donations, street construction and general funds.

**Objective 3:** Support creation of an ordinance prohibiting couches on porches.

**Accomplishments:** The Lincoln Policy Network made this issue a priority and on September 22, 2008 an ordinance was approved by the Lincoln City Council prohibiting the use of indoor upholstered furniture outdoors.

**Objective 4.** Support efforts to make garbage collection mandatory.

**Accomplishments:** Although UDD planned no action on this objective in FY 09, the Lincoln Lancaster County Health Department initiated work on this effort in FY 09, beginning with surveying cities of similar size to determine their requirements. The Department began meeting with various groups to determine the level of support. Actions will continue in FY 10.

**Objective 5.** Continue efforts to report housing code violations.

**Accomplishments:** This effort is accomplished through the Free to Grow and Stronger, Safer, Neighborhoods Programs. Also, Urban Development houses the Neighborhood Hotline and forwards complaints to the appropriate department, including housing code violations. In FY 07, the Lincoln Policy Network successfully led an effort to increase fines for housing code violations. The Lincoln City Council approved increasing fines from \$25 to \$200 for the first violation, from \$50 to \$250 for second violations, and \$100 to \$300 for third offenses and each offense thereafter. In addition, the Lincoln Policy Network has made code enforcement its number one priority. The Lincoln Policy Network and Stronger Safer Neighborhoods Initiative helped champion the adoption of the International Property Maintenance Code. This code replaced Lincoln's housing code which dated from 1994. A new performance-based inspection ordinance for residential housing in Lincoln was also created in FY 09. This new policy creates incentives for owners with well-maintained properties and additional oversight for owners of problem properties. It focuses city resources and inspectors on problem areas like dilapidated buildings and unsafe living conditions. It also charges fees to owners of poorly maintained housing that are generating the need for additional oversight and inspections.

**Objective 6.** Monitor the effects of new student housing on the LMI neighborhoods.

**Accomplishments:** This project was eliminated in an amendment to the Strategic Plan, in September, 2007.

**Objective 7.** Continue to fund the Heart of Lincoln Project.

**Accomplishments:** This project was eliminated in an amendment to the Strategic Plan in September, 2007.

**3. Parks, Trails, and Recreation.** The Urban Development Department and the City Parks and Recreation Department have an excellent working relationship dedicated to providing above average and safe recreational environments for Lincoln residents. The Parks and Recreation Department has identified 28 future park projects in the LMI area.

**Objective 1.** Continue Urban Development's work with neighborhood organizations and other City Departments, particularly Parks and Recreation, to review proposed development and improvements of public park areas to ensure such facilities are developed and improved in manners that promote and project neighborhood character.

**Accomplishments:** This objective was deleted in FY 07; however, frequent meetings are held with Urban Development and Parks staff to discuss park projects.

**Objective 2.** Implement a funded program to assist park improvements in the LMI neighborhoods.

**Accomplishments:** Lincoln Parks & Recreation staff continued to refine the master plan and associated cost estimates for improvements to Belmont Park. These improvements generally consist of ADA accessible walks to better connect the surrounding neighborhood to the park and school, the development of natural play elements, and the integration of water quality components (i.e., rain gardens and wetland cells) into the existing park landscape. At this time, no construction activities have been initiated; however, the refined master plan has been presented to the Lower Platte South Natural Resources District and they have committed more funding toward the addition of the natural play elements.

Park renovation efforts at Hazel Abel Park continued throughout the summer months and by the end of August neared completion. The park required complete renovation to address failing sidewalks that did not meet ADA standards, outdated play equipment, faulty electrical wiring, a leaking water fountain and an aged perimeter fence. At this time, new playground equipment has been installed (complete with rubber matting tile surface for fall protection and ADA access), new walkways and a subsurface irrigation system have been installed, the fence and fountain have been restored and the area lighting has been rehabilitated. During the fall months, the project will be completed with the installation of new landscaping materials (shrubs, trees and turf).

Design of two additional park projects were initiated: The Trago Park "gray water" project and Elliot School. Currently, the Trago Park Sprayground uses water from the Lincoln Water system to supply each of its spray features. The water is used for a single pass through the system and is then directed into the area storm sewer for disposal. The reclamation system under design will divert the water being delivered to the storm drain into a holding tank. The holding tank will include a filtering system and pumping station to deliver the "gray water" to the park's irrigation system for used on non-edible landscape plants, trees and turf. The use of gray water results in the conservation of potable water while also benefitting the plants because of its increased nutrient (e.g., nitrogen and phosphorus) content.

The Antelope Valley project significantly changed Antelope Park, immediately west of Elliott School. To improve the interface between the school and park, Lincoln Parks and Recreation Department and Lincoln Public Schools are worked on a master plan for improvements to the school's west entrance, play area and a connection to the park and trail. In FY 10, CDBG funds will be used to construct a parking lot and trail connection to Antelope Park and the Antelope Valley trail. The parking lot will serve as a trail head and parking for both Antelope Park and Union Plaza Park during non-school hours.

**4. Deteriorating Infrastructure.** Infrastructure in the City's older neighborhoods is deteriorating because of not only increased density, but because of the age of the systems. The issue becomes the cost for repair, maintenance, and eventually replacement, of these facilities.

**Objective 1.** Work with the City Public Works and Utilities Department to ensure infrastructure improvements are made, as needed, in LMI neighborhoods.

**Accomplishments:** The Antelope Valley project, which is taking place in the heart of the low/mod area, includes new roadways, bridges, and an open channel. More details about Antelope Valley are included in the last section of the CAPER, under "Other Narrative." In addition, several streets were reconstructed in LMI neighborhoods using American Recovery and Reinvestment funds.

**Objective 2.** Actively participate in the planning and implementation of the Stronger Safer Neighborhoods Initiative, begun by Mayor Beutler in 2008.

**Accomplishments:** See above under Accomplishments for Focus/Target Areas and Neighborhood Conditions.

**5. Land Use Conflicts.** Land use conflicts are numerous in the City's older neighborhoods created by zoning changes that grandfathered commercial properties in neighborhoods. Other land use issues include the predominance of flood plains in the core of the City that creates an especially difficult environment for development and redevelopment. In addition, many of Lincoln's neighborhoods are plagued with problems created by unplanned high density.

**Objective 1.** Support strategies for flood plain management of Salt Creek, Antelope Valley, and Dead Man's Run.

**Accomplishments:** Staff continues to be very involved in the Antelope Valley project, both as a lead agency for community revitalization and as members of several coordinating committees. When the channel is completed in 2010, a large area in the core of the city will be removed from the flood plain. Staff continue to attend meetings regarding Salt Creek and Dead Man's Run on an as-needed basis. A related effort underway by the Public Works and Utilities Department, Watershed Management Division, and the Lower Platte South Natural Resources District is the Antelope Creek Watershed Basin Management Plan. The Plan is addressing water quality in the basin. Urban Development staff are monitoring this process and its impact on the LMI neighborhoods where Antelope Creek is located.

**Objective 2.** Explore options to address parking concerns in the LMI neighborhoods.

**Accomplishments:** The University of Nebraska-Lincoln constructed parking facilities which help neighborhoods surrounding the University by getting students off neighborhood streets and into the campus parking facilities.

In FY 07, Mayor Beutler moved the responsibility of administering City parking from Public Works and Utilities to Urban Development. The City of Lincoln's Parking Services Division continues to implement a strategic plan that includes combining parking management operations into a single division. Parking Services now operates off street parking facilities and on-street operations, collections and enforcement. Parking Services has acquired consulting services to implement Phase II initiative which will include a strategic review of technology, rates structures, ordinances and enforcement policy and procedures. In July 2010, the City re-branded the parking system and initiated a "First Hour Free" in all off-street facilities as part of a retail parking strategy in the downtown. This strategy provided a comprehensive approach to outdated validation and discount parking programs and allowed downtown visitors the opportunity to use off-street parking for 1 hour free. In the first few months of this initiative, Parking Services saw an additional 5,000 more tickets pulled system wide.

**Objective 3.** Support revisions to commercial zoning districts in LMI neighborhoods (typically B-1 and B-3) that promote and protect neighborhood character, specifically screening, lighting, signage, set backs, noise, and permitted uses.

**Accomplishments:** No activity this year due to the lack of available staff.

**Objective 4.** Support a commercial quality of life ordinance.

**Accomplishments:** Urban Development staff continues to be involved in PRT+ which is a small group of City staff, Mayor, and City Council representatives that address policy issues. The committee has continued discussion about a maintenance ordinance for commercial buildings. Updating existing codes or adopting the International Building Code maintenance requirements are options being considered. The Lincoln Policy Network is also considering championing this change.

**Objective 5.** Explore incentives to reduce residential density in older neighborhoods, including tax incentives to deconvert multiple dwelling units and increase homeownership and private investment.

**Accomplishments:** This objective was deleted in FY 07.

#### **Non-Homeless Special Needs**

**Goal:** Create and Sustain Affordable Housing Opportunities for Special Needs Populations.

**Objective 1:** Assist in maintaining the stock of rental and owner housing for special needs populations.

**Accomplishments:** No activity this year.

**Objective 2:** Assist in increasing the supply of rental and owner housing for special needs populations.

**Accomplishments:** Construction of Creekside Village began. This 60 unit housing complex will provide 20 housing units for Seriously Mentally Ill people and supportive services. Creekside Village is located in the North Bottoms neighborhood and is funded by a variety of sources including Tax Increment Financing (TIF), tax credits and private funds. No CDBG or HOME funds are included.

**Objective 3:** Enhance the provision of supportive housing services.

**Accomplishments:** No activity this year.

**Objective 4:** Remove regulatory barriers to housing for special needs populations.

**Accomplishments:** In FY 08, Urban Development staff continued to monitor state legislative bills and activities that might impact special needs populations.

*1.b. Provide a breakdown of the CPD formula grant funds spent on grant activities for each goal and objective.*

1.b. The breakdown of the CPD formula grant funds spent on grant activities is described in the table below. The CDBG Amendments and Transfers are listed in Appendix H.

#### Urban Development Department – Community Needs

<i>Goal</i>	<i>Program</i>	<i>Expenditures</i>	<i>Funding Source</i>
<b>Housing</b>			
Goal 1, Objective 1 Goal 1, Objective 3 Goal 2, Objective 1	Promote Residential Improvement Design and Enhancement (PRIDE)	\$65,022	CDBG
Goal 1, Objective 3 Goal 2, Objective 1	Direct or Deferred Loan Program (DPL)	\$343,766 26,976	CDBG HOME
Goal 1, Objective 3 Goal 2, Objective 1	Home Improvement Loan Program (HILP)	\$26,839	CDBG
Goal 1, Objective 3 Goal 2, Objective 1 Goal 2, Objective 2	First Home Program	\$505,401 488,785	HOME/ CDBG
Goal 1, Objective 4	Lead-based Paint Mitigation	\$114,118 8,888	CDBG HOME
Goal 2, Objective 1 Goal 2, Objective 2	First Time Homebuyer Training	\$100,680	CDBG
Goal 2, Objective 1 Goal 2, Objective 5	Housing Development Loan Program (HDLP) - Acquisition	\$104,649	HOME
Goal 2, Objective 1 Goal 2, Objective 2 Goal 2, Objective 5	Troubled Property Program (CHDO)	\$264,158	HOME
Goal 1, Objective 3	CHDO Operating Funds	\$40,000	HOME
Goal 1, Objective 1	Temporary Relocation		CDBG
Goal 2, Objective 1 Goal 2, Objective 2 Goal 2, Objective 5	Antelope Valley Acquisition – 2240 Q Street		CDBG
Goal 2, Objective 4	Helping Elderly Access	\$8,549	CDBG

	Rebuilding Together (HEART)		
Goal 2, Objective 4	Emergency Repair Loan Program (ER)	\$213,421 1,690	CDBG HOME
Goal 3, Objective 1	Housing Development Loan Program (HDLP) – Public Facility	\$10,000	CDBG
Goal 3, Objective 1	Security Deposit Assistance Program	\$17,753	HOME
Goal 4, Objective 2 Goal 4, Objective 3	Barrier Removal Program	\$33,491	CDBG
	Housing Rehabilitation Administration	\$385,272	CDBG
	HOME Administration	\$71,687	HOME
<b>Community Development</b>			
Goal 1, Objective 4	Demolition of Secondary Structures		CDBG
Goal 1, Objective 4	Tree Management Program	\$11,020	CDBG
Goal 2, Objective 1	Focus Area Improvements	\$33,025	CDBG
Goal 3, Objective 2	Park Improvements in LMI Neighborhoods	\$20,364	CDBG
<b>Homelessness</b>			
Goal 1	Homeless Management Information System		CDBG
<b>Economic Development</b>			
Goal 1, Objective 1	Job Creation and/or Job Retention Financial Assistance	\$7,092	CDBG
Goal 3, Objective 1	Workforce Development	\$37,087	CDBG
<b>Administration</b>			
	Administration	\$173,405	CDBG
	Community Development Staffing	\$271,209	CDBG

1.c. If applicable, explain why progress was not made towards meeting the goals and objectives.

1.c. Overall, the City of Lincoln is on track towards meeting the five-year and one-year goals identified in the Strategic Plan and Annual Action Plan. Ideally, each goal would have reached 20% completion each year. As often happens with plans, some goals are ahead of schedule and other are behind. The “Projects”, “Summaries”, Urban Development Community Development Needs Table, and IDIS reports report the annual progress towards meetings the goals and objectives.

**2. Describe the manner in which the recipient would change its program as a result of its experiences.**

2. Programs operate well and no changes are recommended at this time. However, federal and local budget cuts have resulted in a reduced level of service that will impact our ability to provide services to low- and moderate-income people and neighborhoods. For example, funding for the “Heart of Lincoln” program has been eliminated due to budget cuts. There are also a number of policy issues that have been reduced, and in some cases eliminated, by amendment to the Strategic Plan.

### **3. Affirmatively Furthering Fair Housing.**

*3.a. Provide a summary of impediments to fair housing choice.*

3.a. Below is a summary of impediments to fair housing.

In FY 04, the Affordable Housing Needs Analysis (AHNA), which provides the background for the Analysis of Impediment to Fair Housing(AI) was completed. The following issues were identified in that report:

Barriers to fair housing are a result of household differences, housing market conditions, and public and private policies.

Household differences that may directly impede access to housing in Lincoln include the following:

- Income and other financial barriers (i.e., financial knowledge, credit, debt, wealth), which impacts the affordability of and/or capacity to consume housing;
- language, which can impede communication between providers and seekers;
- cultural, religious, and other values and beliefs, which can limit the types of housing and amenities sought or financing used; and
- disability, which can limit housing choice based upon physical or other needs.

Often times, overcoming these barriers means that housing providers must provide direct financial and/or technical assistance to households to address their unique needs.

Because protected classes are more likely to be low-income, barriers to housing that are the result of income differences, tend to impact protected classes disproportionately. Additionally, other differences (i.e., age, gender, marital status, familial status, race, nationality, ethnicity, sexual orientation), as well as those listed above, can impede access to housing indirectly as a result of institutional responses (discussed below) to these differences.

Housing market conditions can exacerbate barriers to affordable housing in Lincoln. Housing market conditions are slower to change than the social and economic conditions of the City. The cost, supply, condition and location of affordable housing can all have disparate impacts on protected classes who are more likely to need access to affordable housing.

Households headed by a single woman, a single-parent, elderly person, person with a disability, and/or racial and/or ethnic minority are more likely to have lower incomes and live in poverty. However, while fair housing and affordable housing overlap, they are two distinct issues. There is evidence that housing discrimination occurs at all income levels and studies continue to show that even persons with high incomes are discriminated against in the renting or homebuying process.

Examples of housing market barriers include the shortage of units affordable to extremely low-income persons, shortage of affordable rental units suitable for large families, concentration of affordable units in the urban core neighborhoods, condition of rental units affordable to extremely low-income households, and shortage of housing vouchers.

Public and private institutional responses to household differences and housing market conditions can create impediments to housing. Actions by lenders and mortgage brokers, landlords and property managers, REALTORS<sup>®</sup>, insurers, public and non-profit housing providers, and others, whether as a result of written policy or individual behavior, have created impediments to housing.

A violation of fair housing laws can be direct discrimination or indirect discrimination, also called disparate effect or disparate impact of the law. Disparate effect is based on a demonstration that a policy or action disproportionately burdens or results in the segregation of protected class members, whether intentional or not. Examples of discrimination found in Lincoln include landlords discriminating against single roommates, assisted living facilities discriminating against persons who use assistive devices, REALTORS<sup>®</sup> showing properties based upon race or ethnicity, etc. Both filings and testing have shown that disparate treatment exists. However, little housing discrimination is reported in Lincoln. Not reporting discrimination when it happens and avoiding situations that may result in discrimination perpetuate discrimination, as well.

Other actions have not been proven to be “discrimination” (whether direct or indirect) but still create barriers to housing. Examples of private policies include, landlords and property managers who do not accept housing vouchers, housing providers who not provide interpretation services or translated documents, architects who do not design all housing to be at least “visitable”, etc. Examples of public policies include zoning regulations which restrict the location/availability of congregate living facilities, special permit decisions or other public policy affected by “Not in My Backyard” (NIMBY) attitudes, enforcement of housing codes, etc.

For a more detailed explanation of the barriers to fair housing, please see the *Analysis of Impediments to Fair Housing*, revised March 3, 2008.

*3.b. Identify actions taken to overcome effects of impediments identified.*

3.b. Actions taken to overcome the effects of impediments to fair housing are listed below.

Actions taken include providing and partnering with other organizations to provide a range of financial resources to low-income households and special needs households, to non-profit housing providers, non-profit service providers, and projects that impact affordable housing. Examples include the following:

- Funding the League of Human Dignity barrier removal program for the removal of architectural barriers in rental and owner-occupied housing.
- Funding a variety of rehabilitation programs for low-income homeowners.
- Funding public improvement projects that will remove many housing units from the 100-year flood plain.

Other activities include providing and partnering with other organizations to provide a range of technical and informational resources to low-income households and special needs households, to non-profit housing providers, and for-profit entities in the housing industry. Examples include the following:

- Partnering with NeighborWorks® Lincoln, Lincoln Action Program (LAP), lenders, and other institutions to provide basic financial skills and first-time homebuyer's courses for qualifying low-income households in English and other languages as needed.
- Participating in the planning and presentation of the annual fair housing conference.
- Publishing fair housing information in a variety of languages.
- Disseminating fair housing information at workshops and at professional organizations and community cultural events.

Adopting policies and procedures to eliminate barriers to fair housing within our own programs includes the following:

- Requiring loan recipients to comply with Fair Housing policy and marketing requirements.
- Reviewing Title 11 for compliance with federal regulations.
- Reviewing use of programs by households headed by racial and/or ethnic minorities.

Examining existing policies and collecting information to improve understanding of barriers includes the following:

- Examining the current public transportation system under the Community Services Initiative.
- Exploring ways to monitor housing quality of owner and rental housing over time.

***4. Describe Other Actions in the Strategic Plan or Action Plan taken to address obstacles to meeting underserved needs.***

4. Other actions to address obstacles to meeting underserved needs identified in the Strategic Plan or Action Plan include the following:

- Participating in the Community Services Initiatives (CSI) which is a human services planning and implementation process that works to coordinate the local human services delivery system. It is a partnership between area human services providers, the Human Services Federation, Lancaster County, United Way, and the City of Lincoln with participation from the University of Nebraska-Lincoln through its Center for Children, Families, and the Law.
- Participating in the Problem Resolution Team (PRT+) which is a small group of City staff, Mayor, and City Council representatives that address policy issues.
- Participation in the neighborhood Free to Grow program which assists neighbors in such areas as establishing Neighborhood Watch groups, increasing code enforcement, increasing police involvement, and neighborhood and graffiti clean-ups.
- A staff member is also an active member of the Continuum of Care.
- Representation on the Advisory Board of one bank.
- Representation on the Joint Budget Committee Board, Funder's Group Board and the Advisory Board of Nebraska Appleseed Center.
- Providing individual "financial fitness" tutoring, in Spanish, for people who want to become homeowners.
- Continuing participation in the Stronger Safer Neighborhood Initiative.
- Implementation of the Homeless Prevention and Rapid Rehousing (HPRP) program funded by the American Recovery and Reinvestment Act.

- Continuing participation in the monthly Lincoln Policy Network.
- Continuing participation on the selection committees for Job Access Reverse Commute (JARC) and New Freedoms grants that improve transportation for low-income workers and disabled people.

### **5. Leveraging Resources.**

5. a. and 5.b. Progress in obtaining “other” public and private resources to address needs is described below. Also described is how Federal resources from HUD leveraged other public and private resources.

*5.a. Identify progress in obtaining “other” public and private resources to address needs.*

*5.b. How Federal resources from HUD leveraged other public and private resources.*

#### **Housing:**

The Home Improvement Loan Program (HILP) uses CDBG funds to subsidize the interest rate to the borrower. Nebraska Investment Finance Authority (NIFA) works with the four lenders involved in the program to supply the non-federal loan funds of \$76,420 in FY 09. Other housing programs focus on the exterior repairs in low/mod neighborhoods. This encourages others to take pride in their home and neighborhood. The amount of private dollars spent because of the good examples set by neighbors is hard to quantify but has shown a visible effect. The PRIDE Program provides \$600 grants for exterior repairs.

HOME funds are used for Habitat for Humanity to purchase buildable lots. The materials and labor for construction of the house is donated. The 25 percent match requirement for the HOME funds is exceeded on every project. See form HUD-40107-A in Appendix B.

The First Home Program uses HOME funds for downpayment and “gap” financing for low/mod income buyers with new and existing houses. The assistance of non-federal funds to make new construction affordable and the HOME funds to assist the buyer in the purchase are both necessary elements to an affordable housing plan. The First Home Program made possible private funds for first mortgages of \$3,678,492.

The South Capital Homebuyer Program uses CDBG funds for “gap” financing for low/mod income buyers with existing houses. The South Capital Homebuyer Program made possible private funds for first mortgages of \$302,530.

The total leveraged amount for all housing programs for FY 09 is \$4,057,442

#### **Economic Development:**

The economic development programs, Job Creation and the Façade Loan program, were both eliminated in 2009. Economic Development activities are now pursued by other City departments, agencies and the private sector. No economic development projects were completed in FY 09.

#### **Neighborhood Revitalization:**

Other federal funds for neighborhood revitalization included the American Recovery and Reinvestment Act's CDBG-R funds. These funds are being used for streetscape projects installing energy efficient LED ornamental lights along 4<sup>th</sup> Street in South Salt Creek and 10<sup>th</sup> Street in North Bottoms. A total of \$474,644 was received and will also be used for accessibility improvements to Hayward Park, also in North Bottoms, in FY 10.

The College View Streetscape project, located along 48<sup>th</sup> Street from Calvert to Pioneers, is a joint project with Public Works and utilities. The project included total street replacement, upgrades to the storm sewer and a replacement of the water main. Landscaping includes new trees, planting areas and bioswales that will be complete in spring 2011. Other amenities include new street signs, identifying the college View neighborhood, historic replica ornamental lights and colored-stamped concrete in designated areas. Funds came from a variety of sources including \$1,156,738 from Public Works Street Rehabilitation funds, \$400,000 from a highway bond, a \$50,000 grant from Watershed Management, Energy Stimulus funds in the amount of \$43,000 and \$352,134 from Lincoln Water.

Redevelopment on North 27<sup>th</sup> Street continued in FY 09 included the acquisition of several blighted properties for redevelopment. TIF financing was used for acquisition, demolition and in some cases, relocation. A total of \$784,500 was utilized for this effort. Plaza space under the pedestrian bridge on both sides of North 27<sup>th</sup> will be constructed in FY 10.

Additional efforts are utilizing staff time only but include a variety of funding sources including Tax Increment Financing, other grants and private donations. These include efforts such as the various Antelope Valley projects and Free to Grow.

Urban Development staff participates in the Community Services Initiative. Work completed through CSI on a Human Services Transportation Plan resulted in the award of approximately \$298,000 in federal grants to social service agencies for implementation of transportation projects.

In this year's Continuum of Care application, Lincoln's SHP recipients reported that they were able to leverage Federal Funds received in the amount of \$1,657,373.

*5.c. How matching requirements were satisfied.*

5.c. HOME funds are used for Habitat for Humanity to purchase buildable lots. The materials and labor for construction of the house is donated. Match requirements can be seen in form HUD-40107-A in Appendix B.

## **Managing the Process**

1. Describe actions taken during the last year to ensure compliance with program and comprehensive planning requirements.

Program Year 5 CAPER Managing the Process response:

1. Urban Development continued its ongoing monitoring process with its housing and community development projects to ensure long-term compliance with program requirements and comprehensive planning requirements. These efforts are described below.

General grant administration activities included preparation and management of annual operating and programmatic budgets, including allocation of personnel and overhead costs; analysis of past and current year performance and expenditures in all program areas (i.e., housing rehabilitation and homeownership, economic development, public improvements, etc.); oversight of revenues, “timeliness” of expenditures; and coordination and utilization of HUD’s IDIS system for reporting and fund drawdowns.

Program/project monitoring ensures that the City and its subrecipients (or borrowers) meet performance objectives within schedule and budget. Most importantly, it provides documentation of the City’s compliance with program (CDBG and HOME) objectives, rules, and regulations. A critical part of the City’s monitoring system is an assessment of each subrecipient or borrower to identify high risk agencies that require more extensive oversight and monitoring. Agencies identified as high risk include those who are new to the program, are experiencing turnover in key staff positions, have been plagued by past compliance or performance problems, are undertaking multiple funding activities for the first time, and/or are not submitting timely reports. These agencies are provided with regular on-site visits and desk-top reviews and at least one on-site visit per year.

A standardized procedure for review and monitoring has been established utilizing monitoring tools developed for CDBG, HOME and ADDI programs. Areas addressed include the following: 1) Project or Program Status; 2) Program Benefits; 3) Fair Housing/Equal Opportunity; 4) Consistency of Records; and 5) Financial Accountability. Desk-top reviews involve examining progress reports, compliance reports, and financial information. On-site monitoring visits are performed to determine adequate maintenance. On-site visits also involve examining beneficiary documentation, audit reports, accounting records, invoices, payroll documentation, and timesheets.

The Program Monitor also works with subrecipients and borrowers to ensure compliance with all Federal rules and regulations. Occupancy reports submitted for assisted housing projects are examined to determine compliance with affordability and tenant eligibility. Interviews with contractor employees are conducted and certified payrolls are examined to ensure compliance with Fair Labor Standards and Davis-Bacon wage requirements.

Urban Development staff also participates in the quarterly conference calls with the HUD field office and also attends trainings held by HUD when appropriate to keep up-to-date on program compliance and comprehensive planning requirements.

Community Development Division staff developed a checklist and created notebooks for each CDBG project to improve file management. Each notebook is standard and includes the checklist for required federal documentation. This action came about in response to the last HUD monitoring visit and poor recordkeeping as noted by HUD staff.

## **Citizen Participation**

1. Provide a summary of citizen comments.
2. In addition, the performance report provided to citizens must identify the Federal

funds made available for furthering the objectives of the Consolidated Plan. For each formula grant program, the grantee shall identify the total amount of funds available (including estimated program income), the total amount of funds committed during the reporting period, the total amount expended during the reporting period, and the geographic distribution and location of expenditures. Jurisdictions are encouraged to include maps in describing the geographic distribution and location of investment (including areas of minority concentration). The geographic distribution and expenditure requirement may also be satisfied by specifying the census tracts where expenditures were concentrated.

**Program Year 5 CAPER Citizen Participation response:**

1. A public hearing on the CAPER was held on November 19, 2010. Additionally, the public was notified of the 15 day comment period. No comments were received on the FY 09 CAPER.
2. Below is the total amount of funds available, the total amount of funds expended during the reporting period, and the total amount committed at the end of the reporting period.

<b>Total Funds Available – FY 2009</b>	
<b>CDBG</b>	
Entitlement	\$1,769,493
Program Income Earned	\$837,894
Prior Year Carryover	\$1,661,735
<b>Total Funds Available</b>	<b>\$4,269,122</b>
Total Funds Expended	\$2,343,133
Funds Committed at 8/31/10	\$90,657
<b>HOME</b>	
Entitlement	\$1,216,938
Program Income Earned	\$259,634
Carryover	\$1,538,054
<b>Total Available</b>	<b>\$3,014,626</b>
Total Funds Expended	\$1,043,935
Funds Committed at 8/31/10	\$433,316

<b>FUNDS AVAILABLE – FY 2009</b>			
	<b>CDBG</b>	<b>HOME</b>	<b>Total</b>
<b>Administration</b>	\$454,477	\$93,691	\$548,168
<b>Housing</b>	\$2,610,198	\$2,893,935	\$5,504,133
<b>Community Development</b>	\$673,966		\$673,966
<b>Economic Opportunity</b>	\$530,481		\$530,481
<b>Homeless Needs</b>		\$27,000	\$27,000
<b>TOTAL</b>	<b>\$4,269,122</b>	<b>\$3,014,626</b>	<b>\$7,283,748</b>

<b>FUNDS EXPENDED – FY 2009</b>			
	<b>CDBG</b>	<b>HOME</b>	<b>TOTAL</b>
<b>Administration</b>	\$444,702	71,687	\$516,388
<b>Housing</b>	\$1,789,842	\$954,496	\$2,744,338
<b>Community Development</b>	\$64,409		\$64,409
<b>Economic Development</b>	\$44,180		\$44,180
<b>Homeless Needs</b>		\$17,753	\$17,753
<b>TOTAL</b>	\$2,343,133	\$1,043,935	\$3,387,068

<b>FUNDS COMMITTED AT 8/31/10</b>			
	<b>CDBG</b>	<b>HOME</b>	<b>Total</b>
<b>Administration</b>			
<b>Housing</b>	\$63,810	\$433,316	\$497,126
<b>Community Development</b>	\$26,847		\$26,847
<b>Economic Development</b>			
<b>Homeless Needs</b>			
<b>TOTAL</b>	\$90,657	\$433,316	\$523,973

## Institutional Structure

1. Describe actions taken during the last year to overcome gaps in institutional structures and enhance coordination.

### Program Year 5 CAPER Institutional Structure response:

1. Urban Development continues to participate in a number of initiatives and activities to work on overcoming gaps in institutional structures and to enhance coordination.

Activities include the following:

- Working with the Lincoln Housing Authority, in partnership with Lincoln Public Schools on affordable housing options.
- Working with the Nebraska Investment Finance Authority (NIFA) and Lincoln Public Schools to support Community Learning Centers.
- Working with Neighborworks®Lincoln on neighborhood issues and homeownership. A staff member regularly attends the monthly Lincoln Policy Network meetings. The Policy Network was created in FY 07 by NeighborWorks®Lincoln to address policies and issues facing older neighborhoods.
- Working with the Nebraska Department of Economic Development on creating affordable housing.
- Supporting the League of Human Dignity to assist low-income people with disabilities to remove or modify architectural barriers in their homes.
- Participating on the Community Services Initiatives (CSI) which is a human services planning and implementation process that works to coordinate the local human services delivery system.

- Participating in the Problem Resolution Team and in PRT+ which is a small group of City staff, Mayor, and City Council representatives that address problem properties and policy issues.
- A staff member is an active member of the Continuum of Care and the Homeless Coalition.
- Staff participates in the neighborhood Free to Grow program which assists neighbors in such areas as establishing Neighborhood Watch groups, increasing code enforcement, increasing police involvement, and neighborhood and graffiti clean-ups.
- Representation on the Advisory Board of one bank, Mayor's Multicultural Advisory Committee, FDIC's New American Task Force and the Annual Latino Education Summit.
- Providing individual "financial fitness" tutoring, in Spanish, for people who want to become homeowners.

## Monitoring

1. Describe how and the frequency with which you monitored your activities.
2. Describe the results of your monitoring including any improvements.
3. Self Evaluation
  - a. Describe the effect programs have in solving neighborhood and community problems.
  - b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.
  - c. Describe how you provided decent housing and a suitable living environment and expanded economic opportunity principally for low and moderate-income persons.
  - d. Indicate any activities falling behind schedule.
  - e. Describe how activities and strategies made an impact on identified needs.
  - f. Identify indicators that would best describe the results.
  - g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.
  - h. Identify whether major goals are on target and discuss reasons for those that are not on target.
  - i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.

### Program Year 5 CAPER Monitor response:

1. *Describe how and the frequency with which you monitored your activities.*

1. Program compliance monitoring of all Subrecipients is performed by the Urban Development Department Program Monitor. Any programmatic revisions must have approval before being implemented. All operating agencies are required to submit, either monthly or quarterly, programmatic reports detailing progress of their program objectives.

The Program Monitor conducts quarterly desktop reviews to address the project status, program benefit, and financial accountability. In addition to the quarterly desktop reviews, at least one on-site monitoring review is made during the contract

year, and a report is prepared that details the agency's compliance with HUD regulations.

*2. Describe the results of your monitoring including any improvements.*

2. During FY 09, five agencies were reviewed. As a result of those reviews, there were no findings, but two concerns were identified and addressed.

Urban Development's monitoring program is successful because it requires prior approval for any and all programmatic and budget revisions. As a result, Urban Development is able to minimize the possibility of funding ineligible CDBG and HOME activities. By requiring the submittal of quarterly programmatic and financial reports, Urban Development is able to assess the agency's programmatic progress and financial stability.

The annual programmatic monitoring review of all the Subrecipients provides both Urban Development and the operating agencies the opportunity to assess each agency's strength and weaknesses. This in turn guides Urban Development in determining where additional instruction and assistance are needed to ensure the success of our funded programs.

*3.a. Describe the effect programs have in solving neighborhood and community problems.*

3.a. Programs provided by Urban Development and offered by agencies that it supports, help efforts to solve neighborhood and community problems in a wide variety of ways. Examples include the following:

- The PRIDE Program, which helps pay for neighborhood residents to make exterior home repairs helps to improve the appearance of homes in the NRSA. This helps to solve the problem of run-down housing and addresses the "broken window" theory. Zero percent housing rehabilitation loans are also available to low to moderate income homeowners in the NRSA, LMI and citywide.
- The Homebuyer Program helps stabilize and increase homeownership in our community by helping owner-occupants move back into older neighborhoods.
- Affordable new housing is constructed by Habitat for Humanity through their volunteer-builds and assisted by Urban Development's Housing Development Loan Program. NeighborWorks® Lincoln creates new infill housing through the Troubled Property Program, Neighborhood Stabilization Program and YouthBuild.
- The First Home Program also helped families purchase existing homes which positively impacts neighborhoods.
- Efforts also continued to help those in Lincoln's community for whom English is not their first language. Brochures describing Urban Development programs are available in several languages.
- An Urban Development staff person is a member of the Advisory Board of Nebraska Appleseed Center, the Joint Budget Committee Board, the Funder's Group Board, the Mayor's Multicultural Advisory Committee and the FDIC's New American Task Force
- Funding to the Lincoln Housing Authority helps low-income tenants pay for security deposits.
- Urban Development staff serves as the liaison between the City of Lincoln and the local Continuum of Care which actively plans and develops strategies to

- maintain and improve services for all of Lincoln's homeless and near homeless.
- Staff also serve on the PRT, PRT+ and Lincoln Policy Network, and participate in the Free to Grow program. These initiatives address specific issues and policies pertaining to code violations, health issues, and police concerns – all contributing to improving neighborhoods.
  - Streetscape improvements to beautify neighborhoods and improve energy efficiency are underway on 4<sup>th</sup> Street in South Salt Creek, 10<sup>th</sup> Street in North Bottoms, and College View. These projects improve neighborhoods and encourage private reinvestment.
  - Park improvements included renovation of Hazel Abel Park, master plan design for Belmont Park, design of Trago Park's Gray Water project and improvements at Elliott School. Improvements to American Legion Park are nearing completion. These projects provide recreational opportunities in LMI neighborhoods and contribute to healthy neighborhood infrastructure.

*3.b. Describe progress in meeting priority needs and specific objectives and help make community's vision of the future a reality.*

3.b. Progress in meeting priority needs and specific objectives that help make a community's vision of the future a reality is described below. Progress on specific areas can be found on the "Summaries" and "Projects" sheets and the Urban Development Community Development Needs table.

The Home Improvement Loan Program, Housing Development Loan Program, Deferred Payment Loan Program, PRIDE, Emergency Repairs, Security Deposit, First Home Program and Troubled Property Programs all made progress toward the five-year goals to increase homeownership opportunities, rental opportunities, and sustain older neighborhoods, thereby making Lincoln a better place to live. For example, through Urban Development's various housing rehabilitation programs, 197 projects were completed in the NRSA or the LMI areas.

Down payment and housing rehabilitation incentives under the first Home Program have played a significant role in increasing homeownership in the NRSA. In FY 09, 27 of the 52 first-time homebuyers purchased in the NRSA due to the increase in incentives created under the First Home Program.

The HEART Program, which assists the elderly and/or disabled in obtaining needed home repairs, completed 5 units in FY 09. In addition, seven mobile homes, 43 housing units and one household was assisted under the Emergency Repair Loan Program.

Urban Development continues to work on fair and affordable housing issues. Support is provided to the annual Civil Rights Conference, which draws people from a variety of backgrounds to learn about fair housing issues. Urban Development leverages its Federal funds to increase affordable housing. Funds from the Nebraska Affordable Housing Trust Fund are used for down payment assistance for homeownership and for affordable housing development.

Urban Development supports the efforts to eliminate homelessness in our community. Staff participates on the committees and in the various activities of Lincoln's Continuum of Care and the grants which support their initiatives, including administration of the new HPRP program.

Under community development, Urban Development supported neighborhood clean-ups, supported efforts to address safety issues in LMI areas, implemented public improvements, and continued work on the Antelope Valley Project. Efforts this year focused on construction of the 60 unit Creekside Village housing project in the North Bottoms neighborhood.

3.c. Programs offered by Urban Development focus on providing decent housing, a suitable living environment, and expanded economic opportunity principally for low- and moderate-income persons as required by the statutory goals for HUD'S Community Planning and Development Programs. These are provided through programs offered through the Housing Rehabilitation and Real Estate Division, One Stop Career Center, and the Community Development Division of the City's Urban Development Department. They are provided through federal funding, local funds, leveraged monies, and City staff employed by Urban Development.

3.d. Indicate any activities falling behind schedule.

The majority of activities appear to be on schedule in FY 09 except the League of Human Dignity's Barrier Removal Program. It has not met its goal the past three years because individual projects are proving to be more expensive than anticipated. Thus, fewer projects are being completed. The housing programs are exceeding the overall goal but some individual programs are lagging behind slightly while others have already achieved their five year goal. We have more than doubled our goal for the Emergency Loan Program (five-year goal: 125, actual 312) but our Home Improvement Loan Program which requires approval by a bank, will fall short of our goal (five-year goal: 250, actual 158).

After several years of under-performance and pre-determined decreasing funding schedule, the City of Lincoln no longer provides operational support to Community Development Resources.

Workforce Development only tracks and reports on individuals that they directly spend CDBG funds which is a change in reporting. Eighty people were submitted prior to this change in FY 06.

*3.e. Describe how activities and strategies made an impact on identified needs.*

Activities and strategies have made an impact on identified needs by increasing homeownership through programs such as the First Home Program; improving housing through the Housing Rehab programs, such as the Home Improvement Loan Program and Deferred Payment Loan Program; increasing affordable housing, increasing economic opportunities through partnerships; addressing fair and affordable housing through participation in the Civil Rights Conference; increasing supportive housing through the Housing Development Loan Program; coordinating improvements for the homeless and near homeless through the Homeless Management Information System; increasing affordable housing opportunities through the Antelope Valley Project; improving neighborhoods through neighborhood clean-ups, improving neighborhood parks, implementing focus area projects and working with our numerous non-profit partners.

*3.f. Identify indicators that would best describe the results.*

3.f. Factors that would describe the results include the performance measures and whether the goals are being met. This would include number of households served, number of housing units, number of people, etc. Results are reported on the "Projects" and "Summaries" sheets and the Urban Development "Community Development Needs Table" in the appendices.

*3.g. Identify barriers that had a negative impact on fulfilling the strategies and overall vision.*

3.g. The greatest barrier that had a negative impact on fulfilling the strategies or overall vision was the reduction in funding both at the federal and local level

*3.h. Identify whether major goals are on target and discuss reasons for those that are not on target.*

3.h. Major goals are on target for the five-year goals. However, a few activities did not achieve their target in FY 09 as can be seen in the Urban Development Community Development Needs table. Those were:

- *Home Improvement Loan Program* – The HILP Program is the first program borrowers are sent to because we are able to leverage our CDBG funds better, however, if the borrower does not qualify for a loan at one of the six banks then the ER or DPL program is used to serve our client's needs. This program had a five-year goal of 250 and the actual was 158 after two of the six banks dropped out of the program and tighter underwriting standards created fewer borrowers. Our in-house loan programs more than made up for the difference. The Emergency Loan Program had a five-year goal of 125. The actual is 312. The Deferred Payment Loan Program had a five-year goal of 84. The actual was 140.
- *Housing Development Loan Program* – HOME Funds, Single Family – This goal is very much subject to the availability of lots for Habitat for Humanity and another project was originally included under this category which has since been reclassified.
- *Lincoln Housing Authority* – Security Deposit Program – more programs are offering housing security deposit assistance so fewer clients are requesting assistance.
- *League of Human Dignity* – *Barrier Removal Program* – The projects are fewer but more expensive for the same amount of funding.
- *Lead-based Paint Mitigation Program* – Urban Development created the Lead Paint Grant to relieve financial burden to a homeowner where lead hazard reduction adds to the cost of the project. Our Housing Rehab Specialists are all trained as Certified Lead Risk Assessors and have been able to work the price of lead mitigation into the cost of the homeowner loan at reasonable cost without the use of the grant.
- *Relocation* – Urban Development reserves funds in case a housing rehabilitation project would cause a relocation issue. It was not needed this year.
- *First Home Program* – Cuts to Home Entitlement Funds resulted in reduced funding for this project and the cost of rehabilitation and down payment assistance to place a buyer into a house increased resulting in fewer served.
- *Focus Area Improvements* – Goals are on target. The number of projects anticipated has been completed or are nearing completion.

- *Heart of Lincoln Project* – Due to budget cuts, this program has been eliminated.
- *Micro-Enterprise & Other Small Business Financial Assistance* – After several years of under-performance and pre-determined decreasing funding schedule, the City of Lincoln no longer provides operational support to Community Development Resources.
- *One Stop Career Center* – Workforce Development – Beginning in FY 06, Workforce Development only tracks and reports on individuals that they directly spend CDBG funds on, which was a change in reporting.

*3.i. Identify any adjustments or improvements to strategies and activities that might meet your needs more effectively.*

3.i. At this time no adjustments or improvements to strategies and activities that might meet our needs more effectively are needed.

## **Lead-based Paint**

1. Describe actions taken during the last year to evaluate and reduce lead-based paint hazards.

Program Year 5 CAPER Lead-based Paint response:

1. Actions taken during the last fiscal year to evaluate and reduce lead-based paint hazards include the following:

Urban Development's Rehabilitation Specialists are trained and certified as Risk Assessors. NeighborWorks®Lincoln also has a certified Risk Assessor for the inspection work involved in the homebuyer program. Urban Development has also brought in HUD certified instructors to train and certify local contractors.

The Lead-based Paint Hazard Reduction Program is designed to offset additional costs to the homebuyer due to the implementation of the final rule on lead-based paint issued by HUD. The homeowner receives a grant for the portion of the rehabilitation project that is lead-related, such as the additional cost of safe-work practices, hazard reduction, clean-up, clearance, and items required by the contractor to meet the new rules. The Housing Rehabilitation staff conducts a lead evaluation on every rehabilitation project and provides technical assistance to other agencies on lead issues.

During FY 09, 64 projects received a lead evaluation, of which 28 Lead Risk Assessments were performed. Twelve projects were completed with \$159,787 in CDBG or HOME grants.

## **HOUSING**

### **Housing Needs**

\*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe Actions taken during the last year to foster and maintain affordable housing.

Program Year 5 CAPER Housing Needs response:

1. Actions taken during the last fiscal year to foster and maintain affordable housing are described below.

Existing affordable housing is located primarily in the Low- to Moderate-Income (LMI) area. The majority of Urban Development housing rehabilitation funds are allotted in the same area. Therefore, specific programs such as Deferred Loans, PRIDE, and Demolition of Secondary Structures/Tree Management are limited to the LMI area. Other programs offer financial incentives for owning within the LMI area. The First Home Program administered by NeighborWorks®Lincoln, offers partial forgiveness on down payment assistance if a buyer purchases a home in the LMI area, and total forgiveness on a home purchased in the NRSA.

The Home Improvement Loan Program (HILP) limits the amount of funds that can be loaned outside the LMI area. Urban Development maintains a philosophy of economic integration which does not limit low-income households to low-income neighborhoods. Accordingly other Urban Development programs are available city-wide.

Urban Development has assisted low- and moderate-income buyers in obtaining housing outside of the LMI area by partnering with Habitat for Humanity and the Lincoln Housing Authority. Large families and households with a special need benefit greatly from the custom features possible through new construction.

### **Specific Housing Objectives**

1. Evaluate progress in meeting specific objectives of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.
2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.
3. Describe efforts to address “worst-case” housing needs and housing needs of persons with disabilities.

Program Year 5 CAPER Specific Housing Objectives response:

*1. Evaluate progress in meeting specific objectives of providing affordable housing, including the number of extremely low-income, low-income, and moderate-income renter and owner households comparing actual accomplishments with proposed goals during the reporting period.*

Steady progress has been made in meeting specific objectives of providing affordable housing. New affordable housing ownership opportunities were created with four units by Habitat for Humanity and six units from the NRSA Home Buyer Program.

The First Home Program did not meet its goal anticipating serving 66 households but actually served 43. The table below shows the 43 served by the First Home Program (which includes the two from the Troubled Property Program and one from HDLP Rehab Program) and the ten units mentioned above.

**Numbers Served**

	<i>Owners</i>	<i>Renters</i>
Extremely Low-Income	1	0
Low-Income	19	0
Moderate Income	33	0
Over Income	0	0

*2. Evaluate progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households comparing actual accomplishments with proposed goals during the reporting period.*

2. Progress in providing affordable housing that meets the Section 215 definition of affordable housing for rental and owner households, including comparing actual accomplishments with proposed goals during the reporting period are as follows:

During FY 09, Urban Development served a total of 145 households, of which 93 were at or below the 50 percent median income requirements defined in Section 215. The First Home Program, which meets Section 215 requirements for homeownership, provided assistance to 12 households, and four households were Habitat Builds. Three units were provided at the Ambassador Building. Out of the 145 households served in FY 09, 112 met the Section 215 requirements. The FY 09 goal was to serve 178 households; actual households assisted totaled 145 served.

The Deferred Loan program serves households that often cannot qualify for a conventional loan. Generally, these houses require extensive rehabilitation that translates into large loans. However, due to the extensive nature of the projects, few are completed in any given year. Households may qualify for a deferred loan up to 80 percent of the area median income. An emergency loan is available to those at 50 percent of the median income.

The Deferred Loan Program also serves lower income households as compared to the Home Improvement Loan Program (HILP) which serves households of moderate-income.

In the moderate-income category, 19 owners were housing rehabilitation program clients, 32 were homebuyers in the First Home Program, and one was a unit developed by Affordable Housing Initiatives. Urban Development works with four area banks in HILP. The goal was 50 loans for HILP and 8 were closed. The First Home program balanced out the moderate-income category.

The First Home Program, which is administered by NeighborWorks® Lincoln, was able to place 43 first-time homebuyers (FY 09 goal: 66) in a home of their own during FY 09.

The Housing Development Loan Program is primarily responsible for the “Renters Household Assisted”. The program provided assistance for renters across all income levels. The five-year goal is 80 units. We have achieved the cumulative total at the

end of the fifth year of 83. The Program was created to assist tenants of non-profit landlords. In FY 09, 3 housing units previously reported as vacant in the Ambassador Building were occupied.

Meeting the needs of persons with disabilities is accomplished through the League of Human Dignity's Barrier Removal Program. During FY 09, seven low- to moderate-income households utilized the Barrier Removal Program to overcome architectural barriers and facilitate the installation of wheelchair ramps or lifts and bathroom modifications.

*3. Describe efforts to address "worst-case" housing needs and housing needs of persons with disabilities.*

The Emergency Repair and HEART Programs include efforts to address "worst-case" housing needs. The Emergency Repair Program helps very low-income homeowners who need to make emergency repairs to their home for things such things as a leaky roof, a non-working furnace, dangerous electrical wiring, and a caving foundation.

Helping Elderly Access Rebuilding Together (HEART) Program assists the elderly and/or disabled in obtaining needed home repairs.

Meeting the needs of persons with disabilities is accomplished through the League of Human Dignity's Barrier Removal Program. During FY 09, seven low- to moderate-income households utilized the Barrier Removal Program to overcome architectural barriers and facilitate the installation of wheelchair ramps or lifts and bathroom modifications.

Additionally, Lincoln's Continuum of Care works to address "worst-case needs" to assist homeless individuals.

## **Public Housing Strategy**

1. Describe actions taken during the last year to improve public housing and resident initiatives.

### **Program Year 5 CAPER Public Housing Strategy response:**

1. The Lincoln Housing Authority (LHA) has been designated as a High Performing Public Housing Agency since 1992. LHA has also been designated as a "Move-to-Work" HUD Demonstration Site. The Lincoln Housing Authority continued to operate a Self-Sufficiency Program for Section 8 Voucher holders and Public Housing residents. The LHA also provided down payment assistance to assist qualified self-sufficiency program tenants in becoming homeowners. LHA also operated a Lease/Purchase program for one home each year. The home is constructed in conjunction with Lincoln Public Schools construction classes.

Also, the Lincoln Housing Authority, with other partners, provided staffing for the Arnold School Community Learning Center. The Learning Center provides opportunities for area students to participate in organized after-school programs, as well as working with families in the Arnold Heights neighborhood.

Additionally, LHA, in partnership with Cedars Youth Services, operated a daycare center in the LHA Carol Yoakum Family Resource.

## **Barriers to Affordable Housing**

1. Describe actions taken during the last year to eliminate barriers to affordable housing.

Program Year 5 CAPER Barriers to Affordable Housing response:

1. Actions taken during the last year to eliminate barriers to affordable housing included the following:

Providing and partnering with other organizations to provide a range of financial resources to low-income households and special needs households, to non-profit housing providers, non-profit service providers, and projects that impact affordable housing. Examples include the following:

- Funding the League of Human Dignity barrier removal program for the removal of architectural barriers in rental and owner-occupied housing.
- Funding a variety of rehabilitation programs for low-income homeowners.
- Funding public improvement projects that will remove many housing units out of the 100-year flood plain.

Providing and partnering with other organizations to provide a range of technical and information resources to low-income households and special needs households, and to non-profit entities in the housing industry. Examples including the following:

- Partnering with NeighborWorks<sup>®</sup> Lincoln, Community Action Partnership (CAP), lenders, and other institutions to provide basic financial skills and first-time homebuyers' courses for qualifying low-income households in English and other languages as needed.
- Partnering with organizations in the annual fair housing conference.
- Publishing fair housing information in a variety of languages.
- Disseminating fair housing information at workshops and at professional organizations meetings.

Adopting policies and procedures to eliminate barriers to fair housing within our own programs. Examples include the following:

- Requiring loan recipients to comply with Fair Housing policy and marketing requirements.
- Reviewing Title 11 for compliance with federal regulations.
- Reviewing use of programs by households headed by racial and/or ethnic minorities.

Examining existing policies and collecting information to improve understanding of barriers. Examples include the following:

- Exploring ways to monitor housing quality of owner and rental housing over time.

## HOME/American Dream Down Payment Initiative (ADDI)

1. Assessment of Relationship of HOME Funds to Goals and Objectives
  - a. Evaluate progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served.
2. HOME Match Report
  - a. Use HOME Match Report HUD-40107-A to report on match contributions for the period covered by the Consolidated Plan program year.
3. HOME MBE and WBE Report
  - a. Use Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).
4. Assessments
  - a. Detail results of on-site inspections of rental housing.
  - b. Describe the HOME jurisdiction's affirmative marketing actions.
  - c. Describe outreach to minority and women owned businesses.

### Program Year 5 CAPER HOME/ADDI response:

1.a. Progress made toward meeting goals for providing affordable housing using HOME funds, including the number and types of households served is described below.

In the Strategic Plan, HOME funds were identified to be primarily used to increase homeownership and create additional affordable housing. The First Home Program, administered by NeighborWorks® Lincoln, used their FY 09 allotment for financing and downpayment assistance. Forty-three households were able to purchase homes with the help of the First Home Program during FY 09, using \$475,284 of HOME ~~and ADDI~~ funds to leverage \$3,678,492 in private funds.

Habitat for Humanity completed construction of four homes on lots acquired with HOME Entitlement funds. These houses were built using donations, donated materials, and volunteer labor and leveraged \$425,623 in private funds.

The Troubled Property Program, administered by NeighborWorks® Lincoln, completed construction of two new houses and leveraged \$149,425 in private funds.

Under the Lead-Based Paint Grant Program, 43 lead evaluations took place under the First Home Program and with the HOME-funded Housing Rehabilitation Programs, 3 grants were completed in FY 09.

The Direct/Deferred Program also used \$26,976 in HOME funds to assist 3 households with major rehabilitation.

The Lincoln Housing Authority administered the Security Deposit Program expending \$17,753 in FY 09.

2.a. A report on match contributions made using a separate HOME Match Report, HUD-40107-A, for the period covered by the *Strategic Plan* Program Year and that

complies with the *Strategic Plan* provisions to indicate resources from private and non-Federal resources can be found in Appendix B.

3.a. HUD Form 40107 (Appendix B) reflects the contractor activity in the First Home and Deferred Loan Programs. The owner selected contractor is the result of a complete bid process. The homeowners are encouraged to obtain at least two bids. However, it is difficult to find quality contractors who provide remodeling or rehabilitation work on older homes in Lincoln. Urban Development's Rehabilitation Specialists foster relationships with minority- and women-owned contracting businesses in order to provide additional choices to homeowners who are not able to obtain bids on their own.

4.a. The table below reflects completed on-site inspections for the City of Lincoln's Affordable Rental Housing Projects assisted under the HOME program. As result of the inspections, 10 (3.59 percent) of the units were proven to have deficiencies. All of the units cited were brought into compliance within 30 days of the inspection.

The other activities identified are listed below:

<b>HOME INSPECTIONS</b>				
<b>Project Name Address</b>	<b>Total # of Units</b>	<b># of HOME Units</b>	<b>Date Inspection Passed</b>	<b>Next Inspection Date</b>
Activity #1208 Ambassador Building 1330 Lincoln Mall	42	42	8/30/10	2011
Activity #274 ARC of Lincoln/Lancaster County 1010, 1012, 1014 N. 35 <sup>th</sup> St.	6	6	8/31/09	2011
Activity #477 Capital Corners Housing 800-870 Darren Ave.	25	6	8/13/09	2011
Activity #174 Crossroads House 1000 "O" St.	58	58	8/19/10	2011
Activity #552 LAP's Jonna Court Housing 1240-1253 Jonna Court	8	8	8/27/09	2011
Activity #195 New Heights 4401 "F" St.	28	6	8/31/10	2011
Activity #196 Paul VI Heights 1800 Montini Dr.	28	2	8/23/10	2011
Activity #1115 President Building 1340 Lincoln Mall	41	41	8/31/10	2011
Activity #182 Affordable Housing West 1601-1743 SW 10 <sup>th</sup> St.	30	30	8/30/10	2011

Activity #194 YWCA Housing Partnership 101 S. Centennial Mall	12	3	8/12/09	2011
Total	278	202		

4.b. A few years ago, Urban Development staff formed the bilingual/bicultural Minority Outreach Committee whose purpose is specific outreach to the various minority communities and cultural centers within Lincoln.

As a result, NeighborWorks® Lincoln and Urban Development sponsor a booth at the annual Juneteenth and Festival de las Americas celebrations, present our programs at the NAACP conference and are working on ads in the Malone Center newsletter.

Outreach to the Hispanic community was enhanced by a bilingual/bicultural Minority Outreach Committee member who is also an Urban Development Housing Rehab Specialist. She also assisted Hispanic homeowners with Urban Development rehab programs (24 households or 10 percent of the owner-occupied rehab accomplished by Urban Development in FY 09 were of Hispanic descent).

Working with the Minority Outreach Committee, this staff person has also met with Legislators, University of Nebraska-Lincoln facility, the Los Politicos group, and State and local leaders to discuss Latino issues. She represents Urban Development on the Advisory Board of one bank, the Mayor’s Multicultural Advisory Committee and the FDIC’s New American Task Force.

Additionally, for several years the Urban Development Program brochures have been printed in three languages.

4.c. The general contractors on these projects are selected by the administrating non-profit agency. Minority and women-owned businesses are invited to bid, however, they often do not have the capacity to undertake large-scale projects. The selected contractors are encouraged to use minority or women-owned business contractors.

## HOMELESS

### Homeless Needs

\*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Identify actions taken to address needs of homeless persons.
2. Identify actions to help homeless persons make the transition to permanent housing and independent living.
3. Identify new Federal resources obtained from Homeless SuperNOFA.

#### Program Year 5 CAPER Homeless Needs response:

Actions, strategies, and goals to address homeless needs in the community are developed and carried out by Lincoln’s Continuum of Care (CoC), or as it is known locally, the Homeless Coalition. Homeless Coalition actions and strategies are

reported in detail each year in Lincoln's CoC grant application, which was submitted to HUD in November of FY 10. The backbone of HUD objectives for CoC's includes five basic objectives.

Objective 1: Create new Permanent Housing beds for Chronically Homeless persons.

Lincoln CoC FY09: Goal not met. No new chronically homeless beds were created during FY 09.

Objective 2: Increase the percentage of participants remaining in CoC funded permanent housing projects for at least six months to 77% or more.

Lincoln CoC FY09: Goal met. Percentage of participants remaining in permanent housing projects increased from 77% to 88%.

Objective 3: Increase the percentage of participants in CoC funded transitional housing that move into permanent housing to 65% or more.

Lincoln CoC FY09: Goal not met. The CoC funded projects saw an increased percentage of individuals who moved from transitional housing to permanent housing increase modestly from 44% to 47%, but still well below national objective.

Objective 4: Increase percentage of participants in all CoC funded projects that are employed at exit to 20% or more.

Lincoln CoC FY09 Goal not met. Employment among participants in CoC funded projects decreased from 18% to 17%.

Objective 5: Decrease the number of homeless households with children.

Lincoln CoC FY09: Goal met. Number of households with children decreased from 180 to 123.

Highlights for the CoC in FY 09 include the ongoing collaboration with the Homeless Coalition and Region V Systems to continue assistance and oversight of the Homeless Prevention and Rapid Re-Housing Program (HPRP), which is made possible via funding from the American Recovery and Reinvestment Act (ARRA). The program began serving consumers in November of 2009, and has been a great success. Lincoln's 2010 Point-in-Time count revealed a significant decrease in unsheltered adults and children (521 in 2009, down to 367 in 2010) which is partly attributable to the HPRP program. Another highlight from FY 09 was Lincoln's selection as one of two communities nationally to participate in a pilot planning project with the National Alliance to End Homelessness (NAEH). The planning was focused primarily on permanent supportive housing for family households; however, the goals developed from this project will impact all areas of the CoC. Lastly, Lincoln's CoC conducted its second annual Project Homeless Connect. A one day, one stop event that provides homeless individuals and families with a wide variety of immediate on-site services. The event was attended by more than 211 homeless individuals. In addition to the hundreds of meals, clothing, health check ups, and referrals that were made, four individuals obtained housing the day of the event and an additional two individuals were admitted into substance abuse programming.

2. Identify actions to help homeless persons make the transition to permanent housing and independent living.

Generally speaking, the transition from homelessness to permanent housing and independent living is the underlying impetus behind all of the work and planning conducted by the Homeless Coalition. This focus is implicit in all goals, actions, and achievements. Specifically, it is addressed by an emphasis on linkage of homeless individuals to mainstream services, case management philosophy, utilization of the Homeless Management Information System (HMIS), and planning for additional Permanent Housing beds in the community.

In anticipation of changes related to the HEARTH Act, and as a result of the pilot program collaboration with the National Alliance to End Homelessness, the CoC has begun work on specific goals aimed at facilitating the move from transitional to permanent housing:

- 1) Implement a community-wide assessment to identify the most appropriate, affordable, actionable housing options as quickly as possible.
- 2) Strengthen local resources to increase employment options for the homeless.
- 3) Gather information on homeless youth in order to identify gaps in resources available to these youth, and then to fill those gaps with either new or existing resources tailored towards best assisting homeless youth, ultimately connecting homeless youth with the larger homeless assistance system.
- 4) Increase the number of landlords and realtors who are housing people experiencing homelessness by streamlining and bolstering housing search through development of a system-wide sharing of landlord resources.
- 5) Ensure that homeless families with children spend less than 30 days un-housed.

In addition, in order to increase HEARTH Act preparations, the CoC Data & Planning committee is reviewing Lincoln's Housing Inventory Information, and exploring opportunities to change transitional housing units to permanent housing units where feasible. Lastly, several new programs should increase the supply of permanent supportive housing in FY 10, including the opening of a new 24 bed facility by Catholic Social Services, and anticipated increases in housing vouchers available to the community through the Veteran's Administration, and the Lincoln Housing Authority.

4. Identify new Federal resources obtained from Homeless SuperNOFA.

Unfortunately, the Permanent Housing Bonus application submitted in the FY 09 CoC Grant competition was not funded. However, all renewal programs were refunded, which provides \$1.6 million in grants for CoC grantees.

### **Specific Homeless Prevention Elements**

1. Identify actions taken to prevent homelessness.

Program Year 5 CAPER Specific Housing Prevention Elements response:

Lincoln's HPRP program is the primary prevention program in the community. Administered by Region V Systems, the HPRP program allows for coordinated prevention and emergency services across the city. The primary guidance and program strategies are outlined in *The HPRP Plan for Lincoln, Nebraska*. The four main goals are:

- 1) Prevent people from becoming homeless
- 2) Help people who become homeless to quickly move into permanent housing
- 3) Help people stabilize their housing situation
- 4) Develop an improved, coordinated service delivery model that will continue to serve the community after the availability of HPRP grant funds is exhausted

According to the most recent quarterly report for the HPRP program, Lincoln's HPRP funding has provided financial assistance (primarily in the form of rental assistance, security deposits, and utility payments) to 134 individuals, and case management for Housing Stabilization and relocation services to an additional 101 individuals. Region V Systems and the CoC utilize HPRP funding, in addition to coordinating other community programs to provide these services. Additional prevention programs include the Housing and Resources Counseling program at Community Action of Nebraska, Lincoln & Saunders County, which provides assistance for rent and utilities, and advocates for low-income individuals who are at risk of having their utilities shut-off, or who have received eviction notices. Region V Behavioral Health Systems utilizes flex funds to provide security deposits, rental assistance, utility assistance, and other housing related assistance, which is aimed primarily at helping individuals who are at risk of losing Section 8 vouchers. In addition, the Salvation Army, Catholic Social Services, Center for People in Need, Good Neighbor Center, Indian Center, and St. Vincent de Paul also provide homeless prevention programs that provide utility or housing assistance. Lastly, Nebraska Legal Services provides assistance to low-income individuals and families who are at risk of eviction, or losing state and federal benefits. Coordination, planning, and evaluation of these programs are conducted by the Homeless Coalition.

### **Emergency Shelter Grants (ESG)**

1. Identify actions to address emergency shelter and transitional housing needs of homeless individuals and families (including significant subpopulations such as those living on the streets).
2. Assessment of Relationship of ESG Funds to Goals and Objectives
  - a. Evaluate progress made in using ESG funds to address homeless and homeless prevention needs, goals, and specific objectives established in the Consolidated Plan.
  - b. Detail how ESG projects are related to implementation of comprehensive homeless planning strategy, including the number and types of individuals and persons in households served with ESG funds.
3. Matching Resources
  - a. Provide specific sources and amounts of new funding used to meet match as required by 42 USC 11375(a)(1), including cash resources, grants, and staff salaries, as well as in-kind contributions such as the value of a building or lease, donated materials, or volunteer time.

4. State Method of Distribution

Applicant Name	2010 NHAP Awards	2010 ESG Awards
<b>Cedars Youth Services</b>	\$31,000	\$8,933
<b>Fresh Start Home</b>	\$70,000	\$28,162
<b>Friendship Home</b>	\$74,045	\$24,820
<b>Houses of Hope of NE</b>	\$19,000	\$6,460
<b>CAP of Lancaster and Saunders Counties</b>	\$87,495	\$29,901
<b>People's City Mission</b>	\$50,000	\$13,155
<b>Matt Talbot Kitchen</b>	\$46,648	\$16,000
<b>Legal Aid of NE</b>	\$9,700	\$3,298
<b>Catholic Social Services</b>	\$8,000	\$1,250
<b>CenterPointe</b>	\$40,000	\$0

- a. States must describe their method of distribution and how it rated and selected its local government agencies and private nonprofit organizations acting as sub-recipients.

5. Activity and Beneficiary Data

- a. Completion of attached Emergency Shelter Grant Program Performance Chart or other reports showing ESGP expenditures by type of activity. Also describe any problems in collecting, reporting, and evaluating the reliability of this information.
- b. Homeless Discharge Coordination
  - i. As part of the government developing and implementing a homeless discharge coordination policy, ESG homeless prevention funds may be used to assist very-low income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or other youth facilities, or corrections institutions or programs.
- c. Explain how your government is instituting a homeless discharge coordination policy, and how ESG homeless prevention funds are being used in this effort.

Program Year 5 CAPER ESG response:

Emergency Shelter Grants (ESG)

\*The formula to determine the amount of Emergency Shelter Grant (ESG) funds which Lincoln receives is based on several demographic and poverty statistics. Based on this formula, Lincoln did not receive ESG funds. All ESG funds distributed in Lincoln are administered by the State.

The table below provides a funding breakdown of the combined ESG and Homeless Shelter Assistance Trust Funds (HSATF) for Lincoln in FY 09.

- 1. Not Applicable, Urban Development does not administer ESG funds.

- 2.a. Not Applicable.
- 2.b. Not Applicable.
- 3.a. Not Applicable.
- 4.a. Not Applicable.
- 5.a. Not Applicable.
- 5.b. Not Applicable.
- 5.c. Not Applicable.

## COMMUNITY DEVELOPMENT

### Community Development

\*Please also refer to Appendix E, Community Development Needs.

1. Assessment of Relationship of CDBG Funds to Goals and Objectives
  - a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.
  - b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.
  - c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.
2. Changes in Program Objectives
  - a. Identify the nature of and the reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.
3. Assessment of Efforts in Carrying Out Planned Actions
  - a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.
  - b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.
  - c. Indicate how grantee did not hinder Consolidated Plan implementation by action or willful inaction.
4. For Funds Not Used for National Objectives
  - a. Indicate how use of CDBG funds did not meet national objectives.
  - b. Indicate how did not comply with overall benefit certification.
5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property
  - a. Describe steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities.

- b. Describe steps taken to identify households, businesses, farms or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.
    - c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.
6. Low/Mod Job Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons -
  - a. Describe actions taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.
  - b. List by job title of all the permanent jobs created/retained and those that were made available to low/mod persons.
  - c. If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.
7. Low/Mod Limited Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit
  - a. Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51 percent of whom are low- and moderate-income.
8. Program income
  - a. Detail the amount of program income reported that was returned to each individual revolving fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.
  - b. Detail the amount repaid on each float-funded activity.
  - c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.
  - d. Detail the amount of income received from the sale of property by parcel.
9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:
  - a. The activity name and number as shown in IDIS;
  - b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported;
  - c. The amount returned to line-of-credit or program account; and
  - d. Total amount to be reimbursed and the time period over which the reimbursement is to be made, if the reimbursement is made with multi-year payments.
10. Loans and other receivables
  - a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be received.
  - b. List the total number of other loans outstanding and the principal balance owed as of the end of the reporting period.
  - c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.

- d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.
- e. Provide a List of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.

11. Lump sum agreements

- a. Provide the name of the financial institution.
- b. Provide the date the funds were deposited.
- c. Provide the date the use of funds commenced.
- d. Provide the percentage of funds disbursed within 180 days of deposit in the institution.

12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year -

- a. Identify the type of program and number of projects/units completed for each program.
- b. Provide the total CDBG funds involved in the program.
- c. Detail other public and private funds involved in the project.

13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies

- a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting progress.

Program Year 5 CAPER Community Development response:

**1. Assessment of Relationship of CDBG Funds to Goals and Objectives.**

*1.a. Assess use of CDBG funds in relation to the priorities, needs, goals, and specific objectives in the Consolidated Plan, particularly the highest priority activities.*

1.a. The highest priority activities in non-housing community development are as follows:

- 1. Safety
  - 1. Emphasis in Focus/Target Areas and Neighborhood Conditions
- 2. Parks
- 3. Deteriorating Infrastructure
- 4. Land Use Conflicts

The table below identifies the CDBG funds expended for specific projects, by priority area, in FY 09.

Project Area/Project	CDBG Funds Expended
Safety	

Tree Management Program	\$11,020
Demolition of Secondary Structures	
Emphasis in Focus/Target Areas	
American Legion Park	
Hartley Focus Area Streetscape	\$28,376
4 <sup>th</sup> Street Paving, "A" to "J" Streets	\$4,649
Parks	
Hazel Abel, Trago Park & Antelope Park	\$20,364
Economic Development	
Workforce Development	\$37,087
Job Creation and/or Retention Financial Assistance	\$7,092

There was progress made in the last two priority areas, "Deteriorating Infrastructure" and "Land Use Conflicts", although no CDBG funds, other than staff time, were expended. Instead, dollars were leveraged from other sources.

*1.b. Evaluate progress made toward meeting goals for providing affordable housing using CDBG funds, including the number and types of households served.*

1.b. Urban Development has a variety of housing programs using CDBG funds to meet our affordable housing goals. The Home Improvement Loan Program (HILP) uses CDBG funds to subsidize the interest rate to the borrower. Nebraska Investment Finance Authority (NIFA) works with the six lenders involved in the program to supply the non-federal loan funds. The program serves homeowners up to 80 percent of medium income. Our goal was to serve 50 households in FY 09 and we served eight.

The Deferred Payment Loan Program (DPL) (serves homeowners up to 80 percent of medium income) is for more extensive housing rehabilitation in the Low- to Moderate-Income (LMI) Area. The goal was 10 housing units; we completed 20.

The PRIDE Program (serves homeowners up to 80 percent of medium income) provides \$600 grants for exterior repairs and is available in 13 of the Lincoln's older neighborhoods, primarily in the NRSA. The goal for FY 09 was 100 units and we served 116.

The Emergency Repair Program (serves homeowners up to 50 percent of medium income) is limited to homeowners at 50 percent of median income but is available city-wide. This also includes our assistance to mobile home homeowners. Our goal was 25 housing units and we assisted 50 housing units.

The Helping Elderly Access Rebuilding Together (HEART) Program. Our goal was 10 housing units and we assisted five housing units. The program serves homeowners up to 50 percent of medium income.

Demolition of Secondary Structures and the Tree Management Program (DSS/TM) (serves homeowners up to 80 percent of medium income) provides financing for the removal of dangerous and substandard secondary structures and dead trees on private property in the NRSA. Eight households were served during FY 09; the goal was five.

*1.c. Indicate the extent to which CDBG funds were used for activities that benefited extremely low-income, low-income, and moderate-income persons.*

1.c. The Housing Development Loan Program benefits the extremely low-income tenant. The Emergency Repair Program and HEART (Helping Elderly Access Rebuilding Together) are for low-income homeowners. The DPL and DSS/TM Programs are for homeowners who are under 80 percent of median income, but most clients are closer to being at 50 percent of median income. However, Home Improvement Loan Program's clients tend to be closer to the 80 percent of median income level.

## **2. Changes in Program Objectives.**

*2.a. Identify the nature of and reasons for any changes in program objectives and how the jurisdiction would change its program as a result of its experiences.*

2.a. In the 2008 City of Lincoln outcome-based budget process, economic development was rated a low priority since it was identified as a Tier 3 (lowest priority) activity. This does not mean it is a low priority for the City as a whole, just for UDD involvement, and it was eliminated in 2009. Participants in the process generally believed that economic activities are best pursued by other agencies, City departments and the private sector. UDD will focus its efforts on providing assistance to workforce development through the One Stop.

## **3. Assessment of Efforts in Carrying Out Planned Actions.**

*3.a. Indicate how grantee pursued all resources indicated in the Consolidated Plan.*

3.a. The Home Improvement Loan Program (HILP) uses CDBG funds to subsidize the interest rate to the borrower. Nebraska Investment Finance Authority (NIFA) works with the six lenders involved in the program to supply the non-federal loan funds of \$76,420 in FY 09.

*3.b. Indicate how grantee provided certifications of consistency in a fair and impartial manner.*

3.b. No requests for certificate of consistency were received in FY 09. When requests are made, UDD staff complete informal research to identify where projects "fit" or "don't fit" with the Consolidated Plan, including identification of specific goals or objectives the project would address.

*3.c. Indicate how the grantee did not hinder Consolidated Plan implementation by action or willful inaction.*

3.c. All available resources were committed to activities in the Consolidated Plan.

## **4. For Funds Not Used for National Objectives.**

*4.a. Indicate how use of CDBG funds did not meet national objectives.*

4.a. All CDBG funds were used to meet national objectives.

*4.b. Indicate how did not comply with overall benefit certification.*

4.b. Not Applicable.

**5. Anti-displacement and Relocation – for activities that involve acquisition, rehabilitation or demolition of occupied real property.**

5.a. *Describe steps taken to minimize the amount of displacement resulting from CDGB-assisted activities.*

5.a. For acquisition, it is the policy of the City to only serve vacant structures with CDBG funds.

5.b. *Describe steps taken to identify households, businesses, farms, or nonprofit organizations who occupied properties subject to the Uniform Relocation Act or Section 104(d) of the Housing and Community Development Act of 1974, as amended, and whether or not they were displaced, and the nature of their needs and preferences.*

5.b. In FY 09, no displacements occurred. All projects were reviewed on a case-by-case basis.

5.c. Describe steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

5.c. Not Applicable.

**6. Low/Mod Activities – for economic development activities undertaken where jobs were made available but not taken by low- or moderate-income persons.**

6.a. *Describe action taken by grantee and businesses to ensure first consideration was or will be given to low/mod persons.*

6.a. Not applicable. The City of Lincoln no longer provides a job creation program.

6.b. *List by job title all of the permanent jobs created/retained and those that were made available to low/mod persons.*

6.b. Not applicable.

6.c. *If any of jobs claimed as being available to low/mod persons require special skill, work experience, or education, provide a description of steps being taken or that will be taken to provide such skills, experience, or education.*

6. c. Not applicable.

**7. Low/Mod Clientele Activities – for activities not falling within one of the categories of presumed limited clientele low and moderate income benefit.**

7.a. *Describe how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.*

7.a. Not applicable.

**8. Program Income Received**

*8.a. Detail the amount of program income reported that was returned to each individual revolving loan fund, e.g., housing rehabilitation, economic development, or other type of revolving fund.*

8.a. Not applicable.

*8.b. Detail the amount repaid on each float-funded activity.*

8.b. Not Applicable.

*8.c. Detail all other loan repayments broken down by the categories of housing rehabilitation, economic development, or other.*

8.c. Loan repayments received during FY 09 were as follows:

▪ CDBG Housing Rehabilitation	\$519,402
▪ CDBG Economic Development	\$319,316
▪ HOME Housing Rehabilitation	\$259,634

*8.d. Detail the amount received from the sale of property by parcel.*

8.d. Not applicable.

**9. Prior period adjustments – where reimbursement was made this reporting period for expenditures (made in previous reporting periods) that have been disallowed, provide the following information:**

9.a. The activity name and number as shown in IDIS.

9.a. Not Applicable.

*9.b. The program year(s) in which the expenditure(s) for the disallowed activity(ies) was reported.*

9.b. Not Applicable.

*9.c. The amount returned to line-of-credit or program account.*

9.c. Not Applicable.

*9.d. Total amount returned to line-of-credit or program account; and reimbursement is to be made, if the reimbursement is made with multi-year payments.*

9.d. Not Applicable.

**10. Loans and other receivables.**

*10.a. List the principal balance for each float-funded activity outstanding as of the end of the reporting period and the date(s) by which the funds are expected to be*

received.

10.a. Not Applicable.

*10.b. List the total of other loans outstanding and the principal balance owed as of the end of the reporting period.*

10.b. The City of Lincoln has 1,447 outstanding loans totaling \$25,867,051 as of August 31, 2009.

<b>Outstanding Loans:</b>	<b>No. Loans</b>	<b>Amount</b>
Housing Rehabilitation (HOME/ADDI and CDBG)	1,407	\$23,588,336
Economic Development	40	\$2,278,715

*10.c. List separately the total number of outstanding loans that are deferred or forgivable, the principal balance owed as of the end of the reporting period, and the terms of the deferral or forgiveness.*

10.c. \$21,499,244 of the 1,407 outstanding housing rehabilitation loans are deferred and/or principal reduction loans. Deferred loan terms are until change of occupancy or sale of property. Principal Reduction loans vary with total forgiveness over a five to ten year period and others with one-half forgiven over five years and the balance deferred until change of occupancy or sale of property. All economic development loan recipients make direct payments.

*10.d. Detail the total number and amount of loans made with CDBG funds that have gone into default and for which the balance was forgiven or written off during the reporting period.*

10.d. Fourteen housing rehabilitation loans totaling \$155,618 were declared uncollectible by the City Attorney. There are four Economic Development Loans currently in default totaling \$602,765. However, settlement is still being pursued by the City Law Department and they have not been written off.

*10.e. Provide a list of the parcels of property owned by the grantee or its subrecipients that have been acquired or improved using CDBG funds and that are available for sale as of the end of the reporting period.*

10.e. The City of Lincoln purchased 2240 "Q" Street in 2002 with CDBG funds. This property was held for the completion of the Antelope Valley Redevelopment Project and the subsequent removal from the flood plain. In the interim, NeighborWorks Lincoln moved a portable classroom on-site as a temporary office until their new office space is completed as part of their Antelope Creek Village project. This temporary relocation was required so Matt Talbot Kitchen could purchase and relocate to the former NeighborWorks® Lincoln office on North 27<sup>th</sup> Street for the construction of the Assurity project at 19<sup>th</sup> & R. These three projects are all Antelope Valley redevelopment projects funded by TIF (tax increment financing).

**11. Lump Sum Agreements.**

*11.a. Provide the name of the financial institution.*

11.a. Not Applicable.

11.b. *Provide the date the funds were deposited.*

11.b. Not Applicable.

11.c. *Provide the date the use of funds commenced.*

11.c. Not Applicable.

11.d. *Provide the percentage of funds disbursed within 180 days of deposit in the institution.*

11.d. Not Applicable.

**12. Housing Rehabilitation – for each type of rehabilitation program for which projects/units were reported as completed during the program year.**

12.a. *Identify the type of program and number of projects/units completed for each program.*

12.b. *Provide the total CDBG funds involved in the project.*

12.c. *Detail other public and private funds involved in the project.*

12.a.b.c. Housing Rehabilitation – The following information identifies the type of program and number of projects/units completed for each program. It also provides the total CDBG funds involved in the program for each type of rehabilitation projects/units reported as completed during FY 09.

Home Improvement Loan Program (HILP) - HILP is a collaboration with four Lincoln banks, using CDBG funds to subsidize interest rates to consumers below 80 percent of median income guidelines. Loan funds are provided through NIFA tax exempt financing. The participating banks are restricted on how many dollars are loaned outside of the LMI area. HILP funds can be used for eligible repairs and improvements. Eight homeowners were served in FY 09. \$26,839 in CDBG funds were used to buy down the interest rate on \$76,420 of leveraged NIFA funds.

The Emergency Loan Program – Funds from this program are restricted to owners at 50 percent of median income. Examples of emergency repairs include: replacing furnaces or water heaters, roof repair or replacement, and repairing faulty wiring. Fifty housing units received a total of \$213,421 in CDBG funds.

The Deferred Loan Program (DPL) – DPL is used for extensive rehabilitation projects and is limited to qualifying homeowners at or below 80 percent of median income, with one to four living units, in the LMI area. This program is available only to applicants whose HILP loan has been denied or would not otherwise qualify. During FY 09, \$343,766 in CDBG funds were used for the rehabilitation of 20 houses.

PRIDE – The PRIDE Program provides \$600 grants for exterior repairs and is available in 13 of Lincoln's older neighborhoods, primarily located in the NRSA. One rental and 115 owner-occupied housing units received a total of \$65,022 in CDBG funds, which leveraged \$22,287 in private funds.

The Investor Owner Program - To better serve the low- to moderate-income tenant, the Investor Owner Program was discontinued in FY 06.

Barrier Removal Program – During FY 09, seven LMI housing units used the Barrier Removal Program to overcome architectural barriers and facilitate the installation of wheelchair ramps or lifts and bathroom modifications. All of the housing units assisted were modifications to single-family dwellings using \$33,491 in CDBG funds.

First-time Homebuyer Training and Counseling Program – Urban Development works with a Community Based Development Organization (CBDO), NeighborWorks®Lincoln, which received a CDBG allocation of \$135,742 in FY 09 to provide a first-time homebuyer training and counseling program. This program includes screening and selection of households assisted by Urban Development's First Home (first-time homebuyer) and other homeownership programs. Education and training provided by NeighborWorks®Lincoln prepares the first-time homebuyer for the responsibility of homeownership. Classes include budgeting, affordability, evaluating the structural integrity of a house, and owner's rights. Of the 152 participants served, 18.4 percent were from minority populations.

Lead-based Paint Hazard-Reduction Program – This program is designed to offset additional costs to the homeowner due to the implementation of the final rule on lead-based paint issued by HUD. The homeowner receives a grant for the portion of the rehabilitation project that is lead-related, such as the additional cost of safe-work practices hazard reduction, clean-up clearance, and items required by the contractor to meet the new rules. During the program year, 64 units were evaluated, 28 units received risk assessments, and nine grants were completed and received \$114,118 in CDBG grants to reduce lead-based paint hazards.

Demolition of Secondary Structures and Tree Management Program – This program provides financing for the removal of dangerous and substandard secondary structures and dead and/or dangerous trees on private property in the NRSA. Eight households were served under the tree management program during FY 09 using \$11,020 in CDBG funds.

12.b. Included in 12.a. above.

12.c. Included in 12.a. above.

**13. Neighborhood Revitalization Strategies – for grantees that have HUD-approved neighborhood revitalization strategies.**

*13.a. Describe progress against benchmarks for the program year. For grantees with Federally-designated EZs and ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC progress shall suffice for purposes of reporting progress.*

13.a.

**NRSA Benchmarks**

Activity	Goals			Actual	
	Overall 5 Year Goal	NRSA 5 Year Goal	% 5 Year Goal in NRSA	Actual NRSA Totals FY 05 - 09	% of goal in NRSA FY05 - 09
<b>Homeowner Rehabilitation</b>	459 units	230 units	50.1%	269 units	116.9%
<b>Investor Owner Rehabilitation</b>	80 units	40 units	50%	85 units	212.5%
<b>Minor Exterior Repair of Housing</b>	500 units	475 units	95%	630 units	132.6%
<b>First Time Homebuyer Assistance</b>	300 households	138 households	46%	120 households	86.9%
<b>Jobs Created</b>	105 FTE's	53 FTE's	50.5%	72 FTE's	135.8%
<b>Commercial Building Facade Improvements</b>	17 businesses	9 businesses	52.9%	16 businesses	177.8%
<b>Neighborhood Retail and Service Development</b>	4 projects	4 projects	100%	1 project	25%

For projects with unmet goals, please see Appendix D, the Community Development Needs Table, for explanations.

**Antipoverty Strategy**

1. Describe actions taken during the last year to reduce the number of persons living below the poverty level.

Program Year 5 CAPER Antipoverty Strategy response:

1. Actions taken during the last year to reduce the number of persons living below the poverty level are described below.

Founded in 1964 out of Lyndon B. Johnson's War on Poverty, Community Action Partnership of Lancaster and Saunders Counties (formerly known as Lincoln Action Program (LAP)) is a private, non-profit Community Action Agency dedicated to improving the lives of individuals and families with low-incomes in Lancaster and Saunders Counties. The Agency is part of a national network of over 1,000 Community Action Agencies and offers individuals and families with low-incomes the tools, resources, and support they need to thrive. Community Action Partnership is the primary anti-poverty agency in Lincoln and works to reduce the number of people and families living in poverty.

Like all Community Action Agencies, Community Action Partnership works to address the causes and conditions of poverty. The Agency seeks to increase the economic independence and improve the quality of life of low-income individuals and families, while working to improve the overall living conditions in the community. Community Action Partnership provides a continuum of services, meaning that the Agency can assist individuals who need help meeting their basic needs, work with individuals

who need to improve their employment prospects through education or job skills training, or help individuals who already have a steady income purchase an asset or start their own small business.

All of their services are strengths based, and are provided in conjunction with a number of other community agencies, including non-profit organizations, businesses, local schools, and philanthropic foundations.

Community Action Partnership continuously assesses local community needs, service delivery, and program effectiveness to ensure supportive efforts are as effective and efficient as possible while providing innovative approaches to continuously improve their service to the low-income population in our community.

Another anti-poverty strategy involving the City of Lincoln and the Human Services Federation is called the Community Services Initiative (CSI). The overall purpose of CSI is to give the community direction in human services; to show how CSI work impacts the City of Lincoln and Lancaster County; and to ensure ongoing funding needs. Specifically, five broad goals have been identified:

1. To identify the emerging issues and critical needs in the Health and Human Services delivery system based on accurate data.
2. To develop plans to address those issues.
3. To recognize where Lincoln is compared to its economic sister cities.
4. To anticipate where the City might be three years from today in the Health and Human Services system.
5. To share knowledge and intentions with funders, consumers, and the general public.

CSI is administered by the Human Services Federation, a consortium of health and human services agencies in Lincoln and Lancaster County. In order to meet these goals, the Federation is working with the CSI Implementation Coalitions specializing in the following four areas: 1) Family Violence, 2) Behavioral Health, 3) Early Child and Youth Development, and 4) Basic and Emergency Needs/Self-Sufficiency. The *Coordinated Public Transit Human Services Transportation Plan* was completed in 2008. The Plan is a requirement of SAFETEA-LU as a basis for receiving Job Access and Reverse Commute and New Freedom program funds. The result is the awarding of approximately \$298,000 annually to human service agencies for transportation projects. Urban Development staff continues to participate on the grant selection committee.

Staff continued to stay involved at the policy level, attending monthly Advisory team meetings on as as-needed basis.

Good paying jobs are also a priority goal for reducing poverty. The Workforce Investment Act of 1998, Public Law 105-220, states as its purpose "...to provide workforce investment activities, through statewide and local workforce investment systems, that increase the employment, retention, and earnings of participants, and increase occupational skill attainment by participants, and, as a result, improve the quality of the workforce, reduce welfare dependence, and enhance the productivity and competitiveness of the Nation." The Lincoln Workforce Investment Board (LWIB) oversees the implementation and operation of the Lincoln Area Workforce System and One Stop Career Center that offers expanded services to job seekers and area businesses.

Also, in keeping with the goals, programs, and policies outlined in the Housing Section of the Strategic Plan, Urban Development works and coordinates with the agencies listed below in producing and preserving affordable housing stock:

- NeighborWorks® Lincoln through the Homebuyer Training Program, Troubled Property Program, and the First Home Program which assists with downpayment assistance.
- The Lincoln Housing Authority which administers the Security Deposit Program.
- The League of Human Dignity which operates the Barrier Removal Program.
- Homeless Coalition which is an organization of homeless service providers, homeless individuals, and other community stakeholders. Organizational responsibilities include the development of Lincoln's annual Supportive Housing Program Grant, an agency peer review process, administering the "Point-in-Time" count, and strengthening collaboration and efficiency in services provided to the homeless.
- Community Development Resources of Lincoln is a community development financial institution (CFDI) that provides technical assistance and capital to small businesses and entrepreneurs.

## NON-HOMELESS SPECIAL NEEDS

### Non-homeless Special Needs

\*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Identify actions taken to address special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families).

#### Program Year 5 CAPER Non-homeless Special Needs response:

1. Actions taken to address special needs of person that are not homeless but require supportive housing (including persons with HIV/AIDS and their families) is described below.

UDD staff participates, as needed, in the Community Services Initiative (CSI) which, broadly speaking, addresses issues pertaining to supportive housing services for the non-homeless special needs population in Lincoln. The Creekside Village project (at 10<sup>th</sup> & Military) also provides supportive services for Seriously Mentally Ill (SMI) people.

### Specific HOPWA Objectives

\*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Overall Assessment of Relationship of HOPWA Funds to Goals and Objectives  
Grantees should demonstrate through the CAPER and related IDIS reports the progress they are making at accomplishing identified goals and objectives with HOPWA funding. Grantees should demonstrate:
  - a. That progress is being made toward meeting the HOPWA goal for providing affordable housing using HOPWA funds and other resources for persons with HIV/AIDS and their families through a comprehensive community plan;
  - b. That community-wide HIV/AIDS housing strategies are meeting HUD's national goal of increasing the availability of decent, safe, and affordable housing for low-income persons living with HIV/AIDS;
  - c. That community partnerships between State and local governments and community-based non-profits are creating models and innovative strategies to serve the housing and related supportive service needs of persons living with HIV/AIDS and their families;
  - d. That through community-wide strategies Federal, State, local, and other resources are matched with HOPWA funding to create comprehensive housing strategies;
  - e. That community strategies produce and support actual units of housing for persons living with HIV/AIDS; and finally,
  - f. That community strategies identify and supply related supportive services in conjunction with housing to ensure the needs of persons living with HIV/AIDS and their families are met.
  
2. This should be accomplished by providing an executive summary (1-5 pages) that includes:
  - a. Grantee Narrative
    - i. Grantee and Community Overview
      - (1) A brief description of your organization, the area of service, the name of each project sponsor and a broad overview of the range/type of housing activities and related services
      - (2) How grant management oversight of project sponsor activities is conducted and how project sponsors are selected
      - (3) A description of the local jurisdiction, its need, and the estimated number of persons living with HIV/AIDS
      - (4) A brief description of the planning and public consultations involved in the use of HOPWA funds including reference to any appropriate planning document or advisory body
      - (5) What other resources were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteers or by other individuals or organizations
      - (6) Collaborative efforts with related programs including coordination and planning with clients, advocates, Ryan White CARE Act planning bodies, AIDS Drug Assistance Programs, homeless assistance programs, or other efforts that assist persons living with HIV/AIDS and their families.
    - ii. Project Accomplishment Overview
      - (1) A brief summary of all housing activities broken down by three types: emergency or short-term rent, mortgage or utility payments to prevent homelessness; rental assistance; facility based housing, including development cost, operating cost for those facilities and community residences

- (2) The number of units of housing which have been created through acquisition, rehabilitation, or new construction since 1993 with any HOPWA funds
  - (3) A brief description of any unique supportive service or other service delivery models or efforts
  - (4) Any other accomplishments recognized in your community due to the use of HOPWA funds, including any projects in developmental stages that are not operational.
- iii. Barriers or Trends Overview
    - (1) Describe any barriers encountered, actions in response to barriers, and recommendations for program improvement
    - (2) Trends you expect your community to face in meeting the needs of persons with HIV/AIDS, and
    - (3) Any other information you feel may be important as you look at providing services to persons with HIV/AIDS in the next 5-10 years
  - b. Accomplishment Data
    - i. Completion of CAPER Performance Chart 1 of Actual Performance in the provision of housing (Table II-1 to be submitted with CAPER).
    - ii. Completion of CAPER Performance Chart 2 of Comparison to Planned Housing Actions (Table II-2 to be submitted with CAPER).

Program Year 5 CAPER Specific HOPWA Objectives response:

The Urban Development Department does not receive HOPWA funds.

OTHER NARRATIVE

Include any CAPER information that was not covered by narratives in any other section.

Program Year 5 CAPER Other Narrative response:

The FY 09 Action Plan identifies additional activities in the "Other Narrative" section. Progress on those activities is as follows:

**Neighborhood Associations.** It is the City's policy to work with neighborhood associations as the primary means to carry out work in neighborhoods. For example, to become a Focus Area, there must be a neighborhood association in the area. Because neighborhood associations are so important in carrying out neighborhood revitalization strategies, it is in the City's interest to support and build capacity within them. Therefore, the following objectives were identified:

**Objective:** Provide opportunities for leadership training to enable and encourage neighborhood residents to assume a greater role in building their neighborhood, impacting public policy, and becoming involved in the entire community.

**Progress:** In the past, Urban Development partnered with NeighborWorks® Lincoln and the Heartland Center for Leadership Development to provide leadership training for neighborhood residents. The focus changed in FY 07 and NeighborWorks® Lincoln now provides funding to send neighborhood representatives directly to NeighborWorks America trainings. In FY 09, 14 neighborhood residents from the

Woods Park and Malone/Hawley Neighborhoods attended training at the NeighborWorks America Community Leadership Institute held in Milwaukee, WI.

**Objective:** Continue support for the Mayor's Neighborhood Roundtable through staffing.

**Progress:** Urban Development staff continued to staff the Mayor's Neighborhood Roundtable by sending agendas, taking minutes, and other duties as requested.

**Objective:** Provide staff support to NeighborWorks®Lincoln in its efforts to increase the organizational capacity of neighborhood organizations.

**Progress:** This project was eliminated in an amendment to the Strategic Plan in September 2007.

**Antelope Valley.** The Antelope Valley area of Lincoln includes an important part of Lincoln's traditional center. In spite of key locations, the area has not witnessed the same level of economic investment and reinvestment as other parts of Lincoln. Major signs of blight and substandard conditions have surfaced. Antelope Valley Projects are based on the need for investment now to protect and enhance Lincoln's core, avoiding vastly more expensive "fixes" that would be needed later. To address the programs and to help spur redevelopment, the City of Lincoln, the University of Nebraska-Lincoln (UNL), and the Lower Platte South Natural Resources District came together and approved the Antelope Valley Projects. These Projects have three purposes: flood control, transportation improvements, and community revitalization.

Urban Development was responsible for completing a Redevelopment Plan which was adopted by the City Council in November, 2004. The Plan identifies revitalization projects in the Antelope Valley neighborhoods and in the area referred to as East Downtown. Project implementation is underway and is anticipated to continue throughout this planning period and beyond and will be a significant activity in the coming years.

**Progress:** Work continued on redeveloping two blocks in the Malone neighborhood for new housing. The project, known as Antelope Creek Village, is a partnership with NeighborWorks®Lincoln and has expanded to include mixed uses. Construction is anticipated to begin in FY 10.

Developer interest in the area has increased with several potential projects under development. Construction is underway by Assurity Life Insurance Company to construct its corporate headquarters north of Q Street between the road and the channel. Assurity will consolidate its two offices at this new location representing over 400 employees. This signature project has two phases: Phase I (under construction) includes the construction of Assurity's new headquarter office building and adjacent parking facility. Phase II is expected to include a complementary mixed-use commercial building. The signature office building will be designed to meet LEED standards and become part of the hardscape of the adjacent Union Plaza Park. Parking created as part of the project will help support parking needs of the Park over the coming years.

To make way for the Assurity project, Matt Talbot Kitchen & Outreach (MTKO) relocated from its former location at 19<sup>th</sup> and R Streets. Their new location is the previous location of NeighborWorks®Lincoln in the former Carnegie Library on North 27<sup>th</sup> Street. The Library has been designated a Historic Landmark to ensure

preservation of the building when it left city ownership. The old library remained and received some necessary repairs. A new building, about 9,000 square feet, was added. It connects to the library and is designed to respect the library's historic character. MTKO was out of room at its R Street location and had been planning to move to a new facility in approximately three years. The new building will house a larger dining area, offices for outreach workers and the kitchen area. The library building is used for offices. Construction began in July, 2009 and was completed in March, 2010.

Construction is also underway for Creekside Village, a new low-income housing project at 10<sup>th</sup> & Military. The project includes 60 apartment units, 20 of which will be for Seriously Mentally Ill persons. Ten townhomes will be constructed as well, intended for homeownership. The project also includes completing two new streets and renovations to Hayward Park. No CDBG or HOME funds were included in the project.

**Commercial Redevelopment and Improvements.** Commercial areas are an important investment in the economic health and quality of life for neighborhoods and the City as a whole. Long-term revitalization establishes capable businesses that provide tax revenues for the community. Healthy commercial districts also protect property values in surrounding residential neighborhoods.

The continued vitality of Downtown Lincoln is critical to the health of the entire City. The City's central business district, including the Haymarket area, is the core around which the majority of Lincoln's older neighborhoods have developed, and the interdependency of these two entities, the Downtown and the neighborhoods, cannot be ignored. A deteriorating Downtown will only contribute to the further deterioration of surrounding neighborhoods, and vice versa. While investment into Downtown, by both the public and private sector continues, Downtown Lincoln still has needs. A *Master Plan* was completed for Downtown in 2005. The implementation of the Plan continued in FY 08.

**Progress:** Several projects were underway in FY 09, but have yet to be completed:

- The development of Option 13's thirteen owner-occupied units at 7<sup>th</sup> and R Streets has been nearly completed.
- The Lincoln Flats/Bank of the West Project redevelopment project was underway, with several residential units occupied and others being finished.
- Negotiations continued on the West Haymarket Redevelopment Project.
- Several components of the Block 85 Redevelopment Project redevelopment project were underway with one building completed and another still in the design phase.
- The North Haymarket Arts and Humanities – Phase II Project redevelopment continued to be designed.
- The Lincoln Mall Capitol Environs Project was amended to expand the area to include the Centennial Mall and allow for the redevelopment of Downtown Lincoln's largest public space.
- The 13<sup>th</sup> and L Redevelopment Project amendment to the Lincoln Center Redevelopment Plan was approved by Council.
- The Block 68 Redevelopment Agreement, which proposes a new residential complex, hotel, and on-site parking facility, was approved by City Council.
- The Haymarket Hotel and Tool House Redevelopment Agreement, proposing the redevelopment of a half block into a hotel and mixed-use residential complex, was approved by City Council.

- Negotiations on the Block 38 Redevelopment Agreement, relating to the Catalyst One project, mixed-use parking facility were underway after the project amendment was approved by the Council.
- Work continued on shaping the new Civic Plaza public space, with plans to hold a public workshop and focus-group meetings in the fall.
- The Civic Ventures retail strategy continued to provide funding and technical assistance to attract new and expand existing retail.
- The economic development Parking Strategy continued to be enhanced with the implementation of first hour free and a new marketing strategy.
- The City completed a parking study of the Haymarket and a site analysis for a new Haymarket parking facility, and continued to plan for another garage.
- Discussions began on the revision of the 2005 Lincoln Downtown Master Plan.

**Objective:** Continue implementation of redevelopment plans including North 27<sup>th</sup> Street, Havelock, University Place, and Downtown.

**Progress:** Projects continued to be implemented in these redevelopment areas, using TIF for public improvements. The redevelopment and expansion of the Little Saigon grocery store continues. Several blighted buildings were acquired and demolished to make way for new redevelopment. A facade improvement program, funded with TIF dollars, continues in the Havelock Avenue Landmark district, between 60<sup>th</sup> and 63<sup>rd</sup> and Havelock Avenue. The program is providing approximately \$350,000 in grants for facade improvements to 32 buildings in the historic district. In addition, a streetscape project is under design for Havelock Avenue. In University Place, the University Pointe project was completed and houses Ayars & Ayars, Inc. and Arch+etc, LLC.

Work began on three new redevelopment plans: 84<sup>th</sup> and Havelock, South Capitol, and Nebraska Innovation Campus (NIC). NIC is the location of the former state fair park, now owned by the University of Nebraska. NIC is intended to be a public private research and development campus.

The West O Historic Highway Project received funding from the Nebraska Department of Roads Transportation Enhancement Program in FY 08. The project's focus is the Detroit-Lincoln-Denver (D-L-D) mile marker at 2<sup>nd</sup> and West P Street, one of two remaining in the state. The three elements of the project include an interpretive plaza focusing on the D-L-D at 300 O Street, streetscape enhancements between 3<sup>rd</sup> Street and the Salt Creek Bridge along West O Street, and a trail connector from West O Street to the Salt Creek Levee Trail.

In FY 09, funding was approved for Phase 2 of the project which includes historic replica lighting, landscaping and decorative paving to enhance the entry to downtown, and interpretive markers and signage at strategic locations along the DLD highway. The \$222,257 will pay for improvements on West O between the Salt Creek Bridge and Homestead Expressway (U.S. Highway 77).

**Measuring Outcomes – Neighborhood Indicators Project.**

NeighborWorks<sup>®</sup>Lincoln, in collaboration with the Urban Development Department and with funding from Woods Charitable Fund, Inc. hired a consulting firm to develop a research model to identify indicators to measure outcome strategies. Antelope Valley neighborhoods were the first demonstration area. The second phase of the project expanded to include additional low-and moderate-income neighborhoods and

compared some that had received significant public investments to some of those that had not.

The research design tests certain theoretical assumptions on what defines a “healthy” neighborhood and what may impact that health. On-going analysis will help prioritize future neighborhood revitalization projects by evaluating the impact of financial investments and other activities used to improve neighborhoods. Data collected and the research model will also enhance the needs assessment process and help provide a cost-benefit analysis of some key Urban Development and NeighborWorks®Lincoln revitalization activities.

**Progress:** This project is complete

11/20/10