



*Shaping Tomorrow*

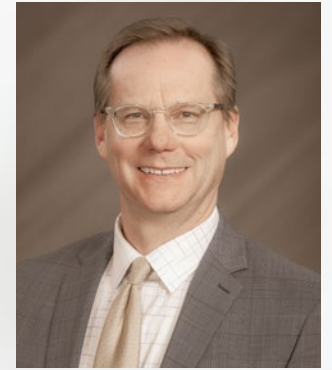
Working Now to

# Shape Tomorrow

Thank you, Lincoln — Another challenging and empowering year is in the books! Lincoln Housing Authority is taking what we learned about ourselves, our community, and our world to help build opportunity for future generations. Our staff has worked tirelessly to help individuals and families seeking housing assistance, a good place to live, and a path to self-sufficiency.

Following closures and administrative changes, we reopened our offices last year and resumed most in-person activities to better connect with those we serve. We helped many apply for emergency housing assistance due to the pandemic, while laying the groundwork to expand our programs and serve more people.

Lincoln needs more affordable housing units. This past fiscal year, we completed and sold our 27th home in partnership with Lincoln Public Schools at 2286 Y St. We're excited about the future construction of Emerald View, a 128-unit apartment and townhome property at South Folsom and West Old Cheney Road, which will help expand the affordable housing market in southwest Lincoln in the coming years.



We maximized funding where we could, including applying for and receiving additional Housing Choice Voucher funding, an Affordable Housing Program grant for mechanical upgrades at Crossroads House, and new Emergency Housing Vouchers to serve homeless populations.

We salute all of our community partners, the leaders, and the programs that help better the lives of those we serve in Lincoln. You have shown amazing resilience and strength.

Thank you for your support and guidance.

- Chris Lamberty, Executive Director

# Guiding Today

## RENTAL ASSISTANCE

LHA issued nearly **\$16 million** in housing assistance payments to Lincoln landlords renting to Housing Choice Voucher recipients. We increased payment standards and utility allowances to assist voucher recipients with the substantial rent increases in the Lincoln housing market.

Staff implemented processes to issue the **100** Emergency Housing Vouchers awarded to the agency, which assist individuals and families who are or are at risk of experiencing homelessness; fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking; or those at high risk of housing instability.

LHA saw a **64%** increase in utilization of our 147 Mainstream Vouchers, which assist non-elderly persons ages 18-61 with disabilities. The agency's second allocation of vouchers has been leased, and the third allocation is in process to be fully leased in 2022.

Using the CARES Act Emergency Rental Assistance Fund, LHA staff worked with tenants regarding the payment of rent while maintaining a **98.78%** occupancy rate on all LHA-owned and managed units.

## FAMILY SUPPORT

The Family Support Specialist made more than **330** contacts with families and individuals through phone calls, video calls and home visits to provide support.

LHA staff increased community partner trainings for the Homeless Voucher Program and continued the Timothy Mason Homeless Voucher Program, in which homeless voucher participants moving into apartments receive a basket of cleaning and household supplies.

## RENTWISE

After suspension due to COVID-19, RentWise classes resumed in April 2021. More than **180** graduates learned about successful landlord/tenant relationships.

## MAINTENANCE

LHA Maintenance staff worked through staffing challenges and COVID-19's presence. With a 7% increase in maintenance requests, more than **9,000** work orders were completed and **212** units were returned into service.

Staff accomplished goals and met high expectations of customer service, receiving **776** positive comment cards.

# Molding Tomorrow

## NORTHEAST HOUSE

LHA completed and sold the **27th** house built at **2286 Y St.** in collaboration with Lincoln Northeast High School residential construction students. LHA substantially completed the 28th house at 5701 Ballard Ave. and purchased a lot for the 29th home. Additional financial support to offset construction costs was provided by grants and several generous donations.



## EMERALD VIEW

In development, Emerald View is a **128-unit** apartment and townhome property that will be built at South Folsom and Old Cheney Road. The property includes 1-, 2-, 3- and 4-bedroom units and will be constructed in two phases. About 75% of the property's units will be income-restricted or affordable.



*Courtesy of Schemmer*



## CAROL YOAKUM FAMILY RESOURCE CENTER/ARNOLD ELEMENTARY CLC

More than **260** students participated in Arnold Elementary's Community Learning Center clubs and more than **70** attended the free Expanding Horizons summer program.

To serve the community in need, a Little Free Pantry was installed outside the Chapel to receive free food items.

Parkview Carol Yoakum Child Development Center continued to provide affordable child care, as well as conducted summer garden parties with free food activities and books to introduce families to the Arnold Community Garden.



## TECHNOLOGY AND NETWORK SECURITY

In addition to resolving **1,339** help desk tickets, LHA's Information Technology staff updated various agency software programs and upgraded the security system at Wood Bridge and the Family Resource Center. Software and network security trainings were conducted. A new staff intranet was designed and implemented to better serve employees, and a new payroll software program was implemented.

Interactive forms were expanded on the agency's website, and a text messaging system was implemented for residents at Burke Plaza, Crossroads House and Mahoney Manor.

## CAPITAL IMPROVEMENT PROJECTS

**\$1.2 million** was expended for capital improvement projects, including completion of 22 projects with 13 projects under contract or in process.

LHA received **\$750,000** in grant funds from the Federal Home Loan Bank of Topeka for the modernization of the Crossroads House elevator. The grant covers 83% of the costs, and additional funds will help replace most major mechanical systems at Crossroads in 2022.

## TENANT RELATIONSHIPS

Good tenant relationships are a priority, so leasing staff proceeded to foster positive interactions through events, Reading Matters book giveaways and other activities.

As COVID-19 issues declined, clubhouses were opened for reservations and senior van trips and resident activities resumed. At our senior properties, residents enjoyed a holiday feast in partnership with Nebraska Extension Nutrition Education Program, and continued partnership through Aging Partners' Congregate Housing Services Program (CHSP) to help residents live independently. Mahoney Manor and Burke Plaza residents are enjoying new raised garden beds built by volunteers.



## READING MATTERS

More than **3,900** books were provided to children — including tenants at LHA-owned properties — at various events. More than **750** students at Arnold Elementary received books in March for reaching a ticket challenge goal. The program gained three new community partners: We Can Do This, Whitehall Psychiatric and Leadership Lincoln.

## FAMILY SELF-SUFFICIENCY (FSS)

The FSS program paid **\$49,611** in escrow funds to **19** graduates, and enrolled 28 new participants. One participant received a \$6,000 HAI scholarship for continued education.

The Cooper Foundation provided a grant for all current FSS participants to take the Gallup StrengthsFinder test to help with career planning, and a local realtor and mortgage loan office provided homeownership training.



# Financial Summary

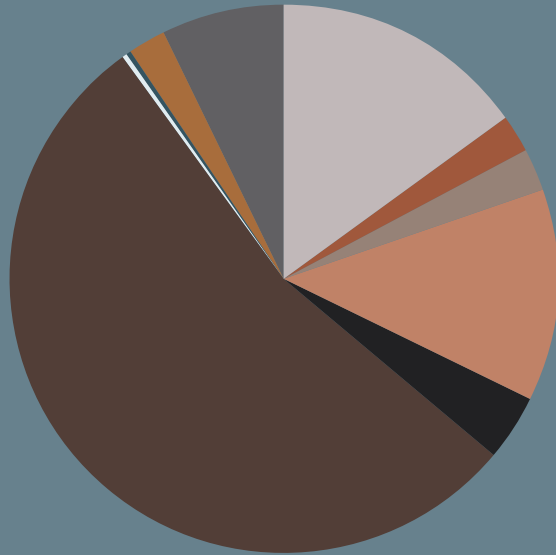
## Statement of Net Position - Proprietary Fund March 31, 2022

Assets		Liabilities	
Current Assets	\$29,974,484	Current Liabilities	\$2,471,505
Noncurrent Assets	\$35,953,591	Noncurrent Liabilities	\$2,643,428
<b>Total Assets</b>	<b>\$65,928,075</b>	<b>Total Liabilities</b>	<b>\$5,114,933</b>
		<b>Total Net Position</b>	<b>\$60,813,142</b>

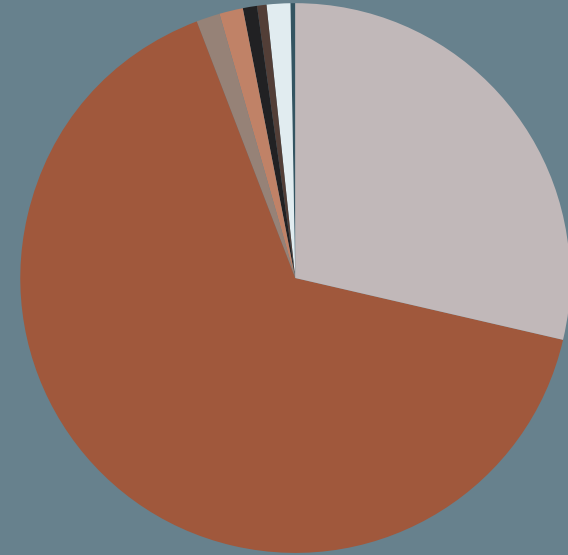
### LHA Board of Commissioners

Dallas McGee, Chair  
 Becky Hanna, Vice-Chair  
 Orville Jones III, Commissioner  
 Fatma Saoy, Resident Commissioner  
 Roger Massey, Commissioner

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



Use of Funds	
Administrative	\$4,406,973
Tenant Services	\$675,441
Utilities	\$678,900
Maintenance & Operation	\$3,707,462
General Expense	\$1,126,980
Housing Assistance Payments	\$15,761,915
Interest Expense	\$83,592
Other/Special Items	\$60,755
Debt Retirement	\$646,891
Capital Expenditures	\$2,060,646
<b>Total Uses</b>	<b>\$29,209,555</b>



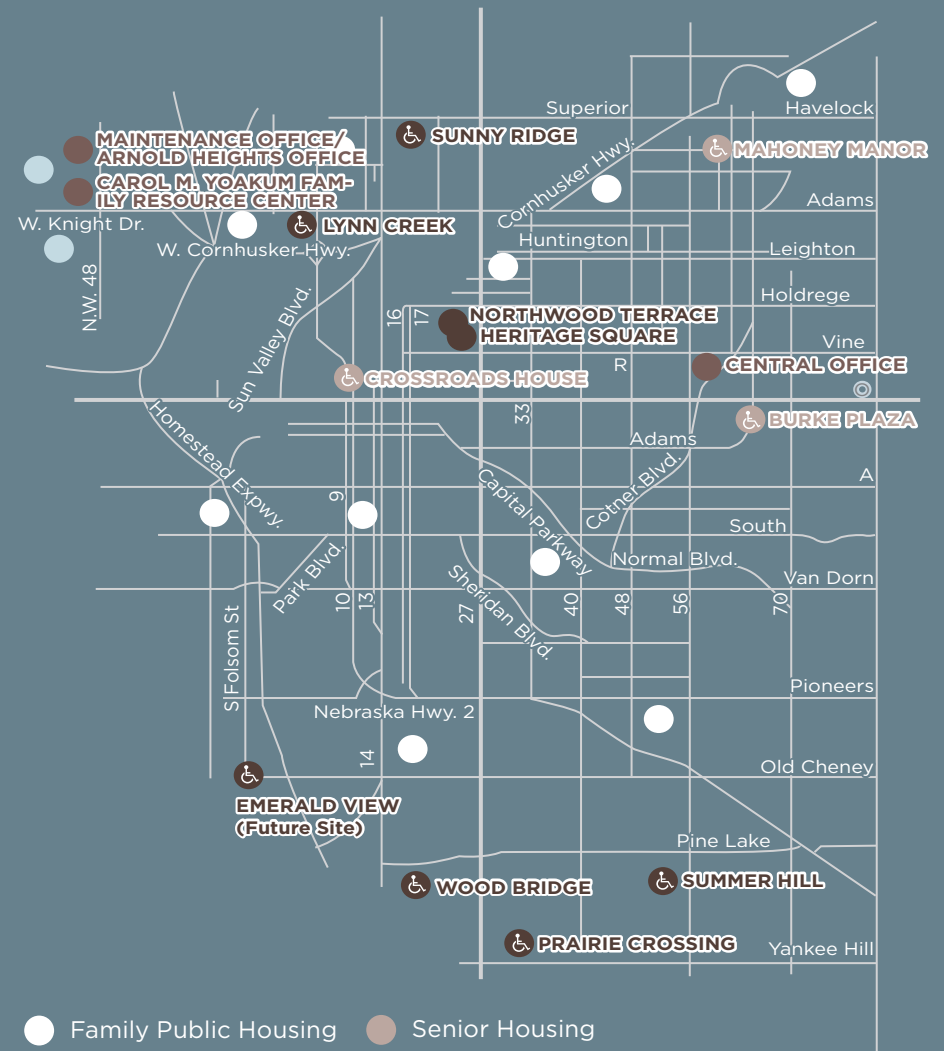
Sources of Funds	
Rental Income	\$8,872,639
HUD Program Income	\$20,109,606
Program Income	\$391,914
Other Income	\$432,270
HUD Operating Subsidy	\$320,486
Interest Income	\$156,447
HUD Capital Grants	\$431,893
Other/Special Items	\$20,609
<b>Total Sources</b>	<b>\$30,735,864</b>

**Note:** The full audit report for the Fiscal Year Ended March 31, 2022, is available upon request.

# LHA-Owned and/or Managed Developments

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

Tenant-Based Rental Assistance	No. of Units
HUD Housing Choice Vouchers	3,060
Mainstream Housing Opportunities Vouchers	147
Veterans Affairs Supportive Housing Vouchers (VASH)	162
Emergency Housing Vouchers	100
<b>Total: 3,469</b>	
<b>Total All Programs: 4,944</b>	



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



5700 R Street, Lincoln, NE 68505  
 Telephone: 402-434-5500 | FAX: 402-434-5502  
 Email: info@L-housing.com  
 TDD Line: 1-800-545-1833 Ext 875

Main Office  
5700 R Street  
Lincoln, NE 68505

Maintenance Office  
4721 NW 48th Street  
Lincoln, NE 68524

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

