

**The Housing Authority of the
*City of Lincoln, Nebraska***



MOVING TO WORK

ANNUAL PLAN

Fiscal Year 2026-2027

Public Hearing: December 11, 2025

Approval by Board of Commissioners: January 8, 2026

Submitted to HUD: January 14, 2026

HUD Comments: March 18, 2026

Resubmitted to HUD: April 6, 2026



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

April 24, 2026

Mr. Chris Lamberty
Executive Director
Lincoln Housing Authority
5700 R Street
Lincoln, NE 68505

Subject: Approval of Lincoln Housing Authority FY 2027 Annual Moving to Work (MTW) Plan

Dear Mr. Lamberty:

The Department of Housing and Urban Development has completed its review of Lincoln Housing Authority's (LHA) FY 2027 Annual MTW Plan, which was initially submitted on January 15, 2026, and resubmitted per HUD's comments on April 6, 2026. I am pleased to inform you that LHA's FY 2027 Annual MTW Plan, as submitted on April 6, 2026, is approved.

The Department's approval of this Annual MTW Plan is limited to approval of policies and actions authorized by the 1937 Act and flexibilities waiving provisions of the 1937 Act authorized by the MTW Agreement, including local, non-traditional activities in compliance with PIH Notice 2011-45. In providing assistance to families under programs covered by this Plan, LHA must comply with the rules, standards and policies established in the Plan, and documents relying upon the approved Plan (i.e., Administrative Plan, Admission and Continued Occupancy Plan, etc.) should be updated to reflect those policies. Also, the approved Plan and all required attachments and documents should be available for review and inspection at LHA's principal office during normal business hours.

Thank you for your continued efforts to implement an effective and meaningful MTW program. Please contact Autumn Gold, your MTW Coordinator, at autumn.j.gold@hud.gov if you have any questions.

Sincerely,

Pravin Krishnan

Pravin Krishnan
Moving to Work Program Director
Office of Public Housing Investments

cc: Denise Gipson, Omaha Field Office

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This Moving to Work (MTW) Annual Report is prepared in accordance with the “Amended and Restated Moving to Work Agreement” between the Department of Housing and Urban Development (HUD) and Lincoln Housing Authority. This agreement was signed by both parties in April, 2008 and extended the MTW program until the end of the housing authority’s 2018 Fiscal Year. On April 14, 2016, HUD sent a letter further extending the MTW program to the end of the housing authority’s 2028 Fiscal Year. The required elements of the annual plan and report are detailed in HUD Form 50900 (OMB Control Number: 2577-0216 Expiration Date: 08/31/2027)

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I. Introduction

The Lincoln Housing Authority is an original member of a group of housing authorities across the country participating in the U.S. Department of Housing and Urban Development (HUD) Moving to Work demonstration program. Originally authorized under the Omnibus Consolidated Rescissions and Appropriations Act of 1996, the MTW program offers public housing authorities the opportunity to design and test innovative, locally-designed housing and self-sufficiency strategies. The statutory goals of the MTW demonstration are:

Reduce cost and achieve greater cost effectiveness in Federal expenditures

Give incentives to families with children where the head of household is working, is seeking work, or is preparing for work by participating in job training, educational programs, or programs that assist people to obtain employment and become economically self-sufficient; and

Increase housing choices for low-income families.

Lincoln Housing Authority and HUD entered into a five-year MTW Agreement in May, 1999. This agreement was amended several times to extend the demonstration program. In 2008, a new Amended and Restated MTW Agreement was signed. This agreement extended the MTW demonstration at Lincoln Housing Authority until 2018. In April 2016, the agreement was extended to 2028.

From the beginning of the demonstration, we have approached MTW reforms with the idea that some persons may always need to receive a basic level of housing assistance - due to age, disability, low wages or other reasons - and that the varying needs of those persons would be best served by maintaining a simplified income-based rent structure. We also understand that for a great many people, housing assistance can and should be a temporary step to greater self-sufficiency. By encouraging work and individual responsibility, we have achieved a high percentage of working families and a strong voucher turnover rate without implementing arbitrary time limits or unaffordable rent structures. In conjunction with an open waiting list and a strong preference system, this has allowed us to continuously issue new vouchers to many of the neediest persons in Lincoln, Nebraska.

Lincoln Housing Authority (LHA) is planning to convert its public housing units from the public housing model to a project-based voucher model to stabilize the funding while continuing to offer high quality assisted housing. Due to the good condition of LHA's public housing units, we

are seeking a simple conversion of subsidy without additional financing and minimal rehabilitation. LHA intends to continue to own and operate most of the units as affordable rental housing through a controlled affiliate. LHA has completed a conversion of Mahoney Manor, a 120-unit senior apartment complex through the Rental Assistance Demonstration (RAD) program and is working on an application under the Section 18 disposition requirements for scattered site public housing. LHA intends to project-base Tenant Protection Vouchers in most of the scattered site units. We anticipate applying under Section 18 late in the 2025-2026 fiscal year and completing the transaction in the 2026-27 fiscal year.

We are concerned that the RAD funding formula will result in contract rents that are significantly below market at conversion, and the RAD rules could result in rent increases for some tenants who currently pay ceiling rents. We are using MTW flexibility to enact a fair and reasonable rent policy for the Section 18 disposition units. RAD conversion and/or Section 18 disposition will result in elimination of the Public Housing Capital Fund and Public Housing Operating Fund. LHA will operate the converted properties and establish capital improvement reserves from the rental income stream, which is how LHA operates all its other rental properties. We also plan to use MTW flexibility to utilize the remaining public housing operating reserves for the converted units. The current Capital Fund 5-year plan will be used as a basis for future capital improvement planning. Additional information is found in Section II and in Appendix F.

Lincoln Housing Authority continues to be aware of the need to expand the supply of affordable housing in our community. However, we have not wanted to do so at the risk of decreasing the number of deep subsidy units available through the Housing Choice Voucher and Public Housing Programs. Since the inception of MTW, we have been able to leverage non-HUD sources to add additional rental units, mostly through the Low-Income Housing Tax Credit (LIHTC) Program. While these units do not receive deep subsidies, they have expanded the supply of affordable housing available to low and moderate income families and broadened the choice of available units to voucher holders. We plan to continue to develop additional affordable rental housing. In FY 25, we completed construction of phase one of Emerald View Apartments, adding 64 new affordable units using LIHTC financing. The development is planned for 64 additional units and we will continue to apply for additional financing to complete it. However, this is outside the scope of the MTW program. The new development is located in a new growth area of the city and will provide another opportunity area location for Housing Choice Vouchers.

The city of Lincoln and the state of Nebraska has been fortunate to have maintained low unemployment rates over the past several years. This has been an important factor in the

Moving to Work Demonstration. The Nebraska Department of Labor reports the statewide unemployment rate in August 2024 was 3%. The national unemployment rate during August 2024 was 4.3%, this is an increase of 0.1% since August of 2024. Low unemployment continues to result in tight labor markets that have pushed up wages and benefits and is an important factor in the continued success of the housing authority's MTW initiatives.

Since beginning the Moving To Work program, Lincoln Housing Authority has concentrated its efforts in the following long-term operational vision for the MTW program.

- Retain program flexibility to meet the many changes encountered in program funding, local housing market conditions, and the needs of the families and individuals participating in Lincoln's Moving To Work program.
- Continue to seek ways to simplify and streamline the Section 8 Housing Choice Voucher program and Public Housing programs while protecting the integrity of the program and accepting accountability for administrative requirements. The traditional Section 8 Housing Choice Voucher program has been needlessly complicated for participants, landlords, and implementing staff. The complexity of the system results in several areas where errors occur with substantial frequency. Tenants are confused about deductions allowed and disallowed and how their portion of rent is determined. Landlords are frustrated by the amount of paperwork and complex rules and regulations that the landlord must follow to be paid. The complexity limits landlord participation. Lack of housing choices results when landlords refuse to participate.
- Continue to promote opportunities for tenant self-sufficiency either through education or meaningful work experience. The need for lower-income participants to complete their education and expand their work experiences will provide a solid base for continued success in their personal and family development.
- Continue the various community partnerships required to enhance participant opportunities in expanding family support services such as social services, education, transportation, and health care programs.

Goals and Objectives

The Lincoln Housing Authority has a number of goals and specific objectives that are integral to our success as a Moving To Work housing authority. Many of these goals have been integral to our MTW program since the beginning and will continue to be a focal point for the duration of our MTW agreement.

GOAL I

Increase the number of Section 8 Housing Choice Voucher and Public Housing participants working or making progress towards educational goals, work experience, and self-sufficiency.

GOAL I OBJECTIVES:

-Provide incentives for work-able participants to work or seek self-sufficiency through job training or education. Also provide disincentives to work-able participants who choose not to work, seek job training, or further education.

-Form community and state partnerships to provide needed programs and services that encourage participation in recognized self-sufficiency programs.

GOAL II

Reduce administrative costs and achieve greater cost effectiveness in federal housing assistance expenditures while ensuring the continued integrity of the program.

GOAL II OBJECTIVES:

-Simplify the operation of the Section 8 Housing Choice Voucher program and the Public Housing program with the purpose of reducing calculation errors, staff review time, and program administrative costs. This also reduces the burden on tenants by requiring fewer meetings and fewer documents.

-Work with landlords, housing participants, and human service organizations to identify areas of needed change in the operation of the Section 8 Housing Choice Voucher program and the Public Housing program.

GOAL III

Expand the spatial dispersal of assisted rental units and increase housing choices for voucher holders.

GOAL III OBJECTIVES:

- Provide incentives to seek housing opportunities outside areas of low-income concentration.

- Create affordable housing opportunities in growth areas of the community.

MTW INITIATIVES

For LHAs fiscal year 2026-2027, the housing authority will continue to implement the following MTW initiatives. These are described in detail in Section IV. Approved Activities:

Rent Reform Initiatives

- Interim Re-examinations
- Minimum Earned Income
- Rent Calculations at 27% with no deductions
- Rent Choice Capped at 50% (voucher only)
- Average Utility Allowances (voucher only)
- Biennial re-examinations for elderly and disabled households

Other Initiatives

- Income Eligibility
- Responsible Portability (voucher only)
- Housing choice voucher inspection waiver for properties where the annual or initial inspections are without deficiencies.
- Inspections and rent reasonableness regardless of ownership or management status

- Project-based Section 8 Units
- RentWise Tenant Education
- Resident Services Program at Crossroads House
- Landlord Incentive HAP (voucher only)

II. General Operating Information

A. HOUSING STOCK INFORMATION

i. Planned New Public Housing Units

ASSET MANAGEMENT PROJECT (AMP) NAME AND NUMBER	BEDROOM SIZES						TOTAL UNITS	POPULATION TYPE	Section 504 Accessible Units (Mobility)	Section 504 Units (Hearing /Vision)
	0	1	2	3	4	5+				
NA							0	NA	0	0
NA							0	NA	0	0
Total Public Housing Units to be added in the plan Year:							0			

If "Population Type" Is "Other" please describe:

Not applicable

ii. **Planned Public Housing Units to be Removed:**

AMP NAME AND NUMBER	NUMBER OF UNITS TO BE REMOVED	EXPLANATION FOR REMOVAL
AMP 2	149	Section 18 Disposition—see below
AMP 3	51	Section 18 Disposition—see below
	200	Total Public Housing Units to be Removed in the Plan Year

LHA completed the RAD conversion for AMP 1, Mahoney Manor, during the FY2019-20 plan year. LHA is preparing an application under the Section 18 Disposition requirements for AMP 2 and AMP 3, scattered site public housing units, to be submitted by the end of Fiscal Year 2025-26. We intend to project-base Tenant Protection Vouchers in most of the scattered site units following disposition.

iii. **Planned New Project-Based Vouchers:**

PROPERTY NAME	NUMBER OF VOUCHERS TO BE PROJECT-BASED	RAD?	DESCRIPTION OF PROJECT
	200	NA	Section 18 Disposition of AMP 2 and AMP 3, up to 200 units of scattered site family Public Housing
	16	NA	Emerald View Apartments Phase 2
	216	Planned Total Vouchers to be Newly Project-Based	

Pending approval of the Section 18 Disposition application, the date of the anticipated Housing Assistance Payment Contract will be September 1, 2026. Emerald View Apartments has not yet

received LIHTC financing, and the Housing Assistance Payment Contract is anticipated in FY 27-28.

iv. Planned-Existing Project-Based Vouchers:

PROPERTY NAME	NUMBER OF PROJECT-BASED VOUCHERS	PLANNED STATUS AT END OF PLAN YEAR*	RAD?	DESCRIPTION OF PROJECT
Victory Park	70	Leased	No	LHA was awarded 45 project-based VASH vouchers and is project-basing an additional 25 tenant-based HUD VASH vouchers. The HAP contract was signed December 1, 2017 with lease-up beginning immediately.
Mahoney Manor	120	Leased	Yes	Conversion Date October 1, 2019
Crossroads House	58	Leased	No	Crossroads House is a 58 unit tax credit high rise apartment building in downtown Lincoln serving individuals age 55 and older.
	248	Planned Total Existing Project-Based Vouchers		

v. Planned Other Changes to MTW Housing Stock Anticipated During the Plan Year

LHA was awarded 127 new Mainstream Vouchers over the last couple of years in three rounds of funding. We have actively leased up a monthly average of 119 mainstream vouchers in FY25

and are not issuing additional vouchers due to funding. MTW HCV activities apply to the Mainstream Vouchers.

In May 2021, HUD awarded LHA 100 Emergency Housing Vouchers (EHV) to be operated in partnership with Lincoln's Continuum of Care (CoC). The CoC began EHV referrals in September 2021. HUD approved all MTW activities for the EHV program except Minimum Earned Income and Responsible Portability. LHA had no remaining EHV unissued vouchers to issue after the sunset of EHV on September 30, 2023. In the next fiscal year, LHA will work to transition families from EHV to HCV to prevent loss of assistance due to EHV funding ending, by adopting an EHV preference on the HCV waiting list.

vi. General Description of All Planned Capital Expenditures During the Plan Year

PLANNED CAPITAL FUND EXPENDITURES - 2027 MTW PLAN		
AMP 2	Hall - Replace Windows	\$ 120,300.00
AMP 2	Hall - Replace Electrical Panels	\$ 50,000.00
AMP 2	Larson - Replace Electric Panels	\$ 50,000.00
HA/Wide	Fees & Costs	\$ 2,173.00
HA/Wide	Move To Work	\$ 1.00
AMP 2	Hall - Radon Testing & Mitigation	\$ 40,000.00
AMP 2	Hansen - Radon Testing & Mitigation	\$ 85,000.00
AMP 2	Pedersen - Radon Testing & Mitigation	\$ 41,400.00
AMP 2	Larson - Radon Testing & Mitigation	\$ 41,400.00
AMP 2	Hall - Replace Vinyl Siding	\$ 290,000.00
AMP 3	F39 - Replace Electrical Panels	\$ 49,000.00
AMP 3	A12 - Replace Electrical Panels	\$ 19,000.00
AMP 3	A12 - Radon Testing & Mitigation	\$ 20,000.00
AMP 3	F39 - Radon Testing & Mitigation	\$ 70,000.00
HA/Wide	Administration	\$ 45,047.00
HA/Wide	Fees & Costs	\$ 4,999.00
HA/Wide	Move To Work	\$ 1.00
AMP 2	Hansen - Replace Vinyl Siding	\$ 300,000.00
AMP 2	Hall - Replace Ext. Doors & Screens	\$ 55,000.00
AMP 2	Hansen - Bathtub and Shower Enclosures	\$ 71,000.00
AMP 2	Larson - Replace Windows	\$ 46,942.00
AMP 2	Larson - Replace Basement Stairs	\$ 41,847.00
AMP 3	P30 - Replace Overhead Garage Doors	\$ 33,000.00
AMP 3	F39 - Replace Bathtub Surrounds	\$ 61,000.00
AMP 3	F39 - Replace Bathroom Vanities	\$ 47,000.00
HA/Wide	Administration	\$ 45,058.00
HA/Wide	Fees & Costs	\$ 4,999.00
HA/Wide	Move To Work	\$ 1.00
Period of Time: April 1, 2026 thru March 31, 2027		\$ 1,634,168.00

B. LEASING INFORMATION

i. Planned Number of Households Served

PLANNED NUMBER OF HOUSEHOLDS SERVED THROUGH:	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED**
Public Housing Units Leased	2,352*	196
Housing Choice Vouchers (HCV) Utilized	34,800***	2,900
Local, Non-Traditional: Tenant-Based^	0	0
Local, Non-Traditional: Property-Based^	0	0
Local, Non-Traditional: Homeownership^	0	0
Total	37,152	3,096

* “Planned Number of Unit Months Occupied/Leased” is the total number of months the MTW PHA plans to have leased/occupied in each category throughout the full Plan Year. For public housing, the number of units leased is based upon 98% average monthly occupancy. For HCV, the average HCV voucher utilization is estimated to be approximately 3,000 per month based on current funding levels including Mainstream, VASH and Emergency Housing Vouchers.

** “Planned Number of Households to be Served” is calculated by dividing the “Planned Number of Unit Months Occupied/Leased” by the number of months in the Plan Year.

*** “Housing Choice Vouchers (HCV) Utilized” includes all SPVs within the MTW PHA’s portfolio.

^ In instances when a local, non-traditional program provides a certain subsidy level but does not specify a number of units/households to be served, the MTW PHA should estimate the number of households to be served.

LOCAL, NON-TRADITIONAL CATEGORY	MTW ACTIVITY NAME/NUMBER	PLANNED NUMBER OF UNIT MONTHS OCCUPIED/LEASED*	PLANNED NUMBER OF HOUSEHOLDS TO BE SERVED*
Tenant-Based	NA	0	0
Property-Based	NA	0	0
Homeownership	NA	0	0

* The sum of the figures provided should match the totals provided for each local, non-traditional categories in the previous table. Figures should be given by individual activity. Multiple entries may be made for each category if applicable.

ii. Discussion of Any Anticipated Issues/Possible Solutions Related to Leasing

HOUSING PROGRAM	DESCRIPTION OF ANTICIPATED LEASING ISSUES AND POSSIBLE SOLUTIONS
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MTW Public Housing

Lincoln Housing Authority converted Mahoney Manor (120 units) to project based vouchers (RAD conversion) effective October 1, 2019 and has 200 scattered site public housing units remaining. We anticipate all 200 units will be leased with an average occupancy rate of 98% and an average unit turnaround rate of approximately 20 days per vacancy. Any vacant units are part of normal tenant turnover; we anticipate no extended vacancy issues. We expect, based on prior year turnover, that 30 to 35 units will experience a vacancy in the coming year. Lincoln Housing Authority still intends to apply for Section 18 Demolition and/or Disposition of Public Housing Property for the remaining 200 scattered site units. We anticipate applying under Section 18 late in the 2025-2026 fiscal year and completing the transaction in the 2026-27 fiscal year.

The scattered site Public Housing units are family units consisting entirely of single-family and duplex, scattered site homes. They are in good condition and blend-in well with the neighborhoods in which they are located but, the scattered nature of the units make them less efficient to operate.

When the conversion of the scattered site units is completed, new applicants/tenants will need to qualify under the very low income limits of the Section 8 program. This will reduce the number of people who are eligible for the units; however, we currently have a sufficient number of applicants on the waiting list and do not anticipate this to be a significant leasing issue.

MTW Housing Choice Voucher

As funding allows, the HCV program goal is to utilize at least 3,000 HCV and VASH vouchers each month (90% of voucher allocation) under the MTW program, or higher if funding allows. Ongoing increases in rental costs and the tight rental market combined with changes in the economy impede on the success of utilizing 100% of the voucher allocation. The projected issues are as follows:

The Lincoln rental market for affordable housing remains very competitive with unit vacancy rates remaining extremely low. Unfortunately, LHA voucher holders are often not selected by landlords in this type of rental market due to common low-income tenant traits such as poor rental history or credit history. Additionally, in a low-vacancy rental market, some landlords choose not to participate in the voucher program. In May of 2025, Lincoln voters passed a city ordinance prohibiting discrimination based on source of income. LHA is providing information regarding the ordinance to tenants and landlords, but it is too soon to determine what impact the new ordinance may have on the ability for participants to utilize vouchers. LHA established the Landlord Incentive HAP as an MTW initiative in FY 2015 and increased again in FY2021. In FY2024 the incentive increased to \$400 for units that pass on the first inspection and remained at \$200 for units that fail the first inspection. LHA will continue the current incentive

practice through FY2027, there were 51 new landlords added in FY 2025.

Rental application fees and security deposits continue to be a common leasing barrier for voucher holders. Many of the new voucher holders searching for rental units are paying 50-70% of household income for shelter expenses making it very difficult to save for the associated costs of moving to use their voucher. LHA manages a homeless deposit assistance program funded by the City of Lincoln's HOME funds. Effective October 1, 2023 the amount available for individual requests increased to match the individual's contract rent rather than limited to the payment standard. LHA expended the entire contract funds prior to the end of the contract term. This program assisted 48 households (10.3% of new admissions) during FY2025.

LHA continues to work in partnership with other human service agencies to promote tenant training through an established curriculum entitled "Nebraska RentWise", see Initiative 7 under Section IV.

Local, Non-Traditional

Not Applicable

C. WAITING LIST INFORMATION

i. Waiting List Information Anticipated

Snapshot information of waiting list data as anticipated at the beginning of the Plan year.

WAITING LIST NAME	DESCRIPTION	NUMBER OF HOUSEHOLDS ON WAITING LIST*	WAITING LIST OPEN, PARTIALLY OPEN, OR CLOSED	PLANS TO OPEN THE WAITING LIST DURING THE PLAN YEAR
MTW Housing Choice Voucher	Agency-wide-- Families, Elderly and Disabled	5,036	OPEN	YES
Public Housing- Family	Agency-wide-- Family Housing	684	OPEN	YES
Mahoney Manor— Project-Based Vouchers	Site-Based--Elderly and Near Elderly	180	OPEN	YES
Crossroads House— Project-Based Vouchers	Site-based—Age 55+	64	OPEN	YES

*Data pulled 10/2/2025 to project anticipated waiting list numbers for HCV, 9/30/2025 for PH-F, and 9/15/2025 for the others listed above.

ii. **Planned Changes to Waiting List in the Plan Year**

WAITING LIST NAME	DESCRIPTION OF PLANNED CHANGES TO WAITING LIST
MTW Housing Choice Voucher	No Planned Changes—Waiting list will be open
Public Housing-Family	We plan to convert most of the Public Housing units to Project-Based Vouchers. We will continue to have a separate waiting list for these units and the waiting list will be open.
Mahoney Manor - Project-Based Vouchers	No Planned Changes—Waiting list will be open.
Crossroads House—Project-Based Vouchers	No Planned Changes—Waiting list will be open

III. Proposed MTW Activities

No new initiatives are proposed for 2026-2027.

IV. Approved MTW Activities: HUD approval previously granted

A: IMPLEMENTED ACTIVITIES

Rent Reform Initiatives		
Number	Description	Statutory Objective
Rent Reform 1	Interim Re-examinations	-Cost Effectiveness - Self-Sufficiency
Rent Reform 2	Minimum Earned Income	-Self-Sufficiency
Rent Reform 3	Rent Calculations	-Cost Effectiveness
Rent Reform 4	Rent Burden (Rent Choice)	-Housing Choice
Rent Reform 5	Average Utility Allowances	-Cost Effectiveness
Rent Reform 6	Biennial Re-Examinations	-Cost Effectiveness
Other Initiatives		
Initiative 1	Income Eligibility	-Cost Effectiveness
Initiative 2	Responsible Portability	-Cost Effectiveness
Initiative 3	Initiative 3 moved to Rent Reform 6 at HUD's request.	
Initiative 4	HQS Inspections Waiver	-Cost Effectiveness
Initiative 5	Inspections & Rent Reasonableness Determinations	-Cost Effectiveness
Initiative 6	Project-Based Voucher Units	-Housing Choice -Cost Effectiveness
Initiative 7	RentWise Tenant Education	-Housing Choice -Cost Effectiveness
Initiative 8	Resident Services Program	-Housing Choice
Initiative 9	Landlord Incentive HAP	-Housing Choice

On the following pages, the following abbreviations are used: CE = Cost Effectiveness; HC = Housing Choice; and SS = Self-Sufficiency. In May, 2013 and July 2021, a revised HUD Form 50900 was approved for use by the Office of Management and Budget (OMB). HUD Form 50900 provides details on the required elements of the Annual MTW and Annual MTW Report. The form requires the use of standard metrics, as applicable; in order to allow HUD to analyze and aggregate data across all PHA's with similar activities. The form was further updated in September, 2024. On the following pages, we have identified the standard metric(s) applicable to each initiative.

Rent Reform 1

ACTIVITY: INTERIM RE-EXAMINATIONS

Programs Affected:	HCV & PH
Plan Year Approved:	FY 2000
Plan Year Implemented:	FY 2000
Statutory Objectives:	-Reduce cost and achieve greater cost effectiveness in federal expenditures -Give incentives to obtain employment and become economically self-sufficient

DESCRIPTION OF ACTIVITY

This initiative reduces the requirement for interim re-examinations:

Income increase: If the family's income increases without a change in family composition, then LHA will wait until the annual re-examination to re-determine any possible rent increase. Families who report zero income will be required to report income changes at their quarterly certification and rents will be changed accordingly. LHA is continuing this process, waiving the implementation of the discretionary HOTMA rule related to interim reexaminations for increases in adjusted income.

Income decrease: LHA will not lower rent for payments due to a temporary loss of income of one month (30 days) or less duration. If a family member has reduced or terminated employment income, LHA will process the rent decrease 90 days after the decrease in income occurred or after all verifications are received to re-determine eligibility, whichever is the latest. Families who 1) lose income related to a secondary part-time job when a primary full-time job is still intact, or 2) terminate their employment for good cause, will be eligible for an immediate interim review and rent decrease, if applicable. Good cause will include lay-off, reduction in force, accident, injury, or illness which precludes work. In consideration of hardship, families will be exempt from this 90 day re-employment period if they meet one of the exemptions for the Minimum Earned Income (MEI) requirement shown later in this plan (Rent Reform #2). The 90 day re-employment rule will apply for new admissions to both voucher and public housing programs. We will include any income earned within 90 days of the new admission interview date or thereafter. We will allow

for verifications to occur no later than ninety (90) days prior to voucher issuance due to the difficulty in obtaining some verifications and to eliminate the inefficiency of requiring families to come back in and resign paperwork and provide updated verifications.

The sections on income increases and decreases requires MTW flexibility for HOTMA reexamination changes to 24 CFR 982.516 as LHA is utilizing a reexamination program different from the new HOTMA rules. The 90-day rule interim policy affects households who have reduced or terminated employment. It delays rent decreases for 90 days after the decrease in income occurred or after all verifications are received. HUD regulation at 24 CFR 982.516(c)(2) and (3) states “The PHA must make the interim determination within a reasonable time after the family request. Interim examinations must be conducted in accordance with policies in the PHA administrative plan”. However, HUD has in the past defined “reasonable time” as the first day of the month following the date of the reported change.

We chose to list the above policies together. Since the beginning of our MTW program, the policy on income increases was part of our MTW plan as a way to encourage and reward households for increasing income such as through new employment. As family income increased, they are not subject to an immediate re-examination of income and assets and the corresponding rent increase.

UPDATE ON STATUS OF ACTIVITY

This initiative has been part of LHA’s MTW program since the beginning. LHA continues to implement the policy of decreasing rent 90 days after a decrease in employment income has occurred. This policy encourages families to retain employment as well as to make it a priority to seek new employment when job losses occur. Our most recent data shows that of the households who reported job losses, 80% did not require a rent change, indicating they obtained new employment. The 80% of households with no rent decrease after a job change or loss is indicative of the success of the MTW employment requirements incentivizing families who become unemployed to seek and obtain new employment. The Lincoln Metropolitan Statistical Area has historically maintained a low unemployment rate, the current rate is 3 % (August 2025) which is important to the success of this initiative

APPLICATION OF ACTIVITY TO SPV TYPES

The rule to wait to implement a possible rent increase due to a family’s income increase applies to all SPVs. The 90-day delay for a rent decrease related to a family members reduction or

termination of employment applies to all SPVs with the exception of VASH.

PLANNED NON-SIGNIFICANT CHANGES OR MODIFICATIONS

No Changes

CHANGES OR MODIFICATIONS TO THE METRICS, BASELINES OR BENCHMARKS

There has been a steady increase in the number of elderly and disabled households and a decrease in work-able households. This has led to an overall decrease in the number of families transitioning to self-sufficiency.

SS #8 Households Transitioned to Self-Sufficiency				
HUD instructions for this metric are shown in the following two rows:				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number should also be provided in Section (II) Operating Information in the space provided.	Households transitioned to self-sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (number). This number may be zero.	Expected households transitioned to self-sufficiency (<<PHA definition>>) after implementation of the activity (number).	Actual households transitioned to self-sufficiency (<<PHA definition>>) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark
Rent Reform #1 Interim Re-examinations				
PHA Definition of Self-Sufficiency: For this metric, LHA is defining self-sufficiency as families who voluntarily end participation in the voucher or public housing program.				
Unit of Measurement	Baseline (FY 2013)	Benchmark	Outcome	Benchmark Achieved
Number of households transitioned to self-sufficiency	HCV: 320 Households PH: <u>17 Households</u> TOTAL: 337 Households	HCV: 250 Households PH: <u>12 Households</u> TOTAL: 262 Households	To be provided in the MTW Annual Report.	To be provided in the MTW Annual Report.

Rent Reform 2

ACTIVITY: MINIMUM EARNED INCOME

Program Affected:	HCV & PH Programs
Plan Year Proposed:	FY 2000
Plan Year Approved:	FY 2000
Plan Year Implemented:	FY 2000
Statutory Objectives:	Give incentives to obtain employment and become economically self-sufficient

DESCRIPTION OF ACTIVITY

LHA will include a minimum amount of earned income when calculating annual income whether or not a family is working. The minimum amount of earned income for families with one eligible adult will be based on 25 hours per week of employment at the federal or state minimum wage, whichever is greater. The minimum amount of earned income for families with two or more eligible adult members will be based on an additional 15 hours per week of employment at minimum wage for each additional eligible adult not exempted from the Minimum Earned Income (MEI) policy. LHA will count the higher of the MEI or the actual earned income for the household. The minimum earned income will be added to any unearned income the family receives. Eligible adults are persons 18 years of age or older who do not qualify for an exemption from the MEI. All adults in the household must be exempt in order for the household to be exempt from the minimum earned income requirements. LHA has eight categories of exemptions such as illness, elderly or disabled, students, caretakers, and participants in approved self-sufficiency programs. These exemptions serve as the hardship policy for the MEI requirement.

UPDATE ON STATUS OF ACTIVITY

The MEI has been a part of the housing authority's MTW program from the beginning. MEI promotes and encourages employment by implementing a work requirement with a basic

expectation that a work-able adult should work at least 25 hours per week at minimum wage. The family has the flexibility to figure out how to meet the rent generated by the MEI rather than a strict requirement to work a certain number of hours. In that sense it is similar to a minimum rent. It is not strictly a minimum rent because families can have other sources of income besides MEI that are included in the rent calculation with MEI, or can be exempt from MEI. Over the years, the MEI has gradually increased in step with increases in the federal or state minimum wage as shown in the chart below.

Effective Date	Minimum Wage	MEI for 1 person (25 hours per week)	MEI for 2 persons (additional 15 hours per week)
July 1, 1999 (start of MTW)	\$5.15	\$6,698	\$10,712
July 24, 2007	\$5.85	\$7,605	\$12,168
July 24, 2008	\$6.55	\$8,515	\$13,624
July 24, 2009	\$7.25	\$9,425	\$15,080
January 1, 2015	\$8.00	\$10,400	\$16,640
January 1, 2016	\$9.00	\$11,700	\$18,720
January 1, 2023	\$10.50	\$13,650	\$21,840
January 1, 2024	\$12.00	\$15,600	\$24,960
January 1, 2025	\$13.50	\$17,550	\$28,080
January 1, 2026	\$15.00	\$19,500	\$31,200

As of the end of FY2025, about 11% of voucher households and 15% of public housing households were affected by Minimum Earned Income requirement. The majority (69%) of MEI households

ended the MEI requirement through employment or participation in education or an approved self-sufficiency program. Our FY25 MTW Annual Report data also showed 92% of public housing and 87% of voucher work-able households have income from employment.

APPLICATION OF ACTIVITY TO SPV TYPES

The Minimum Earned Income Requirement applies to Mainstream voucher households but does not apply to VASH or EHV voucher households.

PROPOSED NON-SIGNIFICANT CHANGES OR MODIFICATIONS

A voter initiative to incrementally increase the state’s minimum wage from \$9 to \$15 per hour by 2026, was approved in November 2022. Starting January 1, 2023, the MEI has been adjusted each year accordingly.

CHANGES OR MODIFICATIONS TO THE METRICS, BASELINES OR BENCHMARKS

There has been a steady increase in the number of elderly and disabled households and a decrease in work-able households. This has led to an overall decrease in the number of families transitioning to self-sufficiency.

SS #8 Households Transitioned to Self-Sufficiency				
HUD instructions for this metric are shown in the following two rows:				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for “self-sufficiency” to use for this metric. Each time the PHA uses this metric, the “Outcome” number should also be provided in Section (II) Operating Information in the space provided.	Households transitioned to self-sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (number). This number may be zero.	Expected households transitioned to self-sufficiency (<<PHA definition>>) after implementation of the activity (number).	Actual households transitioned to self-sufficiency (<<PHA definition>>) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark
Rent Reform #1 Interim Re-examinations				

PHA Definition of Self-Sufficiency: For this metric, LHA is defining self-sufficiency as families who voluntarily end participation in the voucher or public housing program.

Unit of Measurement	Baseline (FY 2013)	Benchmark	Outcome	Benchmark Achieved
Number of households transitioned to self-sufficiency	HCV: 320 Households PH: <u>17 Households</u> TOTAL: 337 Households	HCV: 250 Households PH: <u>12 Households</u> TOTAL: 262 Households	To be provided in the MTW Annual Report.	To be provided in the MTW Annual Report.

Rent Reform 3

ACTIVITY: RENT CALCULATIONS

Programs Affected: HCV & PH Programs

Plan Year Proposed: FY 2009

Plan Year Implemented: FY 2009

For Item E:

Plan Year Proposed: FY 2000

Plan Year Approved: FY 2000

Plan Year Implemented: FY 2000

Statutory Objective: Reduce cost and achieve greater cost effectiveness in federal expenditures

DESCRIPTION OF ACTIVITY

A. Total Tenant Payment: Total Tenant Payment (TTP) is determined on 27% of gross income with no allowable deductions.

B. Minimum Rent: All subsidized households are responsible to pay the owner a minimum of \$25.00 for tenant rent. The higher of the TTP minus the utility allowance or \$25.00 is used to determine the tenant rent to the owner. The minimum TTP is also \$25.00. The minimum rent requirement is waived if the head of household is disabled and has a current Social Security application pending. The minimum TTP is not waived.

C. Calculation of Asset Income: For households with total assets for which the face value is equal to or greater than \$50,000, asset income will be based on a 2% rate multiplied by the face value above \$50,000. Verification requirements are modified to allow as first level of acceptable verification the household provided documents such as quarterly or end of year statements.

For assets under \$50,000 in face value, first acceptable verification level is self-certification of face value and income. The asset income will be excluded if total assets are less than or equal to \$50,000.

Special Needs Trusts and ENABLE are excluded as assets. ENABLE accounts allow children and adults with qualifying disabilities in Nebraska to save money without jeopardizing their eligibility for government benefits.

Rental properties are considered personal assets and held as investments rather than business assets. Therefore, under MTW policy asset income from rental properties held by applicants/tenants will be calculated using either 1) the actual annual generated income from the asset, or 2) the imputed asset income by using the face value of the property multiplied by 2%, whichever is greater.

D. Verifications: LHA will utilize Enterprise Income Verification (EIV) as the first level of acceptable verification. In lieu of third-party verifications, tenant provided documents would be second level of acceptable verifications for the following situations:

Earned Income: Pay statements (paystubs) covering no less than thirty (30) days will be collected.

Social Security Income: the last Social Security Statement issued to the household by the Social Security Administration.

E: Other: LHA will not implement regulatory provisions related to Earned Income Disregard, public housing flat rents, imputed welfare income and full-time student earned income exclusions. LHA will not include any earned income for a full-time student under 22 years of age. LHA will not implement HOTMA changes related to including other financial assistance in excess of tuition and other required fees and charges for those over the age of 23 with dependent children or if the student is living with his or her parents who are receiving Section 8 assistance. LHA will continue to utilize the same methodology for Section 8 assistance as utilized for Public Housing. Also, LHA will not implement HOTMA regulatory provisions to include Special Needs Trusts as an asset or income even if the Special Needs Trust is making regular payments on the behalf of the beneficiary from interest on the trust. LHA will exclude income received for participation in grant-funded research on the impact that income has on the development of children in low-income families, if the income has also been excluded by the State of Nebraska for use in determining eligibility for Aid to Dependent Children. The exclusion shall not exceed \$4,000 per year for four years. The research income known as the 4MyBaby gift qualifies under this exemption. LHA will also not implement the HOTMA changes related adoption assistance as LHA will exclude all adoption assistance rather than just the amount in excess of \$480.

The HOTMA restriction on the eligibility of a family to receive assistance if the family owns real property that is suitable for occupancy by the family as a residence or has assets in excess of \$100,000 will not be enforced for existing or new admission MTW program participants.

LHA is using its discretion to not implement the HOTMA for safe harbor income verifications or deductions that are already excluded under MTW flexibilities nor hardship, general relief or phased in relief policy options related to deductions. LHA's MTW rent structure does not include deductions.

For the FSS program, escrow will be calculated using 27% growth in monthly rent, this is the amount by which the current monthly rent exceeds the baseline monthly rent.

In implementing the above, a hardship policy was created for tenants who were adversely affected. Details for the hardship policies are found in the Admissions and Continued Occupancy Plan and Section 8 Administrative Plan found in Tab 1 and Tab 2 of this MTW Plan.

The hardship policy applies to existing tenants or voucher participants as of specified implementation dates. At the next annual re-certification on or after the implementation date, if it is determined that calculating TTP based on 27% of monthly gross income with no deductions will increase the tenants TTP by more than \$25, then LHA will limit the increase by utilizing the Hardship TTP.

To calculate the Hardship TTP, LHA calculates the Monthly Adjusted Income using the household's current Annual Income minus the amount of pre-existing deductions that were utilized at the last re-examination prior to the implementation date. The Hardship TTP is calculated based on 30% of this Monthly Adjusted Income, plus an additional \$25 for each successive annual re-examination. If a tenant qualifies for the initial Hardship TTP, then LHA will calculate successive Hardship TTPs by adding an additional \$25 at each annual re-examination until the Hardship TTP equals or exceeds the TTP calculated based on 27% of monthly gross income. Each year a tenant must self-certify that the previous deductions are reasonably the same or have increased. If the amount of deductions has decreased for a tenant (for example a family no longer pays day care), then a tenant will no longer qualify for the Hardship TTP. In no case shall the Hardship TTP be less than \$50 or the Tenant Rent be less than the \$25 minimum rent.

Travel expense for individuals leaving the state for more than 60 days in a 24 month period while assisted will be included as income.

UPDATE ON STATUS OF ACTIVITY

These revised methods of calculating housing assistance for households are much simpler and less prone to errors. Tenants, participants, landlords, and advocates have appreciated the greater

simplicity and ease of understanding compared to traditional methods for calculating housing assistance.

The hardship policy has been used to alleviate any steep increases in rent. The number of hardships decreased steadily over time, and as of March of 2021, there were no hardship cases remaining. Staff continue to save a significant amount of processing time while also improving rent calculation accuracy because of these initiatives. Time savings varies by experience level of staff. More seasoned staff are assigned to the non-MTW programs. Because of their experience, they are more efficient compared to newer staff assigned a MTW caseload who take more time for annual re-exams.

APPLICATION OF ACTIVITY TO SPV TYPES

The rent calculation rule using 27% of income applies to all SPVs. The minimum rent rule applies to all SPVs with the exception of VASH participants

PROPOSED NON-SIGNIFICANT CHANGES OR MODIFICATIONS

No Changes

CHANGES OR MODIFICATIONS TO THE METRICS, BASELINES OR BENCHMARKS

There has been a steady increase in the number of elderly and disabled households and a decrease in work-able households. This has led to an overall decrease in the number of families transitioning to self-sufficiency.

SS #8 Households Transitioned to Self-Sufficiency				
HUD instructions for this metric are shown in the following two rows:				
Unit of Measurement	Baseline	Benchmark	Outcome	Benchmark Achieved
Number of households transitioned to self-sufficiency (increase). The PHA may create one or more definitions for "self-sufficiency" to use for this metric. Each time the PHA uses this metric, the "Outcome" number	Households transitioned to self-sufficiency (<<PHA definition of self-sufficiency>>) prior to implementation of the activity (number). This number may be zero.	Expected households transitioned to self-sufficiency (<<PHA definition>>) after implementation of the activity (number).	Actual households transitioned to self-sufficiency (<<PHA definition>>) after implementation of the activity (number).	Whether the outcome meets or exceeds the benchmark

should also be provided in Section (II) Operating Information in the space provided.				
Rent Reform #1 Interim Re-examinations				
PHA Definition of Self-Sufficiency: For this metric, LHA is defining self-sufficiency as families who voluntarily end participation in the voucher or public housing program.				
Unit of Measurement	Baseline (FY 2013)	Benchmark	Outcome	Benchmark Achieved
Number of households transitioned to self-sufficiency	HCV: 320 Households PH: <u>17 Households</u> TOTAL: 337 Households	HCV: 250 Households PH: <u>12 Households</u> TOTAL: 262 Households	To be provided in the MTW Annual Report.	To be provided in the MTW Annual Report.

Rent Reform 4

ACTIVITY: RENT CHOICE

Program Affected:	HCV Program
Plan Year Proposed:	FY 2008
Plan Year Approved:	FY 2008
Plan Year Implemented:	FY 2008
Plan Year Amended:	FY 2009
Statutory Objective:	Increase housing choice for low income families

DESCRIPTION OF ACTIVITY

The maximum initial rent for a family shall not exceed 50% of their monthly income at the time of approving tenancy and executing a HAP contract.

UPDATE ON STATUS OF ACTIVITY

When starting MTW in 1999, the housing authority elected to have no cap on rent burden in order to give maximum choice to voucher participants. However, an increasing number of households began putting their housing in jeopardy because their housing choice required 60% or more of household income be spent on shelter expenses. Given this trend, the housing authority in consultation with the Resident Advisory Board felt a rent burden cap was needed but elected to go higher than normal HUD rules. In FY19-20, MTW rules were applied to the Mainstream program as well. This eliminates the non-MTW comparison group for this initiative.

As shown in LHA's most recent MTW annual report, this initiative expands housing opportunities and spatial dispersal of voucher holders. In FY25 seventy-seven voucher families utilized Rent Choice to move into thirty-six different census tracts. Among new admission or transfer households who exceed the 40% cap, 44% are residing in middle to upper income census tracts.

We believe this initiative will continue to be needed in order to maintain voucher utilization. Expanding this variable for families looking for housing gives participating households more

housing options within the city of Lincoln. With the option of exceeding the federal rent burden cap of 40%, families can extend their housing search outside of primarily low-income neighborhoods. This larger search area allows families to select housing that fits into a bigger picture of needs that also factors in work, school and family supports.

APPLICATION OF ACTIVITY TO SPV TYPES

Rent Choice rule to increase the maximum initial rent to 50% applies to all SPVs.

PROPOSED NON-SIGNIFICANT CHANGES OR MODIFICATIONS

No Changes

CHANGES OR MODIFICATIONS TO THE METRICS, BASELINES OR BENCHMARKS

No Changes

Rent Reform 5

ACTIVITY: AVERAGE UTILITY ALLOWANCES

Program Affected:	HCV Program
Plan Year Proposed:	FY 2000
Plan Year Approved:	FY 2000
Plan Year Implemented:	FY 2000
Statutory Objective:	Reduce cost and achieve greater cost effectiveness in federal expenditures

DESCRIPTION OF ACTIVITY

LHA uses one standard utility allowance per bedroom size regardless of tenant utility responsibility and will not issue utility reimbursement checks or payments. The utility allowances were established using the average utility cost per number of bedrooms per unit. The utility allowances are reviewed annually and adjusted based on rate changes.

This activity applies to both tenant-based and project-based vouchers.

The following chart shows the current Fair Market Rents (October 1, 2025) and the continued payment standards, utility allowances and target rents established in 2023. Changes to the payment standard were not needed for the 2026 FMRs as LHA continued to be within 90-110% of the FMRs, within the acceptable range required by HUD. The updated Utility Allowances and Target Rents will go into effect on January 1, 2026, and remain within the acceptable range required by HUD.

Bedroom Size	FY26 FMR	Payment Standard	% of FMR	Target Rent	Utility Allowance
SRO	\$641	\$632	98.60%	\$632	\$ -
0	\$855	\$842	98.48%	\$791	\$51
1	\$926	\$941	101.62%	\$845	\$96
2	\$1,141	\$1,173	102.80%	\$1,032	\$141
3	\$1,587	\$1,653	104.16%	\$1,449	\$204
4	\$1,712	\$1,801	105.20%	\$1,541	\$260
5	\$1,969	\$2,072	105.23%	\$1,759	\$313
6	\$2,226	\$2,324	104.40%	\$1,963	\$361

Tenant Protection Vouchers (TPVs) are meant to ensure there is no displacement of low-income residents as a result of various actions resulting in a loss of HUD subsidy assistance that is attached to a specific unit. HUD identifies and allocates Tenant Protection Vouchers as the special circumstances arise.

Enhanced Vouchers (EVs) are a form of TPV that, in certain circumstances, allows the gross rent to exceed the local voucher payment standard to allow existing families to remain in their units even if the owner increases the rents. Enhanced vouchers are generally issued to provide continued assistance for a family at the termination of project-based rental assistance program. If the family stays in the same project, the voucher payment standard covers the full market rent. Enhanced vouchers have several special requirements, but in all other respects are subject to rules of the tenant-based voucher program. Some of the differences include a special statutory minimum rent requirement and a special payment standard, applicable to a family receiving enhanced voucher assistance who elects to stay in the same unit. If the family moves, all normal voucher rules apply.

MTW Utility Allowance Hardship: If a household is eligible to receive an enhanced voucher and their unit's utility allowance exceeds the Moving to Work utility allowance at the time of program conversion, then the enhanced voucher household will be granted a Moving to Work Utility Allowance hardship.

The MTW Utility Allowance hardship will allow the enhanced voucher household to retain the utility allowance amount established on the date of the program conversion (i.e. locked-in enhanced utility allowance), as long as the following two conditions exist.

- 1) The tenant remains in the original unit; and
- 2) The MTW Utility Allowance is less than the "locked in" enhanced utility allowance.

Public Housing conversion to Project-Based Vouchers:

Mahoney Manor (AMP 1) was converted (RAD conversion) to project-based vouchers effective October 1, 2019. All utilities are included in the rent so there will not be a utility allowance for this property.

Family Scattered Site units (AMPs 2 & 3) are planned to be converted to project based vouchers during this plan year utilizing provisions of Section 18 Demolition/Disposition of Public Housing. In order to minimize disruption to existing tenants, the Average Utility Allowance will not be used for the 200 units under the Section 18 conversion. The converted PBV development, Family Scattered Sites, will have its own utility allowances.

UPDATE ON STATUS OF ACTIVITY

The average utility allowance has been part of the MTW program since 1999. Voucher participants appreciate the simplicity of a single utility allowance as it helps them to know the amount of rent assistance they can expect, making it far easier to search for a unit. They know what target rent they should attempt to achieve, and they understand the value of finding units that are energy efficient or with landlord paid utilities.

Both tenants & landlords support the average utility allowance method. They understand how rental assistance is calculated. In a baseline measure, it took nearly five times longer to explain standard utility allowances in a new admission appointment compared to an explanation of average utility allowances. In addition, administrative costs have been saved by not issuing utility reimbursement checks or payments and MTW utility allowance calculations have a very low error rate compared to non-MTW programs. In past HUD studies using data from RIM audits, utility allowance calculations have been in the top 5 of errors. LHA error rates on the simplified MTW utility allowances are extremely low. LHA continues to do an annual evaluation of utility allowances. No other changes are planned for this initiative.

APPLICATION OF ACTIVITY TO SPV TYPES

The one standard utility allowance rule applies to all SPVs.

PROPOSED NON-SIGNIFICANT CHANGES OR MODIFICATIONS

No Changes

CHANGES OR MODIFICATIONS TO THE METRICS, BASELINES OR BENCHMARKS

No Changes

Rent Reform 6

ACTIVITY: BIENNIAL RE-EXAMINATIONS

Programs Affected:	HCV and PH
Plan Year Proposed:	FY 2009
Plan Year Approved:	FY 2009 and FY 2010
Plan Year Implemented:	FY 2009 and FY 2010

Public Housing:

Effective March 15, 2009 for new move-ins

Effective July 1, 2009 for current tenants

Effective July 1, 2025 expanded from elderly or disabled families to all households

Housing Choice Voucher

Effective April 1, 2009 for new admissions

Effective July 1, 2009 for some current program participants

Effective July 1, 2025 expanded from elderly or disabled families to all households

Statutory Objective: Reduce cost and achieve greater cost effectiveness in federal expenditures

DESCRIPTION OF ACTIVITY

Effective July 1, 2025, LHA expanded this initiative to conduct re-examination of all households, not just elderly or disabled, at least every two years. In order to balance the workload, LHA designed a two year transition process. For current head of households on an annual review cycle, those with a tenant ID ending in 0, 1, 2, 3 and 4 will continue to have their next re-exam according

to the month the re-examination is due between July 1, 2025 and June 30, 2026, and biennially thereafter. Those with a tenant ID ending in 5, 6, 7, 8 and 9 will have their next re-exam according to the month the re-examination is due between July 1, 2026 and June 30, 2027, and biennially thereafter.

If payment standards are increased the increase will go in effect at the first of either 1) upcoming biennial reviews with effective dates between 3 full months from the payment standard approval date and within 15 months of the payment standard effective date, 2) an interim re-exam to incorporate the new payment standard completed in the skip year for any biennial review not due within the 15 months timeframe established in the preceding criteria, or 3) an interim for a gross rent change. This interim re-exam will only implement the new payment standard (including target rent and utility allowance) but will not include adjustments to family income. The re-exams will be conducted on the household's annual anniversary date during the skip year. All households will continue to have interim re-examinations, with the exception of according to administrative policy.

UPDATE ON STATUS OF ACTIVITY

This activity was successfully implemented and has been ongoing for elderly or disabled households. Our most recent data shows the two-year average number of annual reviews for elderly and disabled households continued to increase to 887 households, but that is because the overall number of elderly and disabled households continues to increase substantially and now totals 2,045 (over 65% of all Public Housing and HCV households) as of the end of FY2025. LHA has now expanded the initiative to the remaining third of households who are not elderly or disabled as part of our continued effort to reduce administrative burdens and increase incentives for work.

Tenants and voucher participants affected by this policy appreciate the reduced burden associated with the review process. In addition, they could have increased income between biennial re-examinations without a corresponding increase in their rent payment, which provides an additional incentive to work. Households continue to be eligible for rent decreases by means of interim re-examinations if they experience decreased income.

APPLICATION OF ACTIVITY TO SPV TYPES

The rule to conduct reviews at least every 2 years applies to all SPVs.

PROPOSED NON-SIGNIFICANT CHANGES OR MODIFICATIONS

No Changes

CHANGES OR MODIFICATIONS TO THE METRICS, BASELINES OR BENCHMARKS

No Changes

Initiative 1

ACTIVITY: INCOME ELIGIBILITY

Programs Affected:	HCV & PH Programs
Plan Year Proposed:	FY 2000
Plan Year Approved:	FY 2000
Plan Year Implemented:	FY 2000
Statutory Objective:	Reduce cost and achieve greater cost effectiveness in federal expenditures

DESCRIPTION OF ACTIVITY

All applicants for HUD subsidized units must provide adequate evidence that the household's anticipated annual income for the ensuing twelve-month period does not exceed the following income limits based on area median income adjusted for family size:

Public Housing:	50% of median income
Housing Choice Voucher:	50% of median income
VASH:	80% of median income

Income targeting will not be used.

UPDATE ON STATUS OF ACTIVITY

Lincoln Housing Authority is using its MTW authority to waive income targeting standards. Rather than use national income targeting standards, LHA has designed its preference system to fit local needs and local program goals. LHA does not measure income targeting on an on-going basis, nor do we alter the order of the waiting list to meet income targeting goals. As part of our annual MTW report, we review admissions income levels relative to targeting standards each fiscal year,

and we continue to meet federal targeting standards. In addition, we continue to meet the statutory objective to ensure that at least 75% of the families assisted are very low-income families, as defined in section 3(b)(2) of the 1937 Act. This activity does not interfere with achieving that objective. The Public Housing program is smaller and could be prone to yearly changes in income levels due to small variations in the number of vacancies.

LHA plans to convert the remaining Public Housing portfolio to a project-based voucher (PBV) program. Due to planned conversion under Section 18, LHA is now applying the HCV income limit (50% of area median) for the public housing and converted PBV properties, and public housing income limits no longer apply.

In the Public Housing and Voucher Programs, 100% of Public Housing and voucher new admissions in the last fiscal year were very low income or extremely low income.

APPLICATION OF ACTIVITY TO SPV TYPES

The waiver of income targeting rule applies to all SPVs.

PROPOSED NON-SIGNIFICANT CHANGES OR MODIFICATIONS

No Changes

CHANGES OR MODIFICATIONS TO THE METRICS, BASELINES OR BENCHMARKS

No Changes

Initiative 2

ACTIVITY: RESPONSIBLE PORTABILITY

Program Affected:	HCV Program
Plan Year Proposed:	FY 2000
Plan Year Approved:	FY 2000
Plan year Implemented:	FY 2000
Statutory Objective:	Reduce cost and achieve greater cost effectiveness in federal expenditures

DESCRIPTION OF ACTIVITY

Voucher participants will be allowed to port out upon request, after leased up for a year, if the receiving PHA will absorb the LHA Voucher. If the receiving agency does not absorb then participants will only be allowed to port upon request as a reasonable accommodation or for an employment, education, safety or medical need if the receiving PHA's Payment Standards do not exceed the LHA Payment Standards. This restriction is not applicable in cases of Emergency Transfer outlined in Section XXVIII of the Administrative Plan.

An employment exception will not be granted if the employment is for less income than is being earned on the last action or it does not result in income above the MEI. An educational exception will not be granted unless it is full-time education for a program not available remotely.

UPDATE ON STATUS OF ACTIVITY

The housing authority's policy continues to provide appropriate opportunities to port while preserving the integrity of our MTW program. Housing staff continues to educate and inform participants and potential participants about the responsible portability policy. Data shows that most requests for portability are approved.

The purpose of responsible portability in our MTW program is to reduce costs and prevent families from porting out with their voucher because of our MTW policies. It was anticipated that some families would choose to port out just to avoid the work requirements and other expectations of the MTW program. Portability is allowed for specific reasons as listed above. Families are given information about our responsible portability policy and it is recognized that once people are aware of the policy, few formal requests are made. Our policy represents a highly successful implementation of a more responsible portability policy that could be adapted on nationwide basis. Portability represents a difficult and time-consuming administrative issue in voucher programs across the country. Allowing HA's to adopt policies that limit ports only for verifiable, good cause reasons would improve efficiency in voucher program administration nationwide.

In 2014, LHA did a time study on the amount of administrative time it takes per portable voucher and set a benchmark of 4.43 hours per voucher. Our baseline data reflects the results of this time study in the benchmark.

LHA has seen an increase in recent years of waiting list shopping – applicants from other parts of the country applying for a voucher in Lincoln to take back to their home state. Most of the increase in portability is a result of this practice. Often applicants are working in their home state, leave their job so they can come to Lincoln for a voucher and then port back home under the employment exception to return to the same job or a similar job that they had prior to moving to Lincoln. In the past fiscal year, we had 5 of 5 port out requests for employment approved. Our baseline level in 2008 was 5 ports out of 5 requests for employment reasons.

In April 2019, LHA modified its Administrative Plan to not permit voucher participants to port-out to housing authorities whose Payment Standards exceed the LHA Fair Market Rents unless the receiving PHA will absorb the LHA voucher. This restriction is not applicable in cases of Emergency Transfer outlined in Section XXVIII of the Administrative Plan.

APPLICATION OF ACTIVITY TO SPV TYPES

The Responsible Portability rule applies to all SPVs with the exception of VASH and EHV.

PROPOSED NON-SIGNIFICANT CHANGES OR MODIFICATIONS

No Changes

CHANGES OR MODIFICATIONS TO THE METRICS, BASELINES OR BENCHMARKS

No Changes

Initiative 3

Moved to Rent Reform 6 at HUD's request.

Initiative 4

ACTIVITY: HQS INSPECTIONS WAIVER

Program Affected:	HCV Program
Plan Year Proposed:	FY 2010
Plan Year Approved:	FY 2010
Plan Year Implemented:	FY 2010
Statutory Objective:	Reduce cost and achieve greater cost effectiveness in federal expenditures

DESCRIPTION OF ACTIVITY

To encourage participating landlords and tenants to maintain their units in compliance with Housing Quality Standards (HQS), the required annual inspection will be waived for one year if the annual inspection meets 100% HQS upon first inspection at initial or annual inspection. All units will be inspected at least every other year. This initiative will also allow inspections to coincide with the next annual re-examination date rather than HUD's interpretation that inspections be conducted within 365 days of the previous inspection. HUD's interpretation resulted with a schedule of re-inspections every 10 months to ensure compliance with the interpretation of "every 365 days." Special inspections will continue to occur as determined by LHA.

HUD's Request for Tenancy Approval (RFTA) form was modified to satisfactorily implement this inspection incentive initiative. LHA developed a local form, the Request for Inspections and Unit Information form which is used in lieu of HUD's RFTA form HUD 52517, to reflect a city ordinance change that required all landlords to provide all trash services. In addition, LHA also changed this local form after the Landlord Advisory Committee requested a statement be added to the form to indicate when assistance will start. The local form can be found in Appendix B.

LHA had previously opted for an extension to implement NSPIRE until October 1, 2025, submitting the decision to HUD via email as required. HUD has since extended the compliance requirement to February 1, 2027 and LHA will extend our implementation date to February 1, 2027.

In order to best retain participating landlords and serve tenants LHA is opting to not implement the Final Rule change to 24 CFR 982.404(d) regarding increasing the inspection abatement period to 60 days after noncompliance and to issue a voucher to a tenant 30 days prior to the termination of the HAP contract. The majority of abatements for LHA do not result in terminations and many tenants do not want to move from their current resident if the landlord will get into compliance with HQS. Issuing a voucher and the tenant notifying the landlord that they'll move presents a complication for the tenant and potential future landlord. If the current landlord resolves the deficiency(s) prior to termination and the tenant has already pursued a new unit the tenant and LHA then need to provide notice to the current landlord if no longer out of compliance. Currently, if a tenant wants to move during an abatement or once the HAP contract is terminated after an abatement the tenant requests and receives a 90-day voucher (or 120-days for VASH or Mainstream).

UPDATE ON STATUS OF ACTIVITY

This initiative is ongoing since April 1, 2009. Tracking the next inspection date and collecting data on skipped inspections are very time consuming. LHA monitors the impact of this policy through a variety of measurements including: 1) number of annual voucher program inspections completed; 2) percentage of annual HQS inspections passing at the first inspection; and 3) the number of complaint inspections. If the policy was to complete biennial inspections for all units regardless of the results of the inspection, it would be much simpler to implement and audit. However, to ensure the quality of units, it is necessary to retain an annual inspection cycle for some properties.

The inspection waiver policy no longer needs a Moving to Work waiver as the HCV voucher program rules have changed as noted in final rule number 5743-F-03 published March 8, 2016 in the Federal Register. However, the use of the modified Request for Tenancy Approval form and the ability to coincide annual inspections with recertification dates does require a waiver.

The inspection waiver policy continues to have positive impact on the voucher program by providing administrative cost savings to LHA and improving Lincoln's housing stock.

APPLICATION OF ACTIVITY TO SPV TYPES

The HQS inspection waiver applies to all SPVs.

PROPOSED NON-SIGNIFICANT CHANGES OR MODIFICATIONS

No Changes

CHANGES OR MODIFICATIONS TO THE METRICS, BASELINES OR BENCHMARKS

No Changes

Initiative 5

ACTIVITY: INSPECTIONS & RENT REASONABLENESS

Program Affected:	HCV Program
Program Year Proposed:	FY 2012
Program Year Approved:	FY 2012
Program Year Implemented:	FY 2012
Statutory Objective:	Reduce cost and achieve greater cost effectiveness in federal expenditures

DESCRIPTION OF ACTIVITY

LHA will perform all Inspections and Rent Reasonableness determinations on all tenant and project-based voucher units regardless of ownership of property management status including those that are owned or managed by LHA.

UPDATE ON STATUS OF ACTIVITY

LHA performs inspections and rent reasonableness determinations on the property owned or managed by LHA. This initiative has eliminated the administrative work and cost of acquiring and maintaining a contract to perform inspections and rent reasonableness determinations. Cutting out the middle man, the contractor; improves administrative efficiencies, eliminates confusion for the voucher participant, and improves the response time for performing inspections. LHA properties are generally in better condition than the average rental units participating in the voucher program. Our most recent report showed 71% of LHA properties passed at first inspection compared to 59% for all voucher properties. For FY2025, we achieved cost savings and efficiencies by not hiring an outside contractor.

APPLICATION OF ACTIVITY TO SPV TYPES

The Inspections and Rent Reasonableness rules applies to all SPVs.

PROPOSED NON-SIGNIFICANT CHANGES OR MODIFICATIONS

No Changes

CHANGES OR MODIFICATIONS TO THE METRICS, BASELINES OR BENCHMARKS

No Changes

Initiative 6

ACTIVITY: PROJECT-BASED SECTION 8 UNITS

Program Affected: HCV Program

Project-based units LHA owned or managed properties:

Plan Year Proposed: FY 2010

Plan Year Approved: FY 2010

Plan Year Implemented: Pending receipt of a viable application

Project-based units through other competitive process:

Plan Year Proposed: FY 2013

Plan Year Approved: FY 2013

Plan Year Implemented: FY 2013 to FY 2016

Statutory Objective:

- Increase housing choice for low income families
- Reduce cost and achieve greater cost effectiveness in federal expenditures

DESCRIPTION OF ACTIVITY

The Moving to Work waivers being used are: 1) to transition LHA owned or managed units into Section 8 project-based assistance without a competitive bid, 2) allow the project-based sites to maintain a site-based waiting list, 3) allow the 25% unit allocation per project cap be removed, 4) allow unit amendments to the project-based HAP contract beyond the three year limit in order to add units not initially included, 5) eliminate the requirement to furnish a copy of each inspection report to the HUD field office, 6) allow zero HAP participants to occupy a unit indefinitely and the unit will remain designated as a project-based unit under contract, 7) implement the utility allowances in accordance with Rent Reform #5, 8) allow LHA to perform the functions of rent

reasonableness determinations, HQS inspections, and enter into agreements to the terms of the HAP contract without the need for an independent entity for LHA-owned units, 9) Adjust some rent requirements for public housing conversions to project-based vouchers, and 10) Award project based vouchers to a City of Lincoln sponsored project serving homeless persons without competitive bid.

For tenants with zero HAP, if the tenant's income decreases, we will reinstate HAP payments. A zero HAP tenant will be eligible to move with a voucher in accordance with Housing Choice Voucher regulations. LHA complies with Housing Quality Standards, subsidy layering requirements, and other federal requirements regarding project-based assistance as set forth in Title 24 of the Code of Federal Regulations.

Project-based units through other competitive process:

In late 2017 LHA entered into a HAP contract for 70 project-based VASH vouchers at Victory Park Apartments. The project is the result of a collaboration between HUD, the Veterans Administration, LHA and the Lincoln Senior Foundation, a local non-profit organization that is redeveloping the Lincoln VA campus. HUD awarded LHA 45 project-based VASH vouchers for the development, and LHA converted an additional 25 tenant-based VASH vouchers into project-based vouchers for use in Victory Park Apartments. This development is part of the broader redevelopment of the VA campus. The "other competitive process" was the VA's selection process for an enhanced use lease agreement. LHA executed the Housing Assistance Payment Contract (HAP) for this project on December 1, 2017. All 70 units were ready for occupancy on December 1, 2017 and leasing started the same day.

As of July 17, 2015, the HUD Voucher Office has already authorized LHA to use 15 different MTW alternative requirements when administering HUD-VASH vouchers. On July 6, 2017, HUD approved an additional flexibility request to allow Victory Park Apartments to maintain a site-based waiting list and to implement the utility allowances in accordance with Rent Reform #5.

Project-based units LHA owned or managed properties:

LHA will provide project-based Section 8 assistance to property owned or managed by LHA, without a competitive bid. Site selection for LHA owned or managed property will be based on the need to increase, maintain and preserve affordable housing. Each site may create a separate wait list for applicants interested in renting project-based units. LHA will eliminate the restriction on the percentage of units leased in a building or project.

LHA signed a contract effective July 1, 2012 to phase-in the project-based assistance at Crossroads House during a three-year period. The phase-in period allowed the opportunity to maintain 100% leasing without undue hardship on the voucher program budget and leasing requirements as well as preventing the displacement of any households over the 50% median income limit. The phase-in period has been completed.

Crossroads House Apartments is an elderly apartment complex with 58 one-bedroom units located in downtown Lincoln at 1000 O Street. These units were selected for project-based assistance because of the ongoing community need to preserve existing affordable housing for the elderly population in this area. Since Crossroads House is a “tax credit” project, the definition of elderly is defined as 55 years or older, so residents must meet that age requirement to be eligible. The income eligibility limit for Crossroads House was set at the voucher program limit of 50% of median income rather than the tax credit limit of 60% median income. All 58 units are now project-based.

Public Housing conversion to PBV properties

LHA will operate Public Housing converted PBV developments in accordance with the HUD requirements, the MTW Agreement, and this LHA’s MTW Plan, including the provision that LHA will conduct inspections and determine rent reasonableness for these vouchers.

LHA will calculate rent in the following way for tenants who’s Total Tenant Payment (TTP) equals or exceeds the Gross Rent for the unit (Zero HAP tenants) in RAD developments.

Mahoney Manor

Both existing tenants (pre-RAD conversion) and new tenants (post-RAD) conversion will pay rent based on their TTP up to the Gross Rent for the unit. Zero HAP tenants will continue to pay the Gross Rent for the unit indefinitely until their income decreases or the Gross Rent increases to a point where they qualify for HAP again. A tenant’s portion of rent will not increase above the RAD PBV Gross Rent for the unit.

Rent Phase-in/Hardship Policy: We have developed the following phase-in of potential rent increases for households whose TTP exceeded the 2018 public housing ceiling rents at the time of RAD conversion at Mahoney Manor. At the first scheduled annual or biennial recertification following conversion, existing tenants at time of conversion will pay no more than the 2018 ceiling rent plus \$25.00. At the second scheduled annual or biennial recertification following conversion, existing tenants at time of conversion will pay no more than the 2018 ceiling rent plus \$50.00. At the third scheduled annual or biennial recertification following conversion, existing tenants at time

of conversion will pay up to the gross rent at the time of the recertification. This applies to all conversions from public housing to PBV.

Recertification Cycles: Upon conversion from public housing to project-based vouchers or tenant protection vouchers, the family’s last public housing annual or interim income recertification will serve as the initial certification for the voucher program. The family will remain on the same annual or biennial review cycle and schedule. This applies to all conversions from public housing to PBV.

Utility Allowances. LHA will continue to calculate unit-based utility allowances for converted Public Housing units rather than use the single Voucher utility allowance under Rent Reform Initiative #5. This will minimize disruption in the rent calculation for in-place public housing residents converting to vouchers.

UPDATE ON STATUS OF ACTIVITY

LHA plans to project base 16 voucher at Emerald View Apartments Phase 2, in conjunction with the development of an additional 64 units utilizing Low Income Housing Tax Credits. LHA will manage the development, and its affiliated non-profit, Lincoln Civic Housing, will serve as developer and general partner.

APPLICATION OF ACTIVITY TO SPV TYPES

Not applicable.

PROPOSED NON-SIGNIFICANT CHANGES OR MODIFICATIONS

LHA continues to plan to convert the remaining Family Scattered Site Public Housing units to project -based vouchers under the Section 18 Disposition of Public Housing requirements. Conversion details for this initiative are found in the description above. We anticipate the Section 18 Disposition application will be submitted by March 31, 2026

CHANGES OR MODIFICATIONS TO THE METRICS, BASELINES OR BENCHMARKS

No Changes

Initiative 7

ACTIVITY: RENTWISE TENANT EDUCATION

Program Affected:	HCV Program
Plan Year Proposed:	FY 2012
Plan Year Approved:	FY 2012
Plan Year Implemented:	FY 2012
Statutory Objective:	Increase housing choice for low income families Reduce cost and achieve greater cost effectiveness in federal expenditures

DESCRIPTION OF ACTIVITY

Lincoln Housing Authority is using combined MTW funds to support Nebraska RentWise, a tenant education program. This activity serves only households under 80% AMI and is related to the MTW objective of increasing housing choices for low-income families by providing training and education.

RentWise is a structured curriculum to educate renters on responsibilities necessary to become successful tenants with stable housing. Lincoln Housing Authority formed a collaborate group, the Lincoln RentWise Network consisting of representatives from an array of human service agencies in the Lincoln community. Network members identified the need for the program because of the common knowledge that many low-income families had great difficulty obtaining rental housing because of past problems. Those problems include rental or credit history, lack of experience (first time renters), stigmas associated with rental assistance programs, or other issues that cause potential landlords to see them as high-risk tenants.

Using certified trainers, RentWise teaches the knowledge and skills to be a successful renter and the issues that lead to problems for tenants. RentWise teaches participants how to secure and maintain safe and affordable rental housing. The six-module program is offered at no cost to

participants and covers topics such as how to take care of and maintain the rental unit; how to improve communication and reduce conflict between tenants and landlords; and how to improve the rental experience, manage money, and information on legal rights and responsibilities. The 12-hour curriculum uses lectures, workbooks, worksheets, demonstrations, and question & answer formats.

The Lincoln RentWise Network offers the six module educational series during both day and evening hours at a central location with city bus service. Lincoln Housing Authority provides coordination for registration, materials, interpreters, scheduling, tracking, and issuing certificates of completion.

UPDATE ON STATUS OF ACTIVITY

This activity was implemented October 1, 2011. Each twelve-hour series is scheduled over three days and each series is scheduled either once or twice a month. The program allows for 60 registrants per session. The number of classes offered is sufficient to meet the registration requests. RentWise is a pre-housing activity and participants are determined as income-eligible for RentWise based on self-declaration of income.

The program has been very well received by tenants and landlords. Some landlords offer incentives to RentWise graduates such as waiver of application fee or reduced deposit. LHA offers a secondary preference for the voucher program for RentWise graduates.

We have had increased requests for interpreters for the RentWise program. In order to more efficiently use interpreters and manage costs as well as reduce the distractions of having interpreters in a classroom setting, LHA obtained local grants for specialized equipment to be used by interpreters and participants.

In the fiscal year ending March 31, 2025 150 households completed the Rentwise program. Over the history of RentWise, 46% of those who register complete all requirements of the program. Studies in the field of housing and the use of vouchers show that one of the biggest impediments to increasing housing choice, decreasing concentrated poverty and expanding housing opportunities is the knowledge base of the tenant, their understanding of the rental market, and their connections to the community. The RentWise program improves the knowledge base and thereby increases housing choice.

APPLICATION OF ACTIVITY TO SPV TYPES

Not applicable.

PROPOSED NON-SIGNIFICANT CHANGES OR MODIFICATIONS

No Changes

CHANGES OR MODIFICATIONS TO THE METRICS, BASELINES OR BENCHMARKS

No Changes

Initiative 8

ACTIVITY: RESIDENT SERVICES PROGRAM

Program Affected:	HCV Program
Plan Year Identified:	FY 2012
Plan Year Approved:	FY 2012
Plan Year Implemented:	FY 2012
Statutory Objectives:	Increase housing choice for low income families

DESCRIPTION OF ACTIVITY

The resident services program provides outreach, case management, service coordination, and supportive services to tenants who are frail elderly or disabled and residing at Crossroads House apartments. Through an interlocal agreement, the program is operated by the Lincoln Area Agency on Aging (LAAA). This activity serves only households under 80% AMI and is related to the MTW objective of increasing housing choices for low-income families by providing a supportive services program which will allow residents to remain independent and prevent premature or unnecessary placement in assisted living facilities or nursing homes.

The resident services program is modeled after HUD's Congregate Housing Services Program which LAAA (grantee) currently offers at LHA's Burke Plaza (91 units) and Mahoney Manor (120 units). All residents are eligible for outreach, case management and service coordination. Residents who are frail with 3 or more deficits in Activities of Daily Living (ADLs) or who are disabled are eligible for supportive services which include personal care, housekeeping, and transportation subsidy. Participation in services by residents is not mandatory and is at the option of the resident. Individual supportive services under the contract are limited by an amount established annually.

A Professional Assessment Committee (PAC) reviews an assessment of each potential participant in supportive services to ensure each participant is an elderly person deficient in at least three ADLs or is a disabled individual.

A service coordinator provides general case management and referral services to all potential participants in the program and provides referrals to the PAC of those individuals who appear eligible for the program. The service coordinator educates residents about the services available, assists with applications, and monitors ongoing services. The service coordinator also coordinates the delivery of third party purchased supportive services for residents who are ineligible for the program supportive services in order to establish a continuum of care and assures access to necessary supportive services.

The LAAA contracts with qualified providers to furnish participants with supportive services including personal care, transportation, and housekeeping services. These three services are provided and funded as part of the program. MTW funds are used to provide reimbursement to LAAA under the interlocal agreement.

Personnel costs for the service coordinator are reimbursed at 100% for .35 FTE to serve Crossroads House. Supportive services are reimbursed at 75% with the remaining 25% billed to the participant receiving services. There is an annual limitation on individual supportive services to the program with an initial cap set at \$2,000 and adjusted annually as needed.

The resident services program is enhanced by the location of the downtown senior center located directly across the street from Crossroads House. This location affords easy access to the programs operated by the LAAA at the senior center which include education, recreation, social activities, health activities, and nutritional programs including a daily noon meal. This location also affords easy access to the service coordinator office and program administration, also located at the senior center site.

UPDATE ON STATUS OF ACTIVITY

LHA continued this initiative in the past year through an interlocal agreement with Lincoln Area Agency on Aging. The most recent annual report shows there were 49 individuals receiving service coordination in the program. There are 20 individuals who were at high risk for a higher level of service but were able to continue in independent living with supportive services. Without these supportive services, these 20 individuals would likely move to assisted living or nursing home care. This results in substantial savings of Medicaid dollars to remain in independent living versus assisted living or nursing home care.

Through service coordination, 50 residents also received assistance with services not funded

under this program. The service coordinator explains services and benefits to residents and families, communicates and problem solves with service agencies, physicians, and other health care providers and building managers. New problem situations arise regularly, and they are addressed quickly. The service coordinator works with residents who are hospitalized or have temporary nursing home stays to plan for return home with supportive services.

APPLICATION OF ACTIVITY TO SPV TYPES

Not applicable.

PROPOSED NON-SIGNIFICANT CHANGES OR MODIFICATIONS

No Changes

CHANGES OR MODIFICATIONS TO THE METRICS, BASELINES OR BENCHMARKS

No Changes

Initiative 9

ACTIVITY: LANDLORD INCENTIVE HAP

Program Affected:	HCV Program
Plan Year Proposed:	FY 2015
Plan Year Approved:	FY 2015
Plan Year Implemented:	FY 2015
Statutory Objective:	Increase housing choice for low income families

DESCRIPTION OF ACTIVITY

As an incentive for landlords to participate in the MTW tenant-based voucher program, Lincoln Housing Authority will provide the landlord a one-time additional Housing Assistance Payment (HAP) of \$400 for units that pass on the first inspection and \$200 for units that fail the first inspection to be paid upon the execution of the HAP contract for the new unit and tenant. This HAP payment will be included with all other HAP reported in VMS. The landlord is not eligible for an additional HAP payment if the contract is executed for a transfer in units with the same landlord, or if the contract is executed due to a lease renewal or change. The following properties are also excluded from the additional landlord incentive payment: 1) properties managed or owned by Lincoln Housing Authority, or 2) properties receiving Low Income Housing Tax Credits.

This initiative came from discussions with our Landlord Advisory Committee who identified some of the following burden factors to participating in the voucher program: 1) the HAP contract creates additional paperwork and time, 2) inspection requirements result in repairs to units not otherwise required for a market-rate tenant, 3) landlords take time out of their busy schedule to meet with inspectors for HQS inspections, 4) landlords must wait for their first rental payment until after inspections and contracts are approved rather than on the day the lease is signed, and 5) landlords lose rental revenue while waiting for units to pass inspections. This initiative creates an incentive that recognizes these barriers and compensates the landlords accordingly.

UPDATE ON STATUS OF ACTIVITY

A goal of this initiative is to maintain or increase the number of landlords participating in the voucher program. Given the competitive rental market in Lincoln, landlord participation has been decreasing which is making it more difficult for voucher holders to obtain affordable housing. Adding participating landlords increases the success rate for vouchers issued and shortens the time it takes to lease a voucher.

After the implementation of the original \$150 Landlord incentive, the voucher success rate improved by from 60% to 77% and the voucher lease time improved during the first 60 days of voucher issuance. The success rate then declined as the rental market tightened, and LHA increased the incentive payment from \$150 to \$200 effective April 1, 2020. While we did not see an increase in the success rate, the rate had also did not decline further. The incentive increased again to \$400 for units that pass on the first inspection and remain at \$200 for units that fail the first inspection. The increased was to not only try to increase new landlords and better utilize existing landlords but to also improve the success rate in passing inspections on the first inspection.

The initial improvements with the voucher leasing success rate and faster leasing time are quite impressive considering the challenges of Lincoln's rental market. Prior to the implementation of the Landlord HAP Incentive, 60% of the vouchers issued were leased. Data from the last fiscal year shows 70% of the vouchers issued were leased. The success rate has increased over the last year.

APPLICATION OF ACTIVITY TO SPV TYPES

This Landlord Incentive rule applied to all SPVs.

PROPOSED NON-SIGNIFICANT CHANGES OR MODIFICATIONS

No Changes

CHANGES OR MODIFICATIONS TO THE METRICS, BASELINES OR BENCHMARKS

No Changes

B: NOT YET IMPLEMENTED

All approved activities have been implemented.

C: ON HOLD

All approved activities have been implemented.

D: CLOSED OUT

No approved activities have been closed out.

V. Sources and Uses of Funding

A. PLANNED APPLICATION OF MTW FUNDS

i. Estimated Sources of MTW Funds

FDS Line Item Number	FDS Line Item Name	Dollar Amount
70500 (70300+70400)	Total Tenant Revenue	\$1,008,700
70600	HUD PHA Operating Grants	\$22,208,784
70610	Capital Grants	\$705,800
70700 (70710+70720+70730+70740+70750)	Total Fee Revenue	0
71100+72000	Interest Income	\$119,000
71600	Gain or Loss on Sale of Capital Assets	0
71200+71300+71310+71400+71500	Other Income	\$141,300
70000	Total Revenue	\$24,183,584

ii. Estimated Application of MTW Funds

FDS Line Item Number	FDS Line Item Name	Dollar Amount
91000(91100+91200+91400+91500 +91600+91700+91800+91900)	Total Operating - Administrative	\$1,825,800
91300+91310+92000	Management Fee Expense	\$912,500
91810	Allocated Overhead	0
92500 (92100+92200+92300+92400)	Total Tenant Services	\$60,200

93000 (93100+93600+93200+93300+93400+93800)	Total Utilities	\$31,400
93500+93700	Labor	0
94000 (94100+94200+94300+94500)	Total Ordinary Maintenance	\$813,800
95000 (95100+95200+95300+95500)	Total Protective Services	0
96100 (96110+96120+96130+96140)	Total Insurance Premiums	\$98,500
96000 (96200+96210+96300+96400+96500+96600+96800)	Total Other General Expenses	\$539,900
96700 (96710+96720+96730)	Total Interest Expense and Amortization Cost	0
97100+97200	Total Extraordinary Maintenance and Capital Fund Expenditure	\$705,800
97300+97350	HAP + HAP Portability-In	\$19,195,684
97400	Depreciation Expense	\$365,000
97500+97600+97700+97800	All Other Expense	0
9000	Total Expenses	\$24,548,584

Description of any variance between Estimated Total Revenue and Estimated Total Expense:

Uses of MTW Funding exceed Estimated Sources of MTW Funding for the Fiscal Year by \$365,000. Depreciation is a non-cash expense and shown at \$365,000 under Estimated Uses.

MTW Funding Sources, after removing the non-cash expense of depreciation, equals Uses of MTW Funding.

iii. Description of Planned Application of MTW Funding Flexibility

See Section IV, Initiatives 7 and 8

Upon conversion of the remaining Public Housing to project-based vouchers under the Section 18 disposition process, LHA will transfer and/or use any remaining Public Housing operating reserves or capital funds for the operation of the converted public housing units until those funds are depleted.

In addition, following conversion of Public Housing units under Section 18, LHA anticipates receiving Asset Repositioning Funds (ARF) and Demolition Disposition Transitional Funding (DDTF). LHA will utilize the funds for capital improvements at the converted public housing properties, supplement voucher program administrative or HAP costs, or keep the funds in reserve for future use.

(IV.) PLANNED APPLICATION OF PHA UNSPENT OPERATING FUND AND HCV FUNDING

Original Funding Source	Beginning of FY - Unspent Balances	Planned Application of PHA Unspent Funds during FY
HCV HAP*	\$4,751,457	\$2,000,000 Emerald View II \$60,000 BUF \$2,691,457 HAP
HCV Admin Fee	\$2,228,558	\$2,228,558 Admin Expenses
PHG Unrestricted Net Assets	\$392,356	\$392,356 PHG Op Expenses
TOTAL:	\$7,372,371	\$7,372,371

*Unspent HAP funding should not include amounts recognized as Special Purpose Vouchers reserves.

HCV HAP: \$2,000,000 To be used for development of a LIHTC project – Emerald View II.

HCV HAP: \$60,000 to be used for Broader Uses of Funds – CHSP and Rent Wise

HCV unspent HAP balance of \$2,691,457 will be available for HAP expenses.

HCV unspent Admin Fee will be available to offset future losses in operating the program.

Unspent PHG Unrestricted Net Assets will be used to establish reserves for the properties transitioned under Section 18.

(V.) LOCAL ASSET MANAGEMENT PLAN

- i. Is the MTW PHA allocating costs within statute? YES**
- ii. Is the MTW PHA implementing a local asset management plan (LAMP)? NO**
- iii. Has the MTW PHA provided a LAMP in the appendix? NO**
- iv. If the MTW PHA has provided a LAMP in the appendix, describe any proposed changes to the LAMP in the Plan Year or state that the MTW PHA does not plan to make any changes in the Plan Year: Not Applicable**

(VI.) RENTAL ASSISTANCE DEMONSTRATION (RAD) PARTICIPATION

i. Description of the RAD Participation

LHA submitted its application for the RAD program on August 31, 2018. Lincoln Housing Authority plans to convert assistance of most of its 320 public housing units (AMP 1, AMP 2, and AMP 3) to Section 8 Project-based Vouchers which will be administered by LHA under a Voucher Annual Contributions Contract (ACC) and the Moving To Work Agreement. LHA created a nonprofit controlled affiliate, Lincoln Public Housing, Inc, to serve as the legal ownership entity. We have completed the RAD conversion for Mahoney Manor as of October 1, 2019.

LHA plans to re-position the remaining Family Scattered Site Public Housing units to tenant protection vouchers under the Section 18 Disposition of Public Housing process. We plan to submit the application in FY2025-26

In addition to the above description, refer to Appendix F for further RAD information.

ii. Has the MTW PHA submitted a RAD Significant Amendment in the appendix?

Yes, See Appendix F

iii. If the MTW PHA has provided a RAD Significant Amendment in the appendix, state whether it is the first Significant Amendment submitted or describe any proposed changes from the prior RAD Significant Amendment:

The RAD Significant Amendment in Appendix F is substantially the same as the one submitted in the MTW Annual Plan for fiscal year 2021-2022.

VI. Administrative

A. Board Resolution Adopting the Annual MTW Plan Certification of Compliance

See TAB 1 Appendix A

B. Documentation of Public Process

As a part of the Moving To Work Annual Plan public process, the Housing Authority of the City of Lincoln, Nebraska published two notices of the public hearing in the city's only newspaper. The first public notice was published in the Lincoln *Journal-Star* on October 31, 2025, and a second notice was published on November 25, 2025. Both notices informed the public of the December 11, 2025, public hearing for the FY 2026-2027 Moving To Work Annual Plan. Each public notice provided information on how citizens could obtain and review a draft copy of the proposed Moving To Work Annual Plan. A copy of the draft Plan was available for review at five (5) public libraries located throughout the city of Lincoln. The draft Plan was also available for review on the LHA website: www.L-housing.com. Printed copies were available in LHA's main office lobby and LHA's Carol M. Yoakum Family Resource Center.

The Lincoln Housing Authority's Resident Advisory Board met on November 4 and 18, 2025 to review the details of the Plan including the proposed Capital Fund budget, the MTW initiatives, and proposed changes to the Section 8 Administrative Plan and Admissions and Continued Occupancy Policy. Each Resident Advisory Board member received a full copy of the plan. Minutes of both meetings are inserted under Tab 1, Appendix G.

A public hearing was held on December 11, 2025. The Plan was submitted to the LHA board for final approval on January 8, 2026. The board passed a resolution approving the FY 2026-2027 Moving to Work Annual Plan.

C. Planned or Ongoing PHA-Directed Evaluations of the Demonstration

Not Applicable

D. Lobbying Disclosures

See TAB 1, Appendix D

E. Capital Fund Program:

Annual Statement/Performance and Evaluation Reports

See TAB 1, Appendix E

F. LHA Request and HUD Approval Letters Regarding VASH and Emergency Housing Voucher Program under MTW

See TAB 1, Appendix C

G. Violence Against Women Act (VAWA)

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

- * LHA collaborates with all domestic violence agencies. Applications are made available at the local shelter. Domestic violence staff is provided an opportunity to be trained by LHA staff on how to complete on-line applications. The use of on-line applications allows the applications to be expedited and allows the victim to stay in their secured environment. LHA provides a grant to a local domestic violence agency and provides 13 transitional housing units and 12 single family shelter units for domestic violence victims.

- * A preference is established for the Public Housing and Housing Choice Voucher waiting lists for domestic violence victims.

- * The domestic violence victim retains their voucher during a household separation.

- * Housing Choice Voucher participants are able to port-out their vouchers out of the LHA jurisdiction for domestic violence or other safety reasons.

- * LHA has adopted emergency transfer plans for the Housing Choice Voucher program and for all LHA properties. Families are allowed to transfer their voucher from the contracted unit during a 12-month period if the family is fleeing for their safety which requires relocation.

- * LHA reviews police activity in all units owned by LHA or assisted by Section 8 monthly to determine the need for family support services. A LHA Family Support Worker will contact the victim to assist with obtaining the appropriate resources.

- * Through the City of Lincoln's Urban Development Department, LHA provides security deposit assistance to homeless domestic violence victims that are voucher participants.

- * Through the Housing Choice Voucher program, a Homeless program has been established with homeless agencies. The local domestic violence agency is a committee member and case manager for this Homeless program. The Domestic Violence case manager provides referrals to the program. This program allows the victim to receive a specialized voucher and provide supportive assistance to stabilize the family.

- * During Public Housing admissions and Housing Choice Voucher program admissions, eligibility denial, and program terminations, participants are notified of the VAWA and provided the HUD form 5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and HUD form 5380 Notice of Occupancy Rights under the Violence Against Women Act.

- * Landlords participating in the voucher program are notified of the VAWA responsibilities via the HAP contract and newsletter. The HUD form 5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking is added to each new HAP contract.

H. Assessment of Fair Housing

In accordance with HUD's Affirmatively Furthering Fair Housing rule, LHA entered into a Collaboration Agreement with City of Lincoln and completed an Assessment of Fair Housing (AFH). The City of Lincoln was the lead entity and submitted the AFH to HUD in December 2017. Following submission, HUD delayed implementation of the rule and did not review, approve or comment on Lincoln's AFH.

I. Smoke-free Public Housing

HUD's Smoke-Free Public Housing Rule required that all Public Housing units must be covered by smoke-free policies by July 30, 2018. Lincoln Housing Authority Implemented HUD'S rules effective June 1, 2018.

TAB 1. Appendix

- A. Board Resolution Adopting the Annual MTW Plan and Capital Fund Program Five Year Five Year Action Plan;**

Annual Moving to Work Plan Certification of Compliance (HUD Form 50900)
- B. Request for Inspection and Unit Information Form**
- C. Lobbying Disclosures**

-HUD 50071
-SF-LLL
- D. Capital Fund Program: Annual Statement/Performance and Evaluation Report**

-Five Year Action Plan
- E. Rental Assistance Demonstration (RAD)**
- F. Resident Advisory Board Minutes**

Appendix A

Board Resolution Adopting

the

Annual MTW Plan

&

Capital Fund Program Five Year Action Plan

Annual Moving to Work Plan

Certificate of Compliance

HUD Form 50900

HOUSING AUTHORITY
OF THE
CITY OF LINCOLN, NEBRASKA

RESOLUTION NO. 1019

APPROVING THE LINCOLN HOUSING AUTHORITY
MOVING TO WORK ANNUAL PLAN and
CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN
SUBMITTAL FOR FY 2026-2027

WHEREAS, the U. S. Department of Housing and Urban Development has entered into an agreement with the Lincoln Housing Authority for participation in the HUD Moving To Work Demonstration Program; and

WHEREAS, under the agreement, the Lincoln Housing Authority is required to prepare and submit to HUD a Moving To Work (MTW) Annual Plan; and

WHEREAS, in order to participate in the HUD Capital Fund Program, the Lincoln Housing Authority is required to prepare and submit to HUD a Capital Fund Program Five-Year Action Plan; and

WHEREAS, the Lincoln Housing Authority has prepared a Moving To Work Annual Plan for FY 2026-2027 which encompasses a Capital Fund Five-Year Action Plan in accordance with HUD's rules, regulations, and guidance; and

WHEREAS, the MTW Annual Plan and Capital Fund Program Five-Year Action Plan must be approved by the LHA Board of Commissioners for submittal to HUD;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the Housing Authority of the City of Lincoln that the FY 2026-2027 Annual Moving To Work Plan and Capital Fund Program Five-Year Action Plan are hereby approved for submittal to HUD; and

BE IT FURTHER RESOLVED by the Board of Commissioners that the chairperson of the board is authorized to sign the HUD-required certifications of compliance to be submitted to HUD in conjunction with the FY 2026-2027 Annual Moving To Work Plan and Capital Fund Program Five-Year Action Plan submittal.

Dated this 8th day of January, 2026.


Dallas McGee, Chair

ATTEST:


Chris Lamberty, Secretary

CERTIFICATIONS OF COMPLIANCE

**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
OFFICE OF PUBLIC AND INDIAN HOUSING
Certifications of Compliance with Regulations:
Board Resolution to Accompany the Annual Moving to Work Plan**

Acting on behalf of the Board of Commissioners of the Moving to Work Public Housing Agency (MTW PHA) listed below, as its Chair or other authorized MTW PHA official if there is no Board of Commissioners, I approve the submission of the Annual Moving to Work Plan for the MTW PHA Plan Year beginning (04/01/2026), hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

- (1) The MTW PHA published a notice that a hearing would be held, that the Plan and all information relevant to the public hearing was available for public inspection for at least 30 days, that there were no less than 15 days between the public hearing and the approval of the Plan by the Board of Commissioners, and that the MTW PHA conducted a public hearing to discuss the Plan and invited public comment.
- (2) The MTW PHA took into consideration public and resident comments (including those of its Resident Advisory Board or Boards) before approval of the Plan by the Board of Commissioners or Board of Directors in order to incorporate any public comments into the Annual MTW Plan.
- (3) The MTW PHA certifies that the Board of Directors has reviewed and approved the budget for the Capital Fund Program grants contained in the Capital Fund Program Annual Statement/Performance and Evaluation Report, form HUD-50075.1 (or successor form as required by HUD).
- (4) The MTW PHA will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964 (42 USC 2000d-1), the Fair Housing Act (42 USC 3601 et seq.), section 504 of the Rehabilitation Act of 1973 (29 USC 794), title II of the Americans with Disabilities Act of 1990 (42 USC 12131 et seq.), the Violence Against Women Act (34 USC 12291 et seq.), all regulations implementing these authorities; and other applicable Federal, State, and local fair housing and civil rights laws.
- (5) The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
- (6) The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
- (7) The MTW PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR 5.150 et. seq, 24 CFR 903.7(o), and 24 CFR 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing requires meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR 5.151). The MTW PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.
- (8) The MTW PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975 and HUD's implementing regulations at 24 C.F.R. Part 146.
- (9) In accordance with the Fair Housing Act and Act's prohibition on sex discrimination, which includes sexual orientation and gender identity, and 24 CFR 5.105(a)(2), HUD's Equal Access Rule, the MTW PHA will not base a determination of eligibility for housing based on actual or perceived sexual orientation, gender identity, or marital status and will not otherwise discriminate because of sex (including sexual orientation and gender identity),will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing
- (10) The MTW PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
- (11) The MTW PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 75.
- (12) The MTW PHA will comply with requirements with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.

- (13) The MTW PHA will comply with requirements with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment, 31 U.S.C. § 1352.
- (14) The MTW PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
- (15) The MTW PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
- (16) The MTW PHA will provide HUD or the responsible entity any documentation needed to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58. Regardless of who acts as the responsible entity, the MTW PHA will maintain documentation that verifies compliance with environmental requirements pursuant to 24 Part 58 and 24 CFR Part 50 and will make this documentation available to HUD upon its request.
- (17) With respect to public housing and applicable local, non-traditional development the MTW PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
- (18) The MTW PHA will keep records in accordance with 2 CFR 200.334 and facilitate an effective audit to determine compliance with program requirements.
- (19) The MTW PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
- (20) The MTW PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 225 (Cost Principles for State, Local and Indian Tribal Governments) and 2 CFR Part 200 (Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards), as applicable.
- (21) The MTW PHA must fulfill its responsibilities to comply with and ensure enforcement of Housing Quality Standards, as defined in 24 CFR Part 982 or as approved by HUD, for any Housing Choice Voucher units under administration.
- (22) The MTW PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the Moving to Work Agreement and Statement of Authorizations and included in its Plan.
- (23) All attachments to the Plan have been and will continue to be available at all times and all locations that the Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the MTW PHA in its Plan and will continue to be made available at least at the primary business office of the MTW PHA and should be made available electronically, upon request.

Housing Authority of the City of Lincoln, Nebraska

NE002

MTW PHA NAME

MTW PHA NUMBER/PHA CODE

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012; 31 U.S.C. §3729, 3802).

Dallas McGee

Board Chair

NAME OF AUTHORIZED OFFICIAL

TITLE

1-9-26

SIGNATURE

DATE

** Must be signed by either the Chair or Secretary of the Board of the MTW PHA's legislative body. This certification cannot be signed by an employee unless authorized by the MTW PHA Board to do so. If this document is not signed by the Chair or Secretary, documentation such as the by-laws or authorizing board resolution must accompany this certification.*

Appendix B

Request for Inspection

And

Unit Information Form

**Request for Inspections and Unit Information
Moving to Work Housing Choice Voucher Program**



Owner:

Thank you for your interest in working with Lincoln Housing Authority to provide affordable housing.

Please complete and return the attached form with your potential tenant.

The form may be mailed, hand delivered, emailed, or faxed.

Return the form to:
Lincoln Housing Authority (LHA)
5700 R Street
Lincoln, NE 68505

Fax: (402) 434-5502
Email form to: Inspectiondesk@L-housing.com

An inspection of your unit will be scheduled once we receive the completed form. At the time of the appointment our inspector will determine if the unit meets minimum Housing Quality Standards (HQS) and the proposed rent is acceptable within the current market conditions.

If you have any questions about this form, the inspection or the process to participate as an owner with the Moving to Work Housing Choice Voucher program, please feel free to contact the Inspections Department at (402) 434-5522.

Owner Information Only

Lease Information

After the unit passes inspection and before LHA can approve the Housing Assistance Payment (HAP) contract with the owner, the owner must provide LHA a copy of the signed lease with the tenant.

The following items are required to be disclosed in the lease.

1. **Owner/Landlord** name and **Tenant(s)** name
2. **Contract Rent** (as approved by the inspector).
3. **Address** of the unit including any apartment number.
4. **The term of the lease** must match the HAP contract. The term must be for a 12 month period but not more than 12 months. Example lease starts on 01-15-12, then it must end 12-31-12.
5. **Renewal terms.** Will the lease continue month-to-month or year-to-year?
6. **Utilities.** State what utilities the owner will provide and what utilities the tenant will provide.
7. **Appliances.** State what appliances are provided by the owner such as stove, refrigerator, dishwasher, washer and dryer and etc.
8. **Signatures** by both the tenant and owner/property manager.

The HUD tenancy addendum will be attached to your lease once LHA approves the Housing Assistance Payment contract with you.

Payment Information

After the unit passes inspection, LHA will mail or email the owner a Housing Assistance Payment (HAP) contract. The owner will return the signed contract with their signed lease for LHA's approval. Once LHA approves the contract and lease, the payment will be issued to the owner via direct deposit. All Housing Assistance payments made to the owner is reported to the Internal Revenue Service (IRS) as indicated on the W-9 on file with LHA.

Please note: The owner (including a principal or other interested party) cannot be the parent, child, grandparent, grandchild, sister or brother of any member of the family unless LHA has determined (and has notified the owner and the family of such determination) that approving the lease of the unit, notwithstanding such a relationship, would provide reasonable accommodation for a family member who is a person with disabilities.

Inspection Incentive

Typically, LHA is required to inspect each assisted unit on a yearly basis. The incentive is if your unit passes inspection at the first inspection and does not require additional items to be rechecked at a later date, then LHA will skip the following year's required annual inspection.

Office Use Only

Inspection Date: _____
 Time: _____
 Inspector: _____
 Tenant name: _____



Unit Information

Address of Unit to be rented

Street Address	Apartment #	Zip Code
----------------	-------------	----------

What are you proposing to charge for rent?

Unit information

Rent Amount?	Date unit available for inspection?	<input type="checkbox"/> # of bedrooms	<input type="checkbox"/> Year constructed
--------------	-------------------------------------	--	---

Unit Type: Check one

- Apartment Duplex House Town House/Row House Mobile Home Tri-plex

Who will be responsible to pay for the following utilities?

The tenant can be responsible any utilities provided to the unit as long as the utility is metered separately from other tenants and common areas.

Check box	Who pays?	Fuel type?	
Heating	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	<input type="checkbox"/> Natural gas <input type="checkbox"/> Electric	<input type="checkbox"/> Other _____
Cooling	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	<input type="checkbox"/> Natural gas <input type="checkbox"/> Electric	<input type="checkbox"/> Other _____
Other Electric	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	<input type="checkbox"/> Natural gas <input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Other _____
Cooking	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	<input type="checkbox"/> Natural gas <input type="checkbox"/> Electric	<input type="checkbox"/> Other _____
Water Heating	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner	<input type="checkbox"/> Natural gas <input type="checkbox"/> Electric	<input type="checkbox"/> Other _____
Water/Sewer	<input type="checkbox"/> Tenant <input type="checkbox"/> Owner		
Trash collection	<input checked="" type="checkbox"/> Owner: Lincoln Municipal Code		

Who will be responsible to provide the following appliances?

Check box	Who provides?	
Range/Stove	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant	What utility does it use? <input type="checkbox"/> Gas <input type="checkbox"/> Electric
Refrigerator	<input type="checkbox"/> Owner <input type="checkbox"/> Tenant	

Please check the box, if the owner will provide the following

- Dishwasher Disposal Washer Dryer Microwave Garage

Are you related to any household member who will be residing in the unit? Yes No

If yes, how are you related? _____

Is this unit federally subsidized by another program? Yes No

If yes, check the box that indicates the type of subsidy.

- Home Section 202 Section 221(d)(3)(BMIR) Tax Credit
 Section 236 (Insured and noninsured) Section 515 Rural Development Other _____

Indicate the number of units in the building or apartment complex

(If 5 or more units, please complete the following comparison.)

Provide three (3) comparisons of contract rent for any "unassisted" units that are similar to the unit listed above, i.e. same bedroom size, and located within the same premise. Start with comparable units with lowest rent first.

Address and unit number	Rent amount	Date lease/rent started



Please note that LHA has not screened the family's behavior or suitability for tenancy. Screening is the owner's own responsibility.

Tenant and Owner Representative: By signing this form, you certify the information given to Lincoln Housing Authority is accurate and complete to the best of your knowledge and belief. Your signatures indicate the unit is ready to be inspected by LHA. The Head of Household's signature confirms he/she has examined the unit and the unit's current condition is acceptable "as is." *Tenant: If you are requiring repairs or changes to this unit, please have them completed by the owner before submitting this form to LHA to schedule the inspection.*

Print or Type Name of Owner/Owner Representative		Print or Type Name of Household Head	
Signature		Signature (Household Head)	
Business Address (street, city, state and zip)		Present Address of Family (street, apartment no., city, state, & zip)	
Telephone	Date (mm/dd/yyyy)	Telephone Number	Date (mm/dd/yyyy)
Owner or property manager Email address			

Check box if you do not want to receive contract and other documents through email

Attention Owner/Manager- Check Proceeds will be reported to the IRS as indicated on the W-9 on file with LHA. Please complete the following as it appears on the W-9 on file with Lincoln Housing Authority.

Owner Name:

Owner Social Security Number or Federal ID number:

ESTIMATE ONLY!

If Rent is equal to or exceeds \$ _____ (target rent) then the Maximum Payment from LHA will be \$ _____.

Final payment determination is made after contracts are approved by LHA.

Move-In Date & Assistance Start Date

The **owner** and **tenant** decide when the tenant can move into the unit; LHA recommends the tenant waits to move into the unit until after the unit has passed inspection.

Housing Assistance cannot start prior to _____, the date the unit passes inspection or the date the tenant moves into the unit, whichever occurs last.

Tenant Information

Tenant/Applicant name _____ #SSN _____

_____ Voucher BR Size _____ Family Size Minors under 6 years old: Yes No

Next Annual Re-exam to be completed by _____

Housing Representative _____ Payment Standard _____ Target rent _____

Disclosure of Information on Lead-Based Paint and Lead-Based Paint Hazards - Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint chips and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Lessees must also receive a Federally approved pamphlet on lead poisoning prevention.

Owner please complete with tenant or provide a copy of your lead-based paint disclosure statement.

Non-applicable - Unit was built after 1978 (If you checked box, skip to Certification of Accuracy Section)

Lessor's (Owner) Disclosure (Owner initial where applicable)

Initial _____ (a) Presence of lead-based paint or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Initial _____ (b) Records and reports available to the lessor (check one below):

Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's (Tenant) Acknowledgment (Tenant initial where applicable)

Initial _____ (c) Lessee has received copies of all information listed above.

Initial _____ (d) Lessee has received the pamphlet Protect Your Family from Lead in Your Home.

Agent's Acknowledgment (Agent initial if applicable)

Initial _____ (e) Agent has informed the lessor of the lessor's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Lessor (Owner) _____

Date _____

Lessee (Tenant) _____

Date _____

Appendix C

Lobbying Disclosures

Certification of Payments to Influence Federal Transactions

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

Public reporting burden for this information collection is estimated to average 30 minutes, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. The information requested is required to obtain a benefit. This form is used to ensure federal funds are not used to influence members of Congress. There are no assurances of confidentiality. HUD may not conduct or sponsor, and an applicant is not required to respond to a collection of information unless it displays a currently valid OMB control number. Comments regarding the accuracy of this burden estimate and any suggestions for reducing this burden can be sent to the Reports Management Officer, Office of Policy Development and Research, RBE, Department of Housing and Urban Development, 451 7th St SW, Room 4176, Washington, DC 20410-3000. When providing comments, please refer to OMB Approval No. 2577-0157.

Applicant Name

Housing Authority of the City of Lincoln, NE

Program/Activity Receiving Federal Grant Funding

Public Housing/Section 8 Moving to Work Demonstration

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

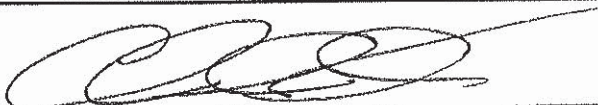
Name of Authorized Official

Chris Lamberty

Title

Executive Director

Signature



Date (mm/dd/yyyy)

10/21/25


DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. Report Type: <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: First	5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:	
6. Federal Department/Agency: US Dept of Housing & Urban Development	7. Federal Program Name/Description: Public Housing/Section 8 Moving to Work Demonstration CFDA Number, if applicable: _____	
8. Federal Action Number, if known:	9. Award Amount, if known: \$	
10. a. Name and Address of Lobbying Registrant <i>(If individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the iter above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.	Signature:  Print Name: <u>Chris Lamberty</u> Title: <u>Executive Director</u> Telephone No.: <u>402-434-5540</u> Date: <u>10/20/25</u>	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

Appendix D

Capital Fund

Capital Fund Program
Five Year Action Plan

PROPOSED 5-YAP - *REVISED*

2025

HALL	Radon Testing/Mitigation	\$40,000	Added
	Replace Vinyl Siding	\$290,000	

HANSEN	Radon Testing/Mitigation	\$83,789

PEDERSEN	Radon Testing/Mitigation	\$40,000

LARSON	Radon Testing/Mitigation	\$40,000

P30	Radon Testing/Mitigation	\$60,000

F39	Radon Testing/Mitigation	\$78,000

A12	Radon Testing/Mitigation	\$24,000

Administration		\$45,058
Fees & Costs		\$4,999
MTW		\$1

\$705,847

\$0

**PROPOSED 5-YAP
2026**

HALL	Replace Ext. Doors & Screens	\$55,000
HANSEN	Bathub & Shower Enclosures	\$71,000
	Replace Vinyl Siding	\$300,000
PEDERSEN		
LARSON	Replace Windows	\$46,942
	Replace Basement Stairs	\$41,847
P30	Replace Overhead Garage Doors	\$33,000
F39	Replace Bathub Surrounds	\$61,000
	Replace Bathroom Vanities	\$47,000
A12		
Administration		\$45,058
Fees & Costs		\$4,999
MTW		\$1
		\$705,847

2027

HALL	Replace Interior Doors	\$171,872
HANSEN		
PEDERSEN	Replace Interior Doors	\$171,872
	Replace Ext. Doors, Frames & Screens	\$48,325
LARSON	Replace Int. Hollow Core Doors	\$59,000
P30	Replace Int. Hollow Core Doors	\$144,873
F39		
A12		
Administration		\$45,058
Fees & Costs		\$4,999
MTW		\$1
		\$646,000

2028

HALL	Replace Furnaces (19)	\$76,000
HANSEN	Replace Int. Incl. Closet Doors	\$270,000
PEDERSEN	Replace Furnaces (12)	\$48,000
LARSON	Replace Furnaces (20)	\$80,000
P30	Replace Vinyl Siding	\$82,000
F39	Carport & Beams	\$15,000
A12	Replace Front Stoops & Railings	\$24,942
Administration		\$45,058
Fees & Costs		\$4,999
MTW		\$1
		\$646,000

As of 10/30/2025

2029

HALL	Replace Front Stoops & Railings	\$50,000
	Foundation Repairs	\$16,000
	Paint Ext. Walls	\$42,000
	Tree Trimming & Removal	\$15,000
	Replace Front Entry Railings	\$11,000
HANSEN	Foundation Repairs	\$15,000
	Tree Trimming & Removal	\$15,000
	Replace Overhead Garage Doors	\$75,147
	Basement Seal & Pipe Insulation	\$100,000
PEDERSEN	Tree Trimming & Removal	\$15,000
	Replace Front Stoops & Railings	\$50,000
	Foundation Repairs	\$15,000
	Replace Front Entry Railings	\$11,000
LARSON	Tree Trimming & Removal	\$5,000
	Replace Bath tub Enclosures	\$32,000
	Replace Ext. Back Doors	\$46,000
P30	Tree Trimming & Removal	\$15,000
	Replace Front Entry Railings	\$12,525
F39	Foundation Repairs	\$15,000
	Tree Trimming & Removal	\$10,000
	Tuck Point Brick	\$11,500
	Replace Awnings (2)	\$3,500
A12	Foundation Repairs	\$15,000
Administration		\$45,058
Fees & Costs		\$4,999
MTW		\$1
		\$645,730
		(\$270)

2030

HALL		
HANSEN		
PEDERSEN		
LARSON		
P30		
F39		
A12		
Administration		\$45,058
Fees & Costs		\$4,999
MTW		\$1
		\$50,058
		(\$595,942)

Appendix E

Rental Assistance Demonstration (RAD)

Significant Amendment

Rental Assistance Demonstration (RAD) Significant Amendment

RAD provides the opportunity to convert public housing properties to long-term, project-based Section 8 rental assistance to achieve certain goals, including the preservation and improvement of these properties through enabling access by PHAs to private debt and equity to address immediate and long-term capital needs. RAD is also designed to test the extent to which residents have increased housing choice after conversion and the overall impact on the subject properties.

Lincoln Housing Authority (LHA) submitted its application for the RAD program on August 31, 2018. Lincoln Housing Authority plans to convert assistance most of its 320 public housing units (AMP 1, AMP 2, and AMP 3) to Section 8 Project-based Vouchers via RAD and/or Section 18 Disposition which will be administered by LHA under a Voucher Annual Contributions Contract (ACC) and the Moving To Work Agreement. Contract rents will be established in accordance with HUD requirements and adjusted annually by HUD's Operating Cost Adjustment Factors (OCAF) on each anniversary of the HUD contract, subject to the availability of appropriations of each year of the contract and rent reasonableness. The initial contract will be for a period of at least 15 years. At the expiration of the initial contract and each renewal contract, the Voucher Agency shall offer and the authority shall accept a renewal contract. Each RAD conversion project with a Project-based Voucher HAP contract will also be subject to a RAD Use agreement that will renew with the HAP contract. Residents of RAD projects will have a choice-mobility option following a one year initial lease. Flexibilities of the Moving to Work (MTW) agencies shall be retained with respect to the voucher program.

LHA completed the RAD conversion of Mahoney Manor (AMP 1) to Project-based Vouchers effective October 1, 2019. LHA withdrew from the CHAP for the remaining public housing scattered site units (AMP 2 and AMP 3) due to its decision to pursue Section 18 disposition and Tenant protection Vouchers for those properties.

Regardless of any funding changes that may occur as a result of conversion under RAD, Lincoln Housing Authority certifies that it will maintain its continued service level at Mahoney Manor and the scattered site public housing units.

The following information is provided in accordance with PIH Notice 2012-32, Attachment 1D-Requirements for RAD-Specific PHA Plan and/or Significant Amendment to the PHA Plan Submission.

1. Description of Units to be covered:

	Mahoney Manor	Turnkey	P30	F39	A12	ALL PROJECTS
	AMP 1	AMP 2	AMP 2	AMP 3	AMP 3	
	Elderly and Near Elderly	Family	Family	Family	Family	
Bedroom Size						TOTAL
0	63					63
1	52			10		62
2	5	6	30	21		62
3		89		8	12	109
4		19				19
5		5				5
TOTAL UNITS	120	119	30	39	12	320

LHA has 320 total public housing units divided into three Asset Management Projects (AMP) Mahoney Manor (AMP 1) is a senior high rise with 120 apartments, almost all zero and 1 bedroom. AMP 2 and AMP 3 are single-family and duplex units in scattered locations throughout the city, which primarily serve families with children due to the bedroom sizes of the units. LHA plans to convert all three Public Housing AMPs to two project-based voucher projects: Mahoney Manor and a scattered site development. This is the totality of LHA's public housing program. LHA is preparing a Section 18 disposition application for the scattered sites. Whether through RAD or Section 18, our intention is to convert the entire portfolio to vouchers.

2. Change in the number of units as part of the conversion:

- | | |
|---|----------------|
| a. De minimis unit reductions | NOT APPLICABLE |
| b. Unit reductions exempt from de minimis cap | NOT APPLICABLE |
| c. Changes in bedroom distribution of units | NOT APPLICABLE |

LHA is not making any changes to the number of units or bedroom sizes. LHA units are in good condition, and LHA plans a subsidy conversion without significant rehabilitation. LHA intends to continue to own and operate the units as income based rental housing. RAD conversion will result in elimination of the Public Housing Capital Fund and Public Housing Operating Fund. LHA will operate the converted properties and establish capital improvement reserves from the rental income stream, which is how LHA operates all its other rental properties. The current Capital Fund 5-year plan will be used as a basis for future capital improvement planning.

3. Changes in the policies that govern eligibility, admission, selection, and occupancy of units after the project has been converted:

LHA plans to continue to operate the properties within substantially the same parameters as before except for changes related to the switch from the public housing program to the voucher program. Mahoney Manor will continue to function as a senior facility with a preference for elderly applicants. The scattered site units will continue to be available to all, and will primarily serve families due to bedroom sizes. For RAD conversion projects, LHA will comply with the Resident Rights and protection provisions in Notices 2012-32, REV-3 and PIH 2014-17.

LHA currently maintains two separate waiting lists for Public Housing: One for Mahoney Manor and one for family public housing (AMPs 2 and 3). LHA will continue to operate the same waiting lists following conversion and will continue to offer preferences for homelessness, displaced by domestic violence, and displaced by fire, flood or storm. For wheelchair accessible units, LHA will continue to give priority to applicants who need the accessibility features. The initial income eligibility will change from 80% of median income to 50% of median income due to the change to the Voucher program and the contract rent levels.

4. Transfer of assistance at the time of conversion:
Not applicable
5. Lincoln Housing Authority is not currently under a voluntary compliance agreement, consent order, or consent decree or final judicial ruling or administrative ruling or decision.
6. Lincoln Housing Authority certifies that the RAD conversion complies with all applicable site selection and neighborhood review standards. This RAD conversion is subsidy conversion only with no changes in sites or substantial rehabilitation.

The scattered site units are located in neighborhoods throughout Lincoln. The units are in good condition, blend in well with surrounding housing and have access to social, recreational, educational, commercial and health facilities and services commensurate with unassisted housing throughout the city. The scattered site units are consistent with the goal of deconcentrating poverty.

Mahoney Manor is a senior high rise located in the Havelock neighborhood, a low poverty area. It is located close to a commercial business district with a senior center and grocery store, and has access to other social, recreational, educational, commercial and health facilities and services commensurate with unassisted housing throughout the city.

7. Resident informational meetings were held on August 15 and 16, 2018 to discuss the possible conversion of public housing to project-based vouchers. Minutes to the meetings were submitted with the RAD applications. Additional meetings with Mahoney Manor residents were held on April 23, 2019 and September 16 and 23, 2019.

The September meetings included a voucher program briefing and signing of new leases as part of the October 1, 2019 conversion.

8. LHA has voucher reserves to use if necessary to adjust RAD contract rents. We will continue to utilize substantially the same number of tenant based vouchers.
9. Through public notice, LHA informed the community of the effect of conversion on the Capital Fund Program Budgets which will be eliminated as a result of converting AMP 1, AMP 2, and AMP 3 to project-based vouchers. Whether through RAD or Section 18 disposition, LHA will establish reserves and manage the properties, as it does for all other LHA properties, through rental income and contributions to reserves and any transitional funding provided as part of the disposition process.

Appendix F

Resident Advisory Board Minutes

Resident Advisory Board

Minutes of Meeting

November 4, 2025

3:00p.m. to 5:00p.m.

Lincoln Housing Authority
5700 "R" Street
Lincoln, Nebraska

Members Present:

Hassan Abdallah
Patty O'Nan
Dale Tlamka

Barbara Dolea
Karla Sigui

Members Absent:

Randi Ezeafulukwe
Alma Ryan

Anet Freehling
Tylandra Tate

LHA Staff Present:

Chris Lamberty, Executive Director
Stan Sunblade, Assistant Director
Amanda West, Tenant-Based Housing Manager
Susan Tatum, Tenant Services Manager
Josh Hanshaw, Housing Manager, Properties & Leasing
Jordan Wall, Family Support Specialist

Welcome and Introductions

Chris Lamberty introduced himself to the group and welcomed all to the meeting and noted after introductions there would be a group photo. All attendees introduced themselves and shared something they were looking forward to in the near future. Skylar Loseke, journalist with NewsLink, took a photo of the group. The purpose of the group is to review the Annual Moving to Work Plan document, provide feedback on LHA policies, to ask questions, and bring up concerns. It was explained that the Resident Advisory Board will meet at least twice annually to have a conversation about LHA's policies and gather feedback on any new initiatives proposed by the agency. Mr. Lamberty also explained the format for the meeting. The goal is to review the Moving to Work (MTW) Annual Plan notebook, the Administrative Plan, and the Admissions and Continued Occupancy Policy. Members are encouraged to ask questions about the information presented.

The objective of the Resident Advisory Board is to gather feedback from members and present the feedback to the Housing Authority board. The Housing Authority is governed by a five-member board of commissioners who are appointed by the Mayor of

the City of Lincoln and oversee all of the Housing Authority's operations and approve LHA's policies. The LHA Board of Commissioners will meet on December 11, 2025, at 5:30 PM and will hold a public hearing to hear and review any comments from the public on the Annual Plan (including comments noted in the minutes from the Resident Advisory Board meetings). All are welcome to attend the public hearing to make comments in person. Then, at the January 8, 2026, LHA Board Meeting, it will be asked for approval of the plan and policies after any changes made for submission to HUD.

Reimbursement Forms for Child Care and Transportation

Jordan Wall reminded everyone that reimbursement forms for mileage and child care were located on the table by the door.

Intro and Overview of LHA

Susan Tatum noted that everyone had a couple booklets that explained LHA's programs and properties, including the Housing Voucher Program, Public Housing Program, other LHA properties, including income guidelines. There are a little over 3,000 vouchers and 1,500 LHA owned units, which could be a home or an apartment, that are scattered throughout Lincoln. Income guidelines were discussed, and it was noted that how much a person would pay for rent or what program they would qualify for was determined by that person's income and other factors. Public Housing has 200 units scattered across Lincoln. Rent, for the public housing units, is income-based and when a tenant leaves a unit, they leave their assistance there. Unlike public housing, vouchers move with a tenant from unit to unit. Ms. Tatum explained that rent calculations were different for tenants in New32 units and at Burke Plaza. Details were provided about units owned and managed by LHA that are located in Arnold Heights, Wood Bridge, Summer Hill, Prairie Crossing, Sunny Ridge, Lynn Creek, Northwood Terrace, Heritage Square, and Emerald View. Information was also given about the age restrictions and number of bedrooms offered at the three senior properties (Burke Plaza, Mahoney Manor, Crossroads House). Susan Tatum spoke about programs and services offered at the senior properties.

Overview of Moving to Work (MTW) Demonstration and MTW Annual Plan

Susan Tatum explained the MTW Program was started in 1996 and is a program that LHA has participated in since 1999. LHA was one of the original 39 housing authorities in the program. One requirement for participation in the MTW Program is the development of a MTW Plan. Everyone received the proposed MTW Plan binder. The process of the Moving to Work Annual plan starts in August each year, when changes are made and initiatives are added. After LHA staff have made changes to it, the plan is presented to the Resident Advisory Board. There are 3 main goals of the MTW Plan: 1) reduce costs and achieve greater cost effectiveness; 2) increase economic self-sufficiency; and 3) increase housing choice. Ms. Tatum went on to discuss the different sections within the proposed MTW plan. The MTW Annual Plan binder includes all the MTW initiatives and any changes that LHA has made to the previous plan. It is available for review at the local libraries, in the lobby of the LHA main office, and on the LHA website. A notice was posted in the Lincoln Journal Star letting people know they can review this plan and provide public comments in December.

Question was asked if LHA would allow someone from an N32 property to participate in the FSS program? Susan Tatum stated, that per HUD regulations, only HCV and public housing tenants could participate but there were other programs in the community that Jordan Wall could help with.

Question was asked what does New32 mean? HUD has different programs that congress has created, and HUD has carried out over the years, there was a program under HUD Section 8 New Construction which New32 was funded under back in 1980. LHA received funding from HUD to build 32 new units around the city of Lincoln, and they continue to provide ongoing rental subsidy similar to how the voucher program works but it's a different department within HUD with a different set of regulations.

Question was asked is there any risk of housing assistance being affected by the government's shut down? There isn't any risk for anyone currently receiving housing assistance because housing assistance is funded through the end of the year and there should be some conclusion before that time gets here. Even if there wasn't a solution before that, LHA would find a way to carry forward the funding temporarily.

Question was asked what the difference between Mahoney Manor and Burke Plaza is? Mahoney Manor has studio units to 2-bedroom units while Burke Plaza only has 1-bedroom units. Another difference is the rent calculation at Burke Plaza is figured differently because the MTW initiatives cannot be applied there.

Review of MTW Initiatives

Chris Lamberty began the review by discussing the Rent Reform Initiatives and wanted to note that these initiatives would not pertain to New32 units or Burke Plaza. Under the MTW Program LHA has some flexibility to alter the standard HUD rules and the RAB meetings are basically explaining what LHA is doing and how the changes are different from the standard HUD rules.

- Rent Reform Initiatives (1 thru 6) pertain to how rent is calculated and how often rent is re-calculated. Descriptions of each initiative were discussed and how they differ from the federal rules. An overview of each Rent Reform Initiative was given to the group. There weren't any changes for the Rent Reform Initiatives.
- Other Initiatives (1-9) were reviewed. Initiatives 1 thru 9 are related to the rules pertaining to inspections, using vouchers, and income eligibility. Standard income eligibility for the voucher program is 50% of median income for the community.

Question was asked what is VASH? VASH is a type of HUD voucher program targeted specifically to veterans who are homeless or near homeless and they have to be referred by the Veterans Administration (VA). The VA will work with them to provide case management and LHA will provide a voucher. Susan Tatum mentioned that there was a list of HUD and LHA acronyms in the front of each binder for reference.

- Proposed change to Initiative 6 – Project-Based Section 8 Units: LHA is proposing to convert public housing units to project-based vouchers and, in turn, HUD will issue all those tenant’s vouchers. This would fund the public housing units through the voucher funding stream which is more stable. And, if the tenant wanted to move at some point, they would have the ability to take their voucher with them, which they aren’t currently able to do. LHA is planning on moving forward on this conversion in the next year. LHA is also proposing to project-base 16 vouchers for Phase 2 of Emerald View.

Question was asked when Phase II would be completed at Emerald View? If funding is received in 2026, construction would begin in 2027 and would be completed in 2028.

Question was asked if there was difference in tenants who have taken the RentWise Class? A survey was completed, and it was noted that those tenants who had taken the RentWise class maintained their properties better and were less likely to be evicted.

Question was asked if there were any eligibility requirements to take the RentWise Class? The class is open to anyone and free of cost. It was also noted that recently Arabic and Kurdish instructors were brought on to teach classes, along with interpreters for other languages that are provided.

Josh Hanshaw directed everyone to look at the Capital Fund Program Five-Year Action Plan section under tab 1. This is a plan of work that lists out LHA’s public housing units and any repairs that will need to be done. One project addition to the list was the replacement of vinyl siding on Hall units, which is a type of property in LHA’s public housing. Projects for the next five years were reviewed.

There was some discussion about issues at different LHA properties.

Next meeting date: Tuesday, November 18, 2025, from 3:00 to 5:00pm.

At the next meeting, proposed changes to the policy documents (Admissions and Continued Occupancy Policy and Housing Choice Voucher Administrative Plan) will be reviewed.

*Pat Colombi
Administrative Coordinator*

Resident Advisory Board

Minutes of Meeting

November 18, 2025

3:00p.m. to 5:00p.m.

Lincoln Housing Authority
5700 "R" Street
Lincoln, Nebraska

Members Present:

Barbara Dolea
Anet Freehling
Tylandra Tate

Randi Ezeafulukwe
Karla Sigui
Dale Tlamka

Members Absent:

Hassan Abdallah
Alma Ryan

Patty O'Nan

LHA Staff Present:

Stan Sunblade, Assistant Director
Amanda West, Tenant-Based Housing Manager
Jodie Williams, Tenant-Based Housing Senior Advisor
Susan Tatum, Tenant Services Manager
Josh Hanshaw, Housing Manager, Properties & Leasing
Jordan Wall, Family Support Specialist

Welcome and Introductions

Susan Tatum introduced herself and welcomed all to the second meeting of the Resident Advisory Board. All attendees introduced themselves and shared what property they were from. Susan summarized what was discussed at the previous meeting and gave a brief description of the Moving to Work Plan (MTW) and how it relates to LHA. She also referred to Tab 1-Appendix in the MTW binder which is some information that is required to be included when the MTW Plan is presented to HUD.

Changes to Section 8 Administrative Plan (TAB 3)

Proposed changes to the Housing Choice Voucher (also referred to as Section 8) Administrative Plan were reviewed by Amanda West. This policy is used by LHA Housing Specialists in determining eligibility and includes Housing Quality Standards.

Changes to this policy also require approval from the LHA Board of Commissioners after input is received from the Resident Advisory Board. Some changes were minor clarification or language changes. Other, more significant changes, are listed below and feedback was encouraged and requested from the group:

- Preferences for Selection – Added a new priority preference for Emergency Housing Voucher (EHV). (page 10)
- Preferences for Selection – Changed the preference limitation from five years to three years to align with eviction and fraud penalties for consistency. (page 11)
- Voucher Issuance – Language was inserted as a cross reference from Section XI. B. 4. (page 23)
- Income, Deductions, & Total Tenant Payment – Updated the timeframe to notify LHA for unplanned absences from two days to five days. (page 32)
- Housing Quality Standards – Added language for extensions to be considered only for non-life-threatening defects. (page 53)
- Portability of Vouchers – Added language to add co-head. (page 64)
- Portability of Vouchers – Added language to specify someone must be leased up with an LHA voucher. (page 64)
- Portability of Vouchers – Added language to specify the receiving agency payment standard must not exceed LHA's. (page 64)
- Collections – Language was updated to ten calendar days, to be more consistent throughout the Admin Plan. (page 68)
- Collections – Updated language to require, after third notice, repayment balance be paid in full or assistant will be terminated. (page 68)
- Termination – Updated language for clarification of six-month penalty. (page 75)
- Termination – The six-month penalty was removed. (page 75)
- Termination – Added language to require leases and rental agreements be from the legal owner or property manager and must be verifiable. (page 76)
- Termination – Added language to clarify there may not be an outstanding repayment in order to reapply. (page 77-78)
- Appendix A: Anniversary Date – Updating language to clarify the anniversary date and date of review. (page 125)
- Appendix A: Child – Added language for emancipation. (page 129)
- Appendix A: Dependent – Added language for emancipation. (page 129)
- Appendix A: Re-certification – Updated the timeframe for rent changes. (page 129)

Changes to Admissions and Continued Occupancy Policy (TAB 2)

Proposed changes to the Admissions and Continued Occupancy Policy (ACOP) were reviewed by Josh Hanshaw. He noted that there were non-substantive changes that include some spelling, formatting, and grammar throughout the ACOP.

- Temporary/Extended Absences (page 51) – Changed the timeframe to notify LHA for unplanned absences from two days to five days.
- Lease Terminations (page 63) – Removed redundant wording.
- Safety and Security of Tenants (page 76) – Updated name and website address information.
- Definitions (page 80) – Deleted wording to reflect new HOTMA policy.

- Definitions (page 83) – Update of definition and language of the statute. Josh Hanshaw reviewed in detail proposed rent increases for 2026 to include properties with ceiling rents. He noted that LHA is proposing these rent increases prior to the next fiscal year budget so LHA would be working with approved rent revenues for an accurate budget. Stan Sunblade added that these rents have not been approved by the Board of Commissioners yet. These proposed rent increases will be brought before the Board at the January 8, 2026, meeting.

Questions, Comments and Discussion

Question was asked if the capital improvements, reviewed at the previous meeting, were factored into the rent increases? The capital improvements are funded by the capital fund received from HUD, not additional rents.

Question was asked if the proposed rent increases are only for LHA properties and for voucher holders? The proposed rent increases are only for LHA properties. A private landlord must give a 60-day notice when they submit a rent increase, which gives LHA time to determine rent reasonableness.

Question was asked if a 15-year-old teenager is emancipated, do they have to wait until they are 18 years to apply for housing? If a 15-year-old is emancipated, they are considered an adult and could apply for housing.

Question was asked if the changes in the MTW Plan are in effect for the next one or two years? If approved, the Administrative Plan changes would take effect April 1, 2026, and would go to March 31, 2027. The ACOP would take effect February 1, 2026. And, both policies can be amended throughout the year, if necessary.

Susan Tatum informed the Resident Advisory Board there were pens for everyone as a ‘thank you’ for serving on the Board.

Resident Advisory Board members were encouraged to provide feedback, ask questions, and offer any further comments that come to mind. Written comments may be submitted by e-mail to info@L-housing.com or by mail to Lincoln Housing Authority, 5700 R Street, Lincoln, NE 68505. Comments must be received before 1:00 p.m. on Thursday, December 11, 2025, and will be shared with the Board of Commissioners during the public hearing scheduled for that day beginning at 5:30 p.m. No action will be taken during the public hearing (informational only) with formal approval requested at the January 8, 2026, board meeting. Following approval, the Moving to Work Annual Plan is then submitted to HUD for review and approval. As part of the submittal to HUD, minutes from the Resident Advisory Board are included along with any written comments received. Upon approval by HUD, LHA can implement the changes proposed.

*Pat Colombi
Administrative Coordinator*