



# FY 19 ACTION PLAN

DRAFT

City of Lincoln: Urban Development



CDB G	publi c - fede ral	Acquisition Admin and Planning Economic Developme nt Housing Public Improveme nts Public Services	1,831,1 92	650,0 00	0	2,481,1 92	9,924,7 68	CDBG funds utilized in LMI neighborho ods and the NRSA will leverage other federal, local and private funds.
HOM E	publi c - fede ral	Acquisition Homebuyer assistance Homeowne r rehab Multifamily rental new constructio n Multifamily rental rehab New constructio n for ownership TBRA	1,157,9 36	500,0 00	0	1,657,9 36	6,631,7 44	Evaluation criteria for funding HOME places a heavy emphasis on financial capacity and ability to secure other funding. Match requirement s will be meet by donated labor, construction materials, cash and bond financing.

ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	150,536	0	0	150,536	602,144	All organizations applying for ESG funds must provide a 100% match of the funds they are seeking.
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Table 1 - Expected Resources – Priority Table

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

**PAT**

HOME funds will be used for Habitat for Humanity to purchase buildable lots. The materials and labor for construction of the house will be donated. The 25% match requirement for the HOME funds will be exceeded on every project. The First Home Program will use HOME funds for down payment and “gap” financing for low- and moderate-income buyers purchasing new and existing houses. The assistance of non-federal funds to make new construction affordable and the HOME funds to assist the buyer in the purchase will make it possible for the buyers to obtain their first mortgage from a private lender.

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

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

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

**WYNN**

The use of City-owned property is being explored in partnership with the Lincoln Food Bank as a potential distribution site.

**Discussion**

**KURT**

This Action Plan cannot achieve the goals identified in this Consolidated using only the three federal entitlement programs. Other Federal, State and local public funds must be included. While some project/actions may include primarily public funds, public funds alone would also be insufficient to achieve the goals of this plan and private funds from individuals, non-profit organizations and private organizations will be needed. Lastly, need for fair housing testing was addressed in the Analysis of Impediments to Fair Housing. Additionally, seven impediments and 50+ actions per year were also identified. The analysis, and implementation process is available at <http://lincoln.ne.gov/city/urban/reports/index.htm>

**Annual Goals and Objectives**

**AP-20 Annual Goals and Objectives**

**Goals Summary Information**

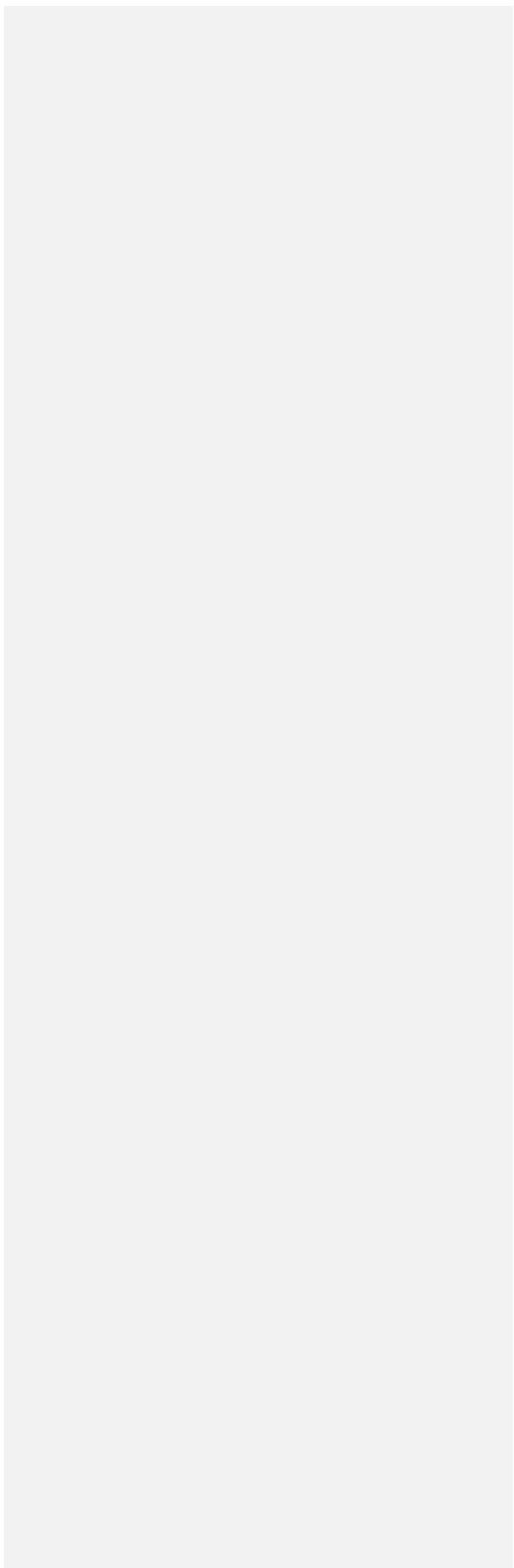
**PAT - Funding**

ID	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Reduce the length of time persons remain homeless	2018	2022	Homeless	City-wide Program Area	Homelessness	ESG: \$37,634	Other: 1 Other
2	Reduce homeless to housing back to homelessness	2018	2022	Homeless	City-wide Program Area	Homelessness	ESG: \$37,634	Other: 20 Other

3	Reduce the number of homeless people	2018	2022	Homeless	City-wide Program Area	Homelessness	ESG: \$37,634	Other: 10 Other
4	Reduce # becoming homeless for the first time	2018	2022	Homeless	City-wide Program Area	Homelessness	ESG: \$37,634	Other: 20 Other

5	Implement AI Fair Housing Actions	2018	2022	Analysis of Impediments to Fair Housing	City-wide Program Area	AI - Access to transit for persons with disability AI - Community opposition AI - Federal funding and policies AI - Lack of affordable, accessible units AI - Lack of affordable, integrated housing AI - Lack of private investments AI - Lack of public investments AI - Lack of resources for fair housing agencies AI - Land use and zoning laws AI - Location and type of affordable housing	CDBG: \$0 HOME: \$0 ESG: \$0	Other: 56 Other
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						AI - Private discriminat ion AI - Public transportat ion AI - Sidewalk maintenan ce AI - The availability of affordable units Affordable Housing Neighborh ood Revitalizati on Non- Homeless Persons with Special Needs		
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6	Security Deposit	2018	2022	Affordable Housing Homeless	City-wide Program Area	Affordable Housing Homelessness	HOME: \$25,000	Tenant-based rental assistance / Rapid Rehousing: 45 Households Assisted
7	Homeless Provider Landlord Housing Rehabilitation	2018	2022	Affordable Housing Homeless	Low and Moderate Income Area City-wide Program Area NRS A (2018)	Affordable Housing Homelessness Neighborhood Revitalization	CDBG: \$25,000	Rental units rehabilitated: 5 Household Housing Unit
8	Construction of Housing	2018	2022	Affordable Housing	Low and Moderate Income Area NRS A (2018)	Affordable Housing Neighborhood Revitalization	HOME: \$675,649	Homeowner Housing Added: 4 Household Housing Unit
9	Acquisition	2018	2022	Affordable Housing	City-wide Program Area	Affordable Housing	HOME: \$125,000	Homeowner Housing Added: 3 Household Housing Unit

10	Direct Homeownership Assistance	2018	2022	Affordable Housing	Low and Moderate Income Area City-wide Program Area NRS A (2018)	Affordable Housing	HOME: \$688,255	Direct Financial Assistance to Homebuyers: 60 Households Assisted
11	Public Service - CBDO	2018	2022	Non-Housing Community Development	City-wide Program Area NRS A (2018)	Neighborhood Revitalization	CDBG: \$135,742	Public service activities other than Low/Moderate Income Housing Benefit: 93514 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted

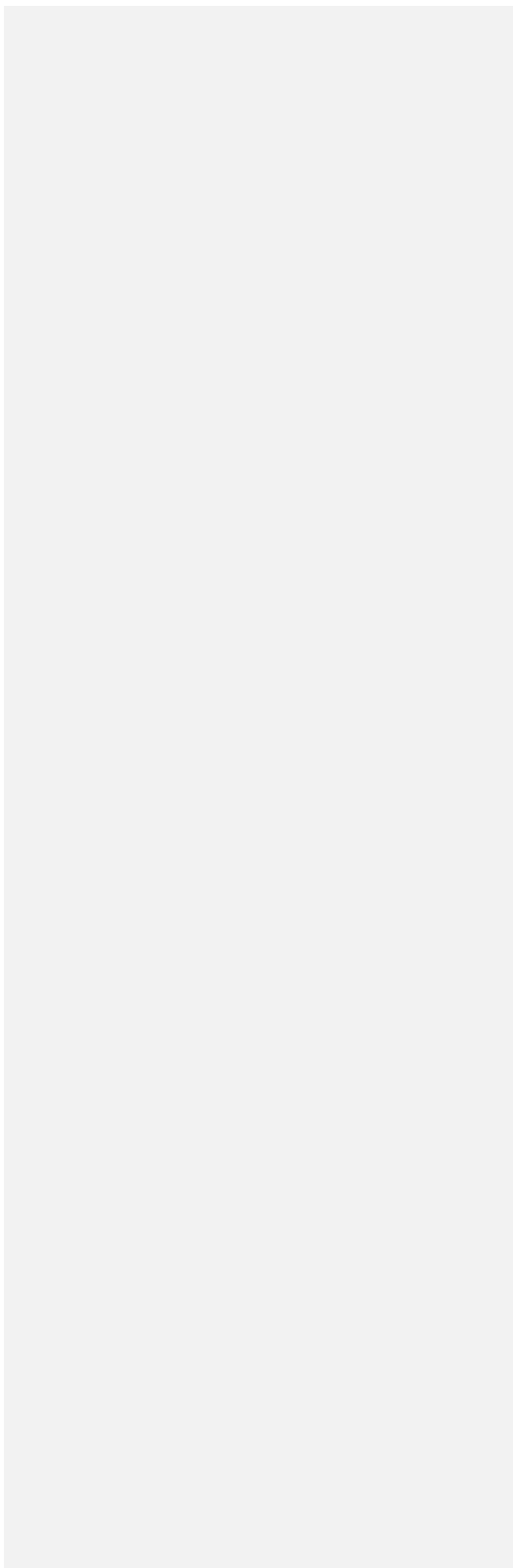
12	Public Service	2018	2022	Non-Housing Community Development	City-wide Program Area	Neighborhood Revitalization	CDBG: \$25,000	Public service activities other than Low/Moderate Income Housing Benefit: 700 Persons Assisted
13	Lead Based Paint Mitigation	2018	2022	Affordable Housing	Low and Moderate - Income Area City-wide Program Area NRS A (2018)	Affordable Housing	CDBG: \$150,000	Homeowner Housing Rehabilitated: 10 Household Housing Unit
14	Rehabilitation	2018	2022	Affordable Housing	Low and Moderate - Income Area City-wide Program Area NRS A (2018)	Affordable Housing Neighborhood Revitalization	CDBG: \$1,060,689	Homeowner Housing Rehabilitated: 93 Household Housing Unit

15	Livable Neighborhood Improvements	2018	2022	Non-Housing Community Development	Low-and Moderate - Income Area City-wide Program Area Antelope Valley Area South Capital (2018) NRS A (2018)	Neighborhood Revitalization	CDBG: \$125,000	Other: 100 Other
16	Emerald Ash Borer (EAB) Grant Program	2019	2022	Non-Housing Community Development	Low-and Moderate - Income Area Antelope Valley Area South Capital (2018)	Neighborhood Revitalization AI - Lack of public investments	CDBG: \$50,00	Other: 33 Households Assisted

					NRS A (201 8)			
17	Non Homeless Special Needs	2018	2022	Non-Homel ess Special Needs	City-wide Program Area	Affordable Housing Neighborhood Revitalization	HOME: \$30,000	Homeowner Housing Rehabilitated: 3 Household Housing Unit Other: 1 Other
18	Housing Rehabilitation Administration	2018	2022	Affordable Housing	City-wide Program Area	Affordable Housing	CDBG: \$426,946	Other: 100 Other
19	Home Program Administration	2018	2022	Affordable Housing	City-wide Program Area	Affordable Housing	HOME: \$107,754	Other: 100 Other
20	Home CHDO Operating Cost	2018	2022	Affordable Housing	NRS A (2018)	Affordable Housing Neighborhood Revitalization	HOME: \$36,278	Other: 100 Other

21	Planning	2018	2022	Admini- stratio- n	Low- and Mod- erate - Inco- me Area City- wide Progr- am Area Antel- ope Valle- y Area Sout- h Capit- al (201- 8) NRS A (201- 8)	AI - Access to trans for persons with disability AI - Communit- y opposition AI - Federal funding and policies AI - Lack of affordable, accessible units AI - Lack of affordable, integrated housing AI - Lack of private investment s AI - Lack of public investment s AI - Lack of resources for fair housing agencies AI - Land use and zoning laws AI - Location and type of affordable housing	CDBG: \$215,14 8	Other: 100 Other
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						AI - Private discriminat ion AI - Public transportat ion AI - Sidewalk maintenan ce AI - The availability of affordable units Affordable Housing Homeless ness Neighborh ood Revitalizati on Non- Homeless Persons with Special Needs		
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22	General Program Administration	2018	2022	Administration	Low- and Moderate Income Area City-wide Program Area Antelope Valley Area South Capital (2018) NRS A (2018)	AI - Access to trans for persons with disability AI - Community opposition AI - Federal funding and policies AI - Lack of affordable, accessible units AI - Lack of affordable, integrated housing AI - Lack of private investments AI - Lack of public investments AI - Lack of resources for fair housing agencies AI - Land use and zoning laws AI - Location and type of affordable housing	CDBG: \$201,667	Other: 100 Other
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						AI - Private discriminat ion AI - Public transportat ion AI - Sidewalk maintenan ce AI - The availability of affordable units Affordable Housing Homeless ness Neighborh ood Revitalizati on Non- Homeless Persons with Special Needs		
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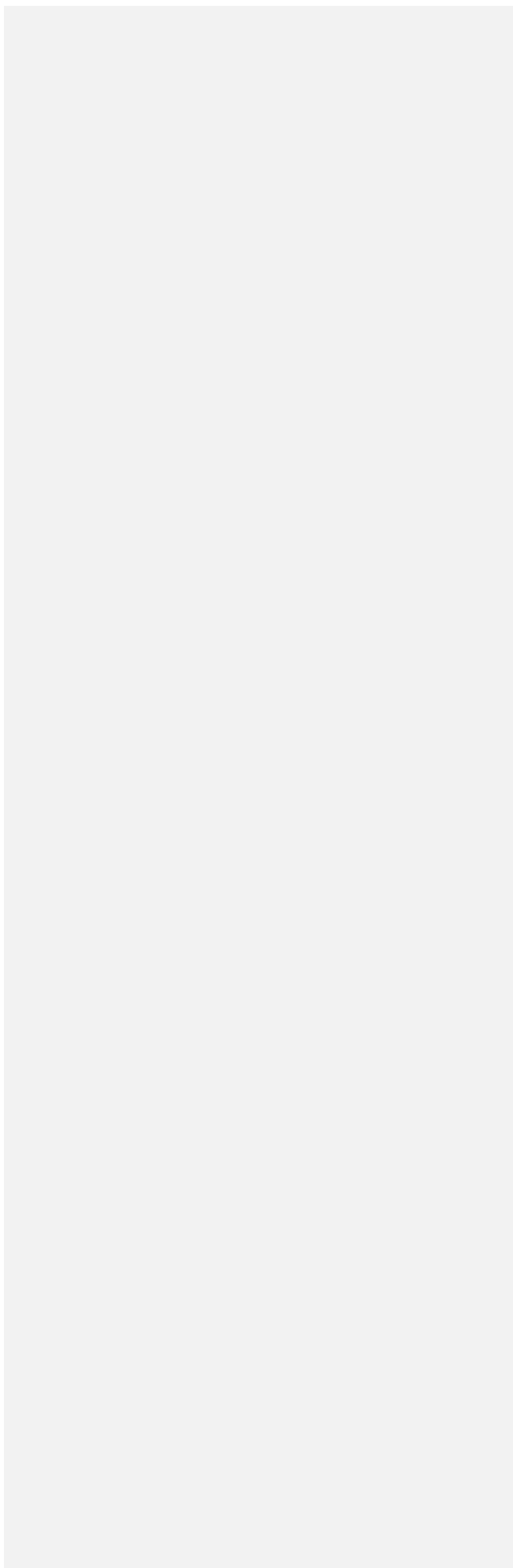


Table 2 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Reduce the length of time persons remain homeless
	<b>Goal Description</b>	Baseline: FY 16 Ave length of time homeless (bed nights) in Emergency Shelter and Transitional Housing: 48 nights 5-year goal: 43 1-Year goal: Walking it down that ave by 1 day a year
2	<b>Goal Name</b>	Reduce homeless to housing back to homelessness
	<b>Goal Description</b>	Baseline: Total returns to homelessness within 2 years: FY16 21% 5-year goal: 20% 1-year goal: 20%
3	<b>Goal Name</b>	Reduce the number of homeless people
	<b>Goal Description</b>	Baseline: Total PIT Count of sheltered and unsheltered persons: FY16 694 5 year goal: Reduce that number by 50 over 5 years, down 10 a year) 1 year goal: Reduce by 10
4	<b>Goal Name</b>	Reduce # becoming homelessness for the first time
	<b>Goal Description</b>	Baseline: FY 16 1,609 5 year goal: 1,509 (reduce that number by 20 a year) 1 year goal: Reduce by 20
5	<b>Goal Name</b>	Implement AI Fair Housing Actions

	<b>Goal Description</b>	<p>See fair housing projects for details. Of the 252 total five year events, this plan will complete 56 events across seven fair housing projects in the FY 1819 project year.</p> <p>Each fair housing impediment will be a project within this goal. Each fair housing project will work to complete actions described in the Analysis of Impediments to Fair Housing. The city will only report on those actions delegated to it in this plan.</p> <p>The Analysis of Impediments to Fair Housing created 86 unique actions with a total of 295 composite events that will fulfill those actions. The city of Lincoln is responsible for 66 actions and 252 events over the next five years. The City of Lincoln has the flexibility to implement the identified actions and events through reasonable means. A list of events for each year is found in 'Analysis of Impediments to Fair Housing Implementation Schedule' within the appendix. The Lincoln Housing Authority will report on their activities and events independently through their reporting practices.</p>
6	<b>Goal Name</b>	Security Deposit
	<b>Goal Description</b>	The City of Lincoln will support the transition of homeless persons into housing solutions through rental security deposit assistance.
7	<b>Goal Name</b>	Homeless Provider Landlord Housing Rehabilitation
	<b>Goal Description</b>	The City of Lincoln will reduce barriers to rehousing the homeless by creating a pool of resources for landlords who choose to house those exiting homelessness. These resources are needed to rehabilitate units should damages occur, and to bring lower quality units up to standard for use by those exiting homelessness.
8	<b>Goal Name</b>	Construction of Housing
	<b>Goal Description</b>	New affordable housing will be constructed for low to moderate-income households.
9	<b>Goal Name</b>	Acquisition

	<b>Goal Description</b>	The City of Lincoln will acquire dilapidated housing and land to be converted into affordable housing.
10	<b>Goal Name</b>	Direct Homeownership Assistance
	<b>Goal Description</b>	Direct homeownership assistance will be given to our first time home buyer households.
11	<b>Goal Name</b>	Public Service - CBDO
	<b>Goal Description</b>	Public service assistance - via CDBO - for first time home buyer education training and Neighbor Works Lincoln neighborhood revitalization activities.
12	<b>Goal Name</b>	Public Service
	<b>Goal Description</b>	Public service provided by community crops to engage low to moderate persons who wish to participate in community gardening.
13	<b>Goal Name</b>	Lead Based Paint Mitigation
	<b>Goal Description</b>	Lead-based paint mitigation for low to moderate-income households.
14	<b>Goal Name</b>	Rehabilitation
	<b>Goal Description</b>	Rehabilitation of households via the emergency repair program or direct and deferred loan program.
15	<b>Goal Name</b>	Livable Neighborhood Improvements

	<b>Goal Description</b>	Livable neighborhood improvements will be directed by the city's livable neighborhood collaborative agenda. The city will improve areas where at least 51% of the benefit area is low to moderate income.  100 percent of these funds will be spent toward eligible improvements.
16	<b>Goal Name</b>	Emerald Ash Borer (EAB) Grant Program
	<b>Goal Description</b>	With the arrival of the emerald ash borer, we recognize the need to assist low-income homeowners to pay for removing dead trees due to the cities ordinance which requires hazardous (i.e. dead, brittle) trees to be removed. The cities projects a possible loss of 50,000 private trees. A local article on this topic can be found at <a href="https://journalstar.com/news/local/lincoln-s-emerald-ash-borer-plan-should-look-at-loss/article_123b67d2-6fb2-5b61-b62f-6b1fc59cf1bc.html">https://journalstar.com/news/local/lincoln-s-emerald-ash-borer-plan-should-look-at-loss/article_123b67d2-6fb2-5b61-b62f-6b1fc59cf1bc.html</a>  We will assist 33 50% AMI Households within the LMI area
16	<b>Goal Name</b>	Non Homeless Special Needs
	<b>Goal Description</b>	The City of Lincoln will contribute to addressing non homeless special needs through its barrier removal program and policy support efforts.
17	<b>Goal Name</b>	Housing Rehabilitation Administration
	<b>Goal Description</b>	Housing Rehabilitation Administration
18	<b>Goal Name</b>	Home Program Administration
	<b>Goal Description</b>	Home Program Administration
19	<b>Goal Name</b>	Home CHDO Operating Cost

	<b>Goal Description</b>	Home CHDO Operating Cost
20	<b>Goal Name</b>	Planning
	<b>Goal Description</b>	Planning completed by the Livable Neighborhoods staff.
21	<b>Goal Name</b>	General Program Administration
	<b>Goal Description</b>	General Program Administration

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

#### KURT

As part of the Strategic Plan, Lincoln's Annual Action Plan provides a unified, comprehensive vision for community development for the 2019-20 Fiscal Year (September 1, 2019, through August 31, 2020). The Annual Action Plan specifically addresses the use of funds received from the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME) and Emergency Shelter Grants (ESG). The Annual Action Plan describes actions that will take place in the next year to accomplish the goals identified in the Strategic Plan. This Action Plan represents the first year of the strategic planning period. The goals in the Annual Action Plan are based on the three major statutory goals for HUD's Community Planning and Development Programs: provide decent housing, a suitable living environment, and expanded economic opportunities, all primarily for LMI persons. The projects outlined in this Plan facilitate goals, which in turn address priority needs in specific geographic areas.

#### Projects

#	Project Name
1	Support reducing the length of time persons remain homeless

2	Support reducing homeless to housing back to homelessness
3	Support reducing the number of homeless people
4	Support reducing the number of people becoming homelessness for the first time
5	AI - Support the increase of affordable housing options across the city
6	AI - Support the maintenance of existing affordable housing
7	AI - Support local fair housing education, enforcement and marketing
8	AI - Support the increase of access and info about affordable HO and RO opportunities
9	AI - Support improve access to, and edu, and info about policies affecting public transportation
10	AI - Support improving public perception of affordable housing and areas with affordable housing
11	AI - Support Improving access to community and neighborhood assets
12	Security deposit assistance
13	Homeless provider landlord housing rehabilitation
14	Troubled property program
15	Rescue program
16	Housing development loan program: New construction
17	Housing development loan program: Lot Acquisition
18	First time home buyer: Purchase

19	NeighborWorks neighborhood revitalization
20	First time home buyer: Training
21	Community CROPS
22	Lead based paint mitigation
23	Direct or deferred loan program
24	Emergency repair loan program
25	Livable neighborhood improvements
26	<a href="#">Emerald Ash Borer (EAB) Grant Program</a>
27	Non homeless special needs: Policy
28	Barrier removal program
29	Housing rehabilitation administration: City of Lincoln
30	Housing rehabilitation administration: NeighborWorks
31	HOME program administration
32	HOME CHDO operating costs
33	Planning
34	General program administration

Table 3 - Project Information

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

See the priority needs section





# AP-38 Project Summary

## Project Summary Information

PAT

1	<b>Project Name</b>	Support reducing the length of time persons remain homeless
	<b>Target Area</b>	City-wide Program Area
	<b>Goals Supported</b>	Reduce the length of time persons remain homeless
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$37,634
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Reduce the length of time persons remain homeless in Lincoln by working to reduce the average length of time homeless (bed night) in an emergency shelter or transitional housing.

2	<b>Project Name</b>	Support reducing homeless to housing back to homelessness
	<b>Target Area</b>	City-wide Program Area
	<b>Goals Supported</b>	Reduce homeless to housing back to homelessness
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$37,634
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Reduce the number of people who move from homeless to housing back to homelessness in Lincoln.
3	<b>Project Name</b>	Support reducing the number of homeless people
	<b>Target Area</b>	City-wide Program Area

	<b>Goals Supported</b>	Reduce the number of homeless people
	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$37,634
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Reduce the number of homeless people
4	<b>Project Name</b>	Support reducing the number of people becoming homelessness for the first time
	<b>Target Area</b>	City-wide Program Area
	<b>Goals Supported</b>	Reduce # becoming homelessness for the first time

	<b>Needs Addressed</b>	Homelessness
	<b>Funding</b>	ESG: \$37,634
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Reduce the number of people becoming homelessness for the first time.
5	<b>Project Name</b>	AI - Support the increase of affordable housing options across the city
	<b>Target Area</b>	City-wide Program Area NRSA (2018)
	<b>Goals Supported</b>	Implement AI Fair Housing Actions

	<b>Needs Addressed</b>	AI - Location and type of affordable housing AI - Community opposition AI - Lack of private investments AI - Lack of public investments AI - Lack of affordable, accessible units
	<b>Funding</b>	:
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	9 events are scheduled to be completed. Please see 'Analysis of Impediments to Fair Housing Implementation Schedule' in the appendix for specific information. In accordance with AI practices, we will document our process, and report them within our CAPER.
6	<b>Project Name</b>	AI - Support the maintenance of existing affordable housing
	<b>Target Area</b>	City-wide Program Area NRSA (2018)

	<b>Goals Supported</b>	Implement AI Fair Housing Actions
	<b>Needs Addressed</b>	AI - Location and type of affordable housing AI - Community opposition AI - Lack of private investments AI - Lack of public investments AI - Land use and zoning laws AI - Lack of affordable, accessible units
	<b>Funding</b>	:
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	11 events are scheduled to be completed. Please see 'Analysis of Impediments to Fair Housing Implementation Schedule' in the appendix for specific information. In accordance with AI practices, we will document our process, and report them within our CAPER.
7	<b>Project Name</b>	AI - Support local fair housing education, enforcement and marketing

	<b>Target Area</b>	City-wide Program Area
	<b>Goals Supported</b>	Implement AI Fair Housing Actions
	<b>Needs Addressed</b>	AI - Private discrimination AI - Community opposition AI - Lack of resources for fair housing agencies
	<b>Funding</b>	:
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	6 events are scheduled to be completed. Please see 'Analysis of Impediments to Fair Housing Implementation Schedule' in the appendix for specific information. In accordance with AI practices, we will document our process, and report them within our CAPER.
8	<b>Project Name</b>	AI - Support the increase of access and info about affordable HO and RO opportunities



	<b>Target Area</b>	City-wide Program Area NRSA (2018)
	<b>Goals Supported</b>	Implement AI Fair Housing Actions
	<b>Needs Addressed</b>	AI - Private discrimination AI - Community opposition AI - Lack of public investments AI - Source of income discrimination
	<b>Funding</b>	:
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	3 events are scheduled to be completed. Please see 'Analysis of Impediments to Fair Housing Implementation Schedule' in the appendix for specific information. In accordance with AI practices, we will document our process, and report them within our CAPER.
9	<b>Project Name</b>	AI - Support improve access to, and edu, and info about policies affecting public transportation

	<b>Target Area</b>	City-wide Program Area
	<b>Goals Supported</b>	Implement AI Fair Housing Actions
	<b>Needs Addressed</b>	AI - Public transportation AI - Access to trans for persons with disability
	<b>Funding</b>	:
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	7 events are scheduled to be completed. Please see 'Analysis of Impediments to Fair Housing Implementation Schedule' in the appendix for specific information. In accordance with AI practices, we will document our process, and report them within our CAPER.
10	<b>Project Name</b>	AI - Support improving public perception of affordable housing and areas with affordable housing

	<b>Target Area</b>	City-wide Program Area NRSA (2018)
	<b>Goals Supported</b>	Implement AI Fair Housing Actions
	<b>Needs Addressed</b>	AI - Community opposition AI - Lack of private investments AI - Lack of public investments
	<b>Funding</b>	:
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	9 events are scheduled to be completed. Please see 'Analysis of Impediments to Fair Housing Implementation Schedule' in the appendix for specific information. In accordance with AI practices, we will document our process, and report them within our CAPER.
11	<b>Project Name</b>	AI - Support Improving access to community and neighborhood assets

	<b>Target Area</b>	City-wide Program Area NRSA (2018)
	<b>Goals Supported</b>	Implement AI Fair Housing Actions
	<b>Needs Addressed</b>	AI - Lack of private investments AI - Lack of public investments
	<b>Funding</b>	:
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	11 events are scheduled to be completed. Please see 'Analysis of Impediments to Fair Housing Implementation Schedule' in the appendix for specific information. In accordance with AI practices, we will document our process, and report them within our CAPER.
12	<b>Project Name</b>	Security deposit assistance
	<b>Target Area</b>	City-wide Program Area

<b>Goals Supported</b>	Security Deposit
<b>Needs Addressed</b>	Affordable Housing Homelessness
<b>Funding</b>	HOME: \$25,000
<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
<b>Target Date</b>	8/31/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	The City of Lincoln will support the transition of 45 homeless persons into housing solutions through rental security deposit assistance.

13	<b>Project Name</b>	Homeless provider landlord housing rehabilitation
	<b>Target Area</b>	Low- and Moderate-Income Area City-wide Program Area NRSA (2018)
	<b>Goals Supported</b>	Homeless Provider Landlord Housing Rehabilitation

<b>Needs Addressed</b>	Neighborhood Revitalization Affordable Housing Homelessness
<b>Funding</b>	CDBG: \$25,000
<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
<b>Target Date</b>	8/31/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	The City of Lincoln will reduce barriers to rehousing the homeless by creating a pool of resources for landlords who choose to house those exiting homelessness. These resources are needed to rehabilitate five units should damages occur, and bring lower quality units up to standard for use by those exiting homelessness.

14	<b>Project Name</b>	Troubled property program
	<b>Target Area</b>	Low- and Moderate-Income Area NRSA (2018)
	<b>Goals Supported</b>	Construction of Housing

<b>Needs Addressed</b>	Neighborhood Revitalization Affordable Housing
<b>Funding</b>	HOME: \$125,649
<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
<b>Target Date</b>	8/31/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	Acquire two blighted, vacant, properties for rehabilitation or demolition and redevelopment.

15	<b>Project Name</b>	Rescue program
	<b>Target Area</b>	Low- and Moderate-Income Area NRSA (2018)
	<b>Goals Supported</b>	Construction of Housing
	<b>Needs Addressed</b>	Neighborhood Revitalization Affordable Housing

<b>Funding</b>	HOME: \$300,000
<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
<b>Target Date</b>	8/31/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	Work with other city departments to acquire and redevelop one property which has had a long-term detrimental effect on a neighborhood.

16	<b>Project Name</b>	Housing development loan program: New construction
	<b>Target Area</b>	Low- and Moderate-Income Area NRSA (2018)
	<b>Goals Supported</b>	Construction of Housing
	<b>Needs Addressed</b>	Neighborhood Revitalization Affordable Housing
	<b>Funding</b>	HOME: \$250,000



	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Work with the 'Affordable Housing Initiative' to construction one housing unit.
17	<b>Project Name</b>	Housing development loan program: Lot Acquisition
	<b>Target Area</b>	City-wide Program Area
	<b>Goals Supported</b>	Acquisition
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$125,000
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Provide funds for the purchase of vacant lots by Habitat for Humanity in order to construct new housing using their volunteer-builds.
18	<b>Project Name</b>	First time home buyer: Purchase
	<b>Target Area</b>	Low- and Moderate-Income Area City-wide Program Area NRSA (2018)
	<b>Goals Supported</b>	Direct Homeownership Assistance
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$688,255
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Direct homeownership assistance will be given to our first time home buyer households.
19	<b>Project Name</b>	NeighborWorks neighborhood revitalization
	<b>Target Area</b>	City-wide Program Area NRSA (2018)
	<b>Goals Supported</b>	Public Service - CBDO
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$95,000
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funding for administration of NeighborWorks revitalization efforts
20	<b>Project Name</b>	First time home buyer: Training
	<b>Target Area</b>	Low- and Moderate-Income Area City-wide Program Area NRSA (2018)
	<b>Goals Supported</b>	Public Service - CBDO
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$40,742
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Homebuyer training administered by NeighborWorks to prepare potential buyers for homeownership
21	<b>Project Name</b>	Community CROPS
	<b>Target Area</b>	City-wide Program Area NRSA (2018)
	<b>Goals Supported</b>	Public Service
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	Support Community CROPS operations with installation and operation of community gardens and orchards

22	<b>Project Name</b>	Lead based paint mitigation
	<b>Target Area</b>	Low- and Moderate-Income Area City-wide Program Area NRSA (2018)
	<b>Goals Supported</b>	Lead Based Paint Mitigation
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$150,000
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Use lead-based paint certified housing staff to inform and educate housing clients, nonprofits agencies, and the housing industry. This will also provide grants for lead-based paint hazard mitigation
23	<b>Project Name</b>	Direct or deferred loan program
	<b>Target Area</b>	Low- and Moderate-Income Area City-wide Program Area NRSA (2018)
	<b>Goals Supported</b>	Rehabilitation
	<b>Needs Addressed</b>	Neighborhood Revitalization Affordable Housing
	<b>Funding</b>	CDBG: \$520,000
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Loan program for homeowners with major housing rehabilitation including conditions detrimental to public health and safety
24	<b>Project Name</b>	Emergency repair loan program
	<b>Target Area</b>	Low- and Moderate-Income Area City-wide Program Area NRSA (2018)
	<b>Goals Supported</b>	Rehabilitation
	<b>Needs Addressed</b>	Neighborhood Revitalization Affordable Housing
	<b>Funding</b>	CDBG: \$590,689
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019



	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Loan program for low-income homeowners to eliminate housing conditions which are an immediate threat to health and safety
25	<b>Project Name</b>	Livable neighborhood improvements
	<b>Target Area</b>	Low- and Moderate-Income Area City-wide Program Area Antelope Valley Area South Capital (2018) NRSA (2018)
	<b>Goals Supported</b>	Livable Neighborhood Improvements
	<b>Needs Addressed</b>	Neighborhood Revitalization
	<b>Funding</b>	CDBG: \$125,000
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019

<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	Livable neighborhood improvements will be directed by the city's livable neighborhood collaborative agenda. The city will improve areas where at least 51% of the benefit area is low to moderate income. 100 percent of these funds will be spent toward eligible improvements and documented within our case files.

<b>26</b>	<b>Project Name</b>	Emerald Ash Borer (EAB) Grant Program
	<b>Target Area</b>	Antelope Valley Area, LMI, NRSA, South Capital
	<b>Goals Supported</b>	Emerald Ash Borer (EAB) Grant Program
	<b>Needs Addressed</b>	Neighborhood Revitalization, AI - Lack of public investments
	<b>Funding</b>	CDBG, 50,000
	<b>Description</b>	With the arrival of the emerald ash borer, we recognize the need to assist low-income homeowners to pay for removing dead trees due to the cities ordinance which requires hazardous (i.e. dead, brittle) trees to be removed. The cities projects a possible loss of 50,000 private trees. A local article on this topic can be found at <a href="https://journalstar.com/news/local/lincoln-s-emerald-ash-borer-plan-should-look-at-loss/article_123b67d2-6fb2-5b61-b62f-6b1fc59cf1bc.html">https://journalstar.com/news/local/lincoln-s-emerald-ash-borer-plan-should-look-at-loss/article_123b67d2-6fb2-5b61-b62f-6b1fc59cf1bc.html</a>
	<b>Target Date</b>	08/31/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	33 Households
	<b>Location Description</b>	
	<b>Planned Activities</b>	
27	<b>Project Name</b>	Non homeless special needs: Policy
	<b>Target Area</b>	City-wide Program Area
	<b>Goals Supported</b>	Non Homeless Special Needs
	<b>Needs Addressed</b>	Neighborhood Revitalization Affordable Housing
	<b>Funding</b>	:
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	
	<b>Planned Activities</b>	Policy support will be provided by staff. Additional support provided to the Lincoln Housing Authority (LHA) to pass supportive legislation. Lastly, we will support the purchase of land for mixed-income housing developments.
28	<b>Project Name</b>	Barrier removal program
	<b>Target Area</b>	City-wide Program Area
	<b>Goals Supported</b>	Non Homeless Special Needs
	<b>Needs Addressed</b>	Neighborhood Revitalization Affordable Housing
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	

	<b>Planned Activities</b>	A housing rehabilitation program administered by the League of Human Dignity. The League works to make homes accessible for low to moderate-income households.
29	<b>Project Name</b>	Housing rehabilitation administration: City of Lincoln
	<b>Target Area</b>	City-wide Program Area
	<b>Goals Supported</b>	Housing Rehabilitation Administration
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$420,324
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funding for housing rehabilitation loan program administration. This project fulfills 90% of the goal.

30	<b>Project Name</b>	Housing rehabilitation administration: NeighborWorks
	<b>Target Area</b>	City-wide Program Area
	<b>Goals Supported</b>	Housing Rehabilitation Administration
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	CDBG: \$42,622
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funding for housing rehabilitation loan program administration. This project fulfills 10% of the goal.
31	<b>Project Name</b>	HOME program administration
	<b>Target Area</b>	City-wide Program Area

	<b>Goals Supported</b>	Home Program Administration
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$107,754
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funding for HOME program administration
32	<b>Project Name</b>	HOME CHDO operating costs
	<b>Target Area</b>	NRSA (2018)
	<b>Goals Supported</b>	Home CHDO Operating Cost

	<b>Needs Addressed</b>	Neighborhood Revitalization Affordable Housing
	<b>Funding</b>	HOME: \$36,278
	<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
	<b>Target Date</b>	8/31/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Funding for CHDO operations
33	<b>Project Name</b>	Planning
	<b>Target Area</b>	Low- and Moderate-Income Area City-wide Program Area Antelope Valley Area South Capital (2018) NRSA (2018)
	<b>Goals Supported</b>	Planning



<b>Needs Addressed</b>	Neighborhood Revitalization Affordable Housing Homelessness Non-Homeless Persons with Special Needs AI - Location and type of affordable housing AI - Private discrimination AI - Community opposition AI - Public transportation AI - Lack of private investments AI - The availability of affordable units AI - Lack of public investments AI - Land use and zoning laws AI - Federal funding and policies AI - Lack of affordable, accessible units AI - Lack of affordable, integrated housing AI - Sidewalk maintenance AI - Access to trans for persons with disability AI - Lack of resources for fair housing agencies AI - Source of income discrimination
<b>Funding</b>	CDBG: \$215,148
<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
<b>Target Date</b>	8/31/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	

	<b>Location Description</b>	
	<b>Planned Activities</b>	Planning completed by the 'Livable Neighborhoods' staff
34	<b>Project Name</b>	General program administration
	<b>Target Area</b>	Low- and Moderate-Income Area City-wide Program Area Antelope Valley Area South Capital (2018) NRSA (2018)
	<b>Goals Supported</b>	General Program Administration
	<b>Needs Addressed</b>	Neighborhood Revitalization Affordable Housing Homelessness Non-Homeless Persons with Special Needs AI - Location and type of affordable housing AI - Private discrimination AI - Community opposition AI - Public transportation AI - Lack of private investments AI - The availability of affordable units AI - Lack of public investments AI - Land use and zoning laws AI - Federal funding and policies AI - Lack of affordable, accessible units AI - Lack of affordable, integrated housing AI - Sidewalk maintenance AI - Access to trans for persons with disability AI - Lack of resources for fair housing agencies

	AI - Source of income discrimination
<b>Funding</b>	CDBG: \$201,667
<b>Description</b>	See 'Planned Activities' below and the associated goal in AP-20 for more information.
<b>Target Date</b>	8/31/2019
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
<b>Location Description</b>	
<b>Planned Activities</b>	General program administration

## AP-50 Geographic Distribution – 91.220(f)

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

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

### Geographic Distribution

Target Area	Percentage of Funds
Low- and Moderate-Income Area	35
City-wide Program Area	20
Antelope Valley Area (nix)	5
South Capital (2018) (nix)	5
NRSA (2018)	45

Table 4 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

#### KURT

Allocating investments geographically was based on the City of Lincoln boundary. Urban Development staff further defines priority areas by other locally completed plans and research or initiatives. Significant analysis completed for the Analysis of Impediments to Fair Housing was also instrumental in determining geographic areas for allocating resources.

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

The LMI area is defined by HUD and used to delineate a general boundary/service area. The City will update its LMI areas annually. If a client qualifies in the area at the time of application and enactment, they will continue to qualify moving forward.

Implementing community plans in conjunction with other departments and agencies creates more targeted impacts. Collective Impact Lincoln and other public and private partners are focused on addressing issues in these areas.

Lincoln has identified a Neighborhood Revitalization Strategy Area. The NRSA was defined through a study that examined how Differential Association Theory, Concentrated Disadvantage, Impediments to Opportunity & Access, Neighborhood investment and dynamic modifiers could be operationalized and applied within the context of neighborhood development and redevelopment to determine a boundary for focused investment.

The NRSA geographically generally covers the oldest residential neighborhoods in the City with some exceptions. The purpose of the NRSA is to provide increased flexibility for the use of Community Development Block Grant (CDBG) funds in meeting the following types of goals (1) Economic Development (2) Housing (3) Public Services and (4) Housing Choice. Additionally, the Urban Development Department has used the delineation of the NRSA to concentrate homeownership and neighborhood revitalization activities.

Urban Development staff reevaluated the existing NRSA to assess if real progress is being made. For example, maybe goals and objectives are being met for the most part, but the impact is not being achieved. A reevaluation may determine (1) that different goals and objectives need to be set; (2) the NRSA area needs to be more concentrated, (3) more funds are needed, (4) funds need to be retargeted or if (5) housing choice needed support. This is an area with a high level of emphasis.

Additional rationale for the geographic priorities is discussed in SP-10. Lastly,, the Analysis of Impediments to Fair Housing and MA-50 also informed our process.

**Discussion**  
N/A

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction WYNN

Increased public awareness has resulted in a widely recognized need for quality affordable housing in Lincoln. Through data analysis in preparation of the Analysis of Impediments to Fair Housing and the Five Year Strategic Plan FY18 - FY22, the greatest need identified is for rental households in the 30%-80% range of Area Median Income (AMI). Through conversations with community groups and nonprofits, the quality of existing affordable rental housing has also been identified as a significant problem. The City has issued an RFP to retain a nationally recognized consultant to assist City staff in developing an Affordable Housing Coordinated Action Plan. The process is being led by Urban Development with the Lincoln Lancaster County Planning Department Director and Urban Development's Community Development Manager co-chairing this effort. There are currently many agencies and organizations doing good work on affordable housing. The Affordable Housing Coordinated Action Plan is intended to bring all stakeholders together to develop a shared vision and coordinate efforts. The planning process will look at all income levels with particular emphasis on renters in the 30%-80% AMI range and increasing the quality of existing affordable housing while maintaining its affordability. The completion deadline is December 2019 and it will identify strategies for maintaining existing affordable housing,

**Commented [1]:** note to myself - add more about reorg and new division/policy focus

improving quality, and adding supply. Policy issues will be examined as well along with cost estimates and potential funding sources.

Working with the South of Downtown Community Development Organization (CDO) and the Lincoln Community Foundation, efforts are underway to create a Community Land Trust in Lincoln, the first in the State of Nebraska. The City is also partnering with the South of Downtown CDO in a planning effort to address neighborhood issues. In this effort, an Affordable Housing Subcommittee, with staff provided by the CDO and Urban Development, has been working to identify affordable housing strategies in the area bounded by L, 17th, A and 10th Streets. Their final report will be complete in the current fiscal year with strategies considered for implementation in FY19. The report will also be used in development of the Affordable Housing Coordinated Action Plan.

NeighborWorks Lincoln is expanding its effort to include rental properties for low-and moderate- income households. The organization is currently working to pursue purchase of an expiring Low Income Housing Tax Credit Project containing 60 units.

Assisting people with special needs, both homeless and non-homeless, with affordable housing is a goal and project for the City of Lincoln. Although efforts are largely constrained by the lack of funds, work to create and maintain the supply of affordable housing includes rental assistance provided in partnership with the Lincoln Housing Authority, where households apply for security deposit assistance funded by HOME. New units will be created through the Troubled Property Program, RESCUE, Habitat for Humanity and Affordable Housing Initiative. Rehabilitation of existing owner-occupied units is through two Urban Development Housing Rehab programs. The Troubled Property Program and RESCUE acquire existing units for rehab or construction of homes for first time homebuyers. The City will continue to engage community groups and coalitions concerning this topic throughout the plan period.

The Urban Development Department consolidated its Housing Rehab and Community Development Divisions into the new Livable Neighborhoods Division. Combining housing, neighborhood revitalization and homelessness into one division has enabled a more coordinated approach to affordable housing policy, programs, and neighborhood stabilization efforts.

**BRADD**

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	2,300
Non-Homeless	4128
Special Needs	841
Total	6070

Table 5 - One Year Goals for Affordable Housing by Support Requirement  
\*2300 people will be entered into ES, SH,TH, and PH during the program year, as reflected in HDX.

**PAT/RON**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	45
The Production of New Units	4
Rehab of Existing Units	93
Acquisition of Existing Units	3
Total	145

Table 6 - One Year Goals for Affordable Housing by Support Type

**Discussion**

**KURT**

Additional data and perspective can be found in the City of Lincoln's Analysis of Impediments. The analysis and supporting documents are available at

<http://lincoln.ne.gov/city/urban/reports/index.htm>

Special Needs data was acquired through the Nebraska DHHS.

On 03/18/19 the City of Lincoln submitted to HUD Omaha a housing study to adjust our 2019 HOME Sale Price Limits.

Our revised HOME limits were approved on 03/28/18  
Existing home sales ADJUSTED 95% value is \$166,250  
New homes sales ADJUSTED 95% value is \$285,000  
A copy of that email is kept in the City of Lincoln files.

Per HUD Omaha direction we submit this analysis for approval in this Plan year

**AP-60 Public Housing – 91.220(h)**

**KURT**

**Introduction**

The Lincoln Housing Authority (LHA) owns and operates 320 units of housing developed and/or acquired and operated under the federal "Public Housing" program administered by the U.S. Department of Housing and Urban Development (HUD) and have an average inspection score of 95. The enhancement

and development of current and future public housing is limited by federal involvement/funding and private partnerships.

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

LHA plans to reposition its public housing assets to the Housing Choice Voucher Program which will stabilize and improve long term funding for the properties. Under the Rental Assistance Demonstration (RAD) program, LHA will be converting Mahoney Manor, a 120 unit senior high rise, to the project based voucher program. LHA is also planning to submit to HUD an application for disposition for its 200 public housing scattered sites under the Section 18 Disposition rules. The units would be converted to project based vouchers.

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

LHA encourages residents to become more involved in management and participate in resident council and Resident Advisory Board meetings as well as respond to customer comment cards and other surveys to ensure all is being done to provide quality and safe housing.

LHA encourages residents to buy their own homes for several reasons: homeownership develops wealth, there are tax benefits, and residents become a part of a community in a more stable way. LHA operates two homeownership programs available to public housing residents: the Downpayment Assistance Loan Program and the Northeast High School Home Building Project.

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

N/A

**Discussion**

N/A

**AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

**BRADD**

**Introduction**

Lincoln's CoC has the following goals, which are addressed through all HUD-funded homeless service grants (ESG and CoC).

- Reduce the length of time persons remain homeless in Lincoln
- Reduce the number of people who move from homeless to housing back to homelessness in Lincoln.
- Reduce the number of homeless people in Lincoln.
- Reduce the number of people who become homeless for the first time in Lincoln

**Commented [2]:** (This section still works as is Kurt, made a few minor changes)



**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

- Asses all persons who experience homelessness in the community using the systemwide Consolidated Entry tool and prioritize assistance based on severity of need.
- See Q1 above

**Addressing the emergency shelter and transitional housing needs of homeless persons**

- Support shelter operations by administering ESG and State of Nebraska HHS homeless grants
- Support shelters in helping shelter guests acquire skills needed to sustain permanent housing.
- Ensure that shelter resources are linked to coordinated entry for discharge from the shelter.
- Training in and implementation of diversion activities to reduce the number of families requiring emergency shelter.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

- Coordinated entry
- Increasing supply of permanent supportive housing and rapid rehousing – seeking all available bonus and special allocations of resources (DV set-aside)
- Provide support in implementing evidence-based practices
- Reallocate resources to more priority needs

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Over the course of the past decade in working to end homelessness in Lincoln, all systems have developed formal discharge policies. The current discharge policies for child welfare (foster care), juvenile and adult justice, and institutions of mental and physical health, have the following commonalities: 1) Comprehensive discharge planning begins at the time of admission or entry and is essential to constituent and community health and safety; 2) Discharge planning includes a continuous collaborative interdisciplinary process, including the individual, family, and significant others, ensuring individualized aftercare plans to address specific problems or needs with the goal of community adjustment; 3) With the exception of county level adult corrections and short-term incarcerations, all systems develop a written plan, (aftercare, reentry, transitional living) identifying an agency or person(s) responsible to support the individual in making a successful transition.

**Discussion**

N/A

## AP-75 Barriers to affordable housing – 91.220(j)

### Introduction:

#### ERNIE/KURT

Affordable housing is crucial to a growing community. Along with employment and basic education, the overall health and well-being of a community improves when they have stable, quality housing. Furthermore, the City of Lincoln Analysis of Impediments, completed in 2017, has identified a number of actions to address barriers. The Lincoln Affordable Housing Coordinated Action Plan will also address barriers.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

#### ERNIE/KURT/WYNN

The City of Lincoln will implement its fair housing goals and activities that were developed as part of the Analysis of Impediment to Fair Housing. A matrix of all the goals and activities can be found in the appendix.

The City offers an impact fee exemption to low-income, owner-occupied home buyers. This popular and successful program has been in existence for seven years. The funding source is the City's General Fund. The purpose of the incentive is to provide home buyers with additional funds for down payment or payment of fees associated with originating their mortgage, rather than using those funds for impact fees.

The DSC is a centralized location with the capacity to meet efficiently all the development services needs for builders, developers and property owners. This centrally located function includes staff from five departments including Urban Development. Today new Accela automation and public-facing access further increases efficiencies and transparency.

Preparation of the Affordable Housing Coordinated Action Plan, in conjunction with the Lincoln-Lancaster Planning Department, will review existing zoning regulations that may impact affordable housing. City building codes will also be examined. Reducing setbacks and allowing construction on small lots will be explored.

In the Analysis of Impediments to Fair Housing study we recognized the needs for subsets of the community for better credit scores. We saw numerous comments about how community members were denied loans, better jobs and required higher interest rates. The Community HOPE Federal Credit Union is a low-income designee credit union that offers credit building assistance, credit education and low interest payday lending at 28% annually. Other market payday lenders offer similar services but at 460% annually.

Lastly, the city will continue to engage community groups and coalitions concerning this topic throughout the plan period.

**Discussion:**  
N/A

## **AP-85 Other Actions – 91.220(k)**

**WYNN**

### **Introduction:**

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

**WYNN**

### **Actions planned to address obstacles to meeting underserved needs**

The largest and most obvious obstacle is funding for programs and staff to address underserved needs. The City of Lincoln will continue to evaluate support from the University of Nebraska Lincoln, community groups, community funders, the private sector and local coalitions. Further, the City will continue to look for efficiencies in its programming and develop innovative ways to address long-term obstacles.

**WYNN**

### **Actions planned to foster and maintain affordable housing**

Completion of the Affordable Housing Coordinated Action Plan will identify strategies to be implemented by the City and its partners. As part of the process, the City will continue community conversations about affordable housing and will continue to engage community groups and coalitions throughout the plan period. Interdepartmental meetings within the City of Lincoln are on-going to address the need for more affordable housing and removal of additional barriers identified through this process.

The City of Lincoln will implement its fair housing goals and activities that were developed as part of the Analysis of Impediment to Fair Housing. A matrix of all the goals and activities can be found in the appendix, several of which will impact affordable housing.

Existing affordable housing is located primarily in the low- to moderate-income (LMI) area. The majority of Urban Development housing rehabilitation funds are allotted in the same area. Other programs offer financial incentives for owning within the LMI area. The First Home Program administered by NeighborWorks@Lincoln, offers partial forgiveness on down payment assistance if a buyer purchases a home in the LMI area and total forgiveness on a home purchased in the NRSA.

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, and will continue, assisting 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.

## **KURT/MARY**

### **Actions planned to reduce lead-based paint hazards**

Urban Development's Rehabilitation Specialists are trained and certified as Risk Assessors. NeighborWorks@Lincoln also has a certified Risk Assessor for the inspection work involved in the homebuyer program. Urban Development has also brought in HUD certified instructors to train and certify local contractors. The Lead-based Paint Hazard Reduction Program is designed to offset additional costs to the homebuyer due to the implementation of the final rule on lead-based paint issued by HUD. The homeowner receives a grant for the portion of the rehabilitation project that is lead-related, such as the additional cost of safe-work practices, hazard reduction, clean-up, clearance, and items required by the contractor to meet the new rules. The Housing Rehabilitation staff conducts a lead evaluation on every rehabilitation project and provides technical assistance to other agencies on lead issues.

## **WYNN**

### **Actions planned to reduce the number of poverty-level families**

Reducing the number of families living at the poverty-level can only be accomplished with a community-wide effort: HUD programs cannot do it all.

The work of social service providers in efforts to achieve this goal include programs offered by the Community Action Partnership (CAP) of Lancaster and Saunders Counties, a nonprofit agency that has often been a leader in reducing poverty by working with families in moving them towards self-sufficiency. Lincoln's CoC and other agencies provide case management targeted at special populations such as people with developmental disabilities or illness or people with substance abuse problems. Examples of such agencies are St. Monica's, Fresh Start, Cedar's Youth Services, CenterPointe, and Vocational Rehabilitation. The Center for People in Need is also a community leader in working to reduce poverty. Its mission is to provide comprehensive services and opportunities to support low-income, high needs families and individuals as they strive to lift themselves out of poverty and achieve economic self-sufficiency. In support of this mission, they assist other human service agencies that are providing for the social and economic needs of low-income, high needs families and individuals; provide for the emergency, basic needs of families through delivery of direct services; actively advocate for systemic changes through federal, state and local policy makers; and develop and support educational programs, increase job training, and improve computer skills for low-income workers.

In 2014, the Lincoln Community Foundation commissioned the University of Nebraska Public Policy Center to complete a significant effort called Lincoln Vital Signs. Following the release of the report, community leaders launched Prosper Lincoln, a new initiative to obtain input and ideas about addressing the Vital Signs findings. Community input resulted in work groups for three community agenda items: Early Childhood, Employment Skills, and Innovation & Entrepreneurship. Efforts in these three areas represent significant private sector involvement in addressing poverty in Lincoln.

Providing affordable housing is a primary goal for reducing poverty. In keeping with the goals, programs, and policies outlined in this Strategic Plan, Urban Development works and coordinates with the agencies listed below and others in producing and preserving affordable housing stock:

- NeighborWorks Lincoln through the Homebuyer Training Program, Troubled Property Program, and the First Home Program which assists with down payment assistance.
- Habitat for Humanity purchasing lots to build new affordable housing.

- The Lincoln Housing Authority which administers the Security Deposit Program.
- The League of Human Dignity which operates the Barrier Removal Program.
- Affordable Housing Initiative building a new affordable housing unit assisted with HOME funds.
- Nebraska Housing Resource building new affordable housing.
- South of Downtown Community Development Organization is currently identifying issues and strategies to address affordability, particularly for renters. The CDO is also exploring development of a Community Land Trust.
- Renters Together is currently identifying issues and strategies to address affordability, particularly for renters.
- Collective Impact Lincoln is sharing input it is receiving from one-on-one surveys with neighborhood residents.

Good paying jobs are also a priority goal for reducing poverty. The Lincoln Workforce Development Board (LWDB) oversees the implementation and operation of the Lincoln Area Workforce System and the American Job Center that offers expanded services to job seekers and area businesses. We will inform our clients of Community HOPE Federal Credit Union which is a low-income designee credit union that offers credit building assistance, credit education and low-interest payday lending at 28% annually.

## **WYNN**

### **Actions planned to develop institutional structure**

The City of Lincoln has a well established institutional structure. Urban Development continues to participate in a number of initiatives and activities to strengthen this structure and to enhance coordination. Activities include the following:

- Working with community groups and coalitions on the topic of affordable housing including the South of Downtown Affordable Housing Subcommittee and completing the Lincoln Affordable Housing Coordinated Action Plan. For the Action Plan, a number of stakeholders have been identified that will continue strengthening institutional structure.
- Working with the Lincoln Housing Authority, in partnership with Lincoln Public Schools on affordable housing options.
- Working with the Nebraska Investment Finance Authority (NIFA), Lincoln Public Schools, NeighborWorks@Lincoln and other City departments to support Community Learning Centers.
- Working with Neighborworks@Lincoln on neighborhood issues and homeownership. A staff member regularly attends the 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 South of Downtown Community Development Organization, Collective Impact Lincoln and Renters Together on neighborhood issues and housing affordability.
- 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 in the Problem Resolution Team which is a group of City staff, Mayor, and City Council representatives that address problem properties.
- A staff member is an active member of the Continuum of Care and the Homeless Coalition.
- Support for, and working with, Stronger Safer Neighborhoods.

## **WYNN**

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

Coordination currently exists on an on-going basis that will continue through Urban Development staff involvement with housing providers, community groups/coalitions, and social service agencies. Staff relationships that exist with the Lincoln Housing Authority, NeighborWorks Lincoln, Habitat for Humanity and the League of Human Dignity, for example, benefit from other established relationships with the CoC member agencies, the Social Service Federation and other social service providers. Efforts range from participation in monthly member board meetings and other general meetings, to regular phone calls and communication on an as-needed basis. On-going efforts in partnership with the South of Downtown CDO planning process includes several subcommittees, some of which are addressing social services and affordable housing. These subcommittees will report back to a central Steering Committee that is overseeing the entire process. The Steering Committee will then pull together the work of the subcommittees into a coordinated plan of action.

The Lincoln Affordable Housing Coordinated Action Plan may also result in strategies aimed at increasing coordination between public and private housing providers and social service agencies.

### **Discussion:**

N/A

## **Program Specific Requirements**

### **AP-90 Program Specific Requirements – 91.220(I)(1,2,4)**

#### **Introduction:**

#### **PAT**

The City of Lincoln receives funding from three Federal grant programs, Community Development Block Grant, Home Investment Partnership Program and Emergency Solutions Grant Program. These three grant programs combined will bring \$3,139,664 in to Lincoln to support affordable housing, homelessness, and community development. CDBG and HOME program income bring \$1,150,000 in additional funding for a total of \$4,289,664 for the first year of the Consolidated Plan. All consecutive years use these same amounts as an estimate of the future entitlement funds to be received. Not included in this total is resources contributed by the State of Nebraska, Department of Health & Human Services, Homeless Shelter Assistance Trust Fund dollars which averages 525,000 per year.

#### **Community Development Block Grant Program (CDBG)**

##### **Reference 24 CFR 91.220(I)(1)**

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed

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

**Other CDBG Requirements**

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

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

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:  
The City of Lincoln does not use other forms of investment beyond those identified in Section 92.205.
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:  
The City of Lincoln reduces the amount of direct HOME subsidy received by the homebuyer on a pro-rata basis for the time the homebuyer has owned and occupied the housing, measured against the required affordability period. The resulting ratio is used to determine how much of the direct HOME subsidy the City will recapture. The prorated amount is calculated annually on each anniversary of the signing of the

promissory note. The prorated amount recaptured by the City will not exceed what is available from net proceeds.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:  
All properties acquired with HOME funds are rehabilitated or redeveloped. The buyer must complete homebuyer training and use the First Home Program for down payment assistance. The buyer will follow the guidelines for recapture as described above for home buyer activities.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:  
The City of Lincoln does not use HOME funds to refinance existing debt secured by multifamily housing.



**Emergency Solutions Grant (ESG)  
Reference 91.220(I)(4)**

**BRADD**

1. Include written standards for providing ESG assistance (may include as attachment)  
ESG standards can be found at the City of Lincoln website: <http://lincoln.ne.gov>  
And searching the keyword "homeless"
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.  
The Lincoln CoC has fully implemented the All Doors Lead Home Coordinated Entry System (ADLH) having fully implemented on January 15th 2018 meeting the HUD implementation deadline and having achieved full compliance with the Coordinated Entry requirements established in 24 CFR 578.7(a)(8), 24 CFR 576.400(d) (e), and Notice CPD-17-01. The Lincoln ALDH system has met all required elements of CE, 27 of 39 recommended and 13 of 17 optional elements.  
ALDH is a no wrong door CE system utilizing the Homeless Management Information System (HMIS) as the data backbone. There are multiple public doors (communicated and advertised as entry points) identified as primary entry points to the system with additional non-public doors (not advertised as entry points), including victim service provider programs, that all provide initial assessment using a common assessment, a common referral process into to the by name lists stored in the HMIS, standardized prioritization based upon multiple elements including chronicity, length of time homeless, and vulnerability, and a standard process for housing programs to identify and begin the process of housing homeless in order of priority. Weekly case conferencing is also done as part of the ADLH CE process for the entire BNL including for Transition Age Youth and U.S Military Veterans.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).  
The City of Lincoln administers a Request for Proposals to allocate funds to eligible private nonprofit organizations in the community. The City notifies agencies of the availability of the RFP thru Lincoln's CoC network (via the CoC mailing list, at CoC meetings and sub-committee meetings, on the CoC's website), and also by posting on the City of Lincoln's website. A review committee comprised of homeless stakeholders, representatives from state and local government, business associations, and other social service providers review and rank each application based on a standardized scoring system, which is pegged to ESG standards that have been developed by the CoC. Allocations are determined by scoring, and ultimately approved by the CoC Executive Committee. The CoC has policy and procedures in place to ensure no conflict of interest issues are at stake for reviewers, as well as policy for addressing concerns from applicants post-award notice.  
  
ESG funds are administered according to the Emergency Solutions Federal Regulations, effective January 4, 2012. Regarding sub-awards and ESG allocation to nonprofit and faith-based organizations, the City of Lincoln will follow requirements in the Federal Regulations, in particular, ESG regulations subpart B, C, and E.
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

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

5. Describe performance standards for evaluating ESG.

ESG performance standards can be found at the City of Lincoln website: <http://lincoln.ne.gov>  
And searching the keyword "homeless"