

STATE OF NEBRASKA

2015

ANNUAL PERFORMANCE REPORT

for the
State of Nebraska
Housing and Community Development Programs
Consolidated Plan

Including the Federal Programs:
(Non-entitlement) Community Development Block Grant (CDBG)
HOME Investment Partnerships (HOME)
Emergency Solutions Grant (ESG)
Housing Opportunities for Persons with AIDS (HOPWA)
And the State Programs:
Homeless Shelter Assistance Trust Fund (HSATF)
Nebraska Affordable Housing Trust Fund (NAHTF)

July 1, 2015 – June 30, 2016

Department of Economic Development
Division of Housing and Community Development
Housing, Community Development, & Economic Development Programs



DEPARTMENT OF HEALTH AND HUMAN SERVICES
Homeless Services & HOPWA Services Programs



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ACRONYM LIST	
AIDS	Acquired Immune Deficiency Syndrome
APR	Annual Performance Report
CDBG	Community Development Block Grant
CFR	Code of Federal Regulations
CHAS	Comprehensive Housing Affordability Strategy
CHDO	Community Housing Development Organization
CNF	Community Need Factors
CoC	Continuum of Care
CR	Comprehensive Revitalization
CRD	Community and Rural Development
CWSRF	Clean Water State Revolving Fund
DED or NDED	Nebraska Department of Economic Development
DEQ	Nebraska Department of Environmental Quality
DHHS or NDHHS or HHS	Nebraska Department of Health and Human Services
DTR	Downtown Revitalization
DWSRF	Drinking Water State Revolving Fund
ED	Economic Development
ESG	Emergency Solutions Grant
HCDA	Housing and Community Development Act
HIV	Human Immunodeficiency Virus
HMIS	Homeless Management Information System
HOPWA	Housing Opportunities for Persons With AIDS
HSATF	Homeless Shelter Assistance Trust Fund
HUD	U. S. Department of Housing and Urban Development
LMA	Low to Moderate Income Area Benefit
LMC	Low to Moderate Income Limited Clientele
LMH	Low to Moderate Income Housing
LMI	Persons with Low to Moderate Income
LMJ	Low to Moderate Income Jobs
MOU	Memorandum of Understanding
NAHP	Nebraska Affordable Housing Program
NAHTF	Nebraska Affordable Housing Trust Fund
NCHH	Nebraska Commission on Housing and Homelessness
NDO	Nonprofit Development Organization
NHAP	Nebraska Homeless Assistance Program
NIFA	Nebraska Investment Finance Authority
NMIS	Nebraska Management Information System
NOFA	Notice of Funding Availability
PW	Public Works
RFA	Request For Applications
RLF	Revolving Loan Fund
TA	Technical Assistance
USDA	U.S. Department of Agriculture
WW	Water Wastewater
WWAC	Water Wastewater Advisory Committee

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CR-05 - GOALS AND OUTCOMES

Strategic Plan & Action Plan Progress 91.520(a)

The State made significant progress during the 2015 Program Year in carrying out its strategic plan and action plan for the CDBG, HOME, ESG, and HOPWA programs. Several project awards were made for these programs and “actual accomplishments” are identified within the CAPER information below. In addition, through the State’s use of Nebraska Affordable Housing Trust Fund (NAHTF) and Homeless Shelter Assistance Trust Fund (HSATF) resources the State was able to award additional funds and produce additional accomplishments.

Nebraska progress on the strategic and action plan is discussed below in an overview, or summary. Included in the overview are the significant activities conducted underneath and within the five uniquely identified Nebraskan Priority Needs of Community Development, Economic Development, Housing, Homeless Services, and HOPWA Services identified in the State of Nebraska 2015-2019 Consolidated Plan of the Department of Economic Development, Division of Housing and Community Development. 2015 program year project activities have successfully supported at least one objective and one outcome as described in the five-year consolidated plan, in addition to the more detailed objectives under each state priority need described in the annual action plan for this program year.

The Three Overarching Nebraskan Objectives Guiding Proposed Activities:

- Provide Decent Housing
- Provide a Suitable Living Environment
- Expand Economic Opportunity

The Three Overarching Nebraskan Outcomes Illustrating Benefits of Activities funded by CDBG, HOME, ESG and HOPWA Programs:

- Improved Availability/Accessibility
- Improved Affordability
- Improved Sustainability

Community Development

The action plan for 2015 program year Community Development Program activities supported at least one objective and one outcome as described in the consolidated plan. Specifically for the Community Development priority need, the objective of providing a suitable living environment and the outcomes of improved availability /accessibility and improved sustainability are supported by the seven (7) public works projects, four (4) water/wastewater projects, six (6) comprehensive revitalization projects, six (6) comprehensive investment and stabilization projects, and one downtown revitalization, phase two project awarded and initiated in 2015. These projects included public facility or infrastructure activities other than low/moderate income housing benefit and a goal outcome indicator of 55,500 persons assisted in 2015 was determined in the consolidated plan. The projects that were actually implemented assisted

51,770 persons, which fell short of the outcome indicator of 55,500 for this program year, but still shows significant progress. For more information see Appendix.

Some major initiatives and highlights that were proposed and executed throughout the 2015 program year included:

- In Red Cloud a new non-profit Child Care Facility will be built to serve the needs of up to 65 children between the ages of 6 weeks and 12 years with a building the size of approximately 6,000 square feet.
- In Walthill the former fire barn will be renovated into a new library which will serve 780 persons.
- Edgar residents of 450 persons will receive the installation of 200 inside water meters with radio read and 80 outside installation water meters in pit with radio read on all unmetered water users within the community.
- Lexington has initiated a street improvement project that is part of a larger project to improve street, water, and storm sewer infrastructure for a low and moderate income neighborhood, assisting 1,595 persons.
- A public facilities Central City project will benefit 2,885 persons.

Economic Development

The goal outcome indicators for the Economic Development and Tourism Programs for 2015-2019 of the Consolidated Plan and for 2015 of this program year of creating/retaining 500 jobs during the timeframe of 2015-2019, and 100 of those created /retained in the 2015 program year; and of assisting 35 businesses during the timeframe of 2015-2019, and 7 of those businesses assisted within the 2015 program year were not met. This is due to the fact that no Economic Development funds were utilized during the Program Year to award new ED projects, which resulted in no jobs being created or newly awarded businesses assisted for the Program Year. For more information see Appendix.

Affordable Housing

There were a number of housing projects which were awarded HOME funds during this program year under the Housing Priority Need, fulfilling the objectives of providing decent housing and providing a suitable living environment, with the outcomes of improved availability/accessibility, improved affordability, and improved sustainability of housing in Nebraska. Four (4) projects are Rental Housing projects and two (2) are Home Buyer projects. The Rental Housing projects included working with the awardees of Nebraska Housing Developers, Schuyler Community Development, Inc., PreservingUs, Inc., Building A Better Tomorrow, Inc., and the projects were located in Omaha, Schuyler, Hastings, and David City. The Home Buyer projects awarded HOME funding during this program year included NeighborWorks Lincoln and NeighborWorks Northeast NE in Lincoln, Madison and Schuyler. For more information see Appendix.

A few HOME funded project highlights are:

- The historic Hastings Brewery and Hastings Bottle Company in the city of Hastings is being rehabilitated into rental housing which will be rented at or below 60% AMI.
- In David City there will be the construction of Sabata Estate, which will hold 12 units of rental housing for elderly households.
- NeighborWorks in Lincoln will assist 3 households at or below 80% AMI by completing a project involving demolition, new construction and down payment assistance for single-family housing.

Analysis of Consolidated Plan Affordable Housing Strategies

HOME, CDBG, and NAHTF resources were distributed according to the various categories identified in the 2015 Annual Action Plan. The plan explained that the production of new units would be completed primarily through HOME resources that would be utilized through the NIFA/DED Low Income Housing Tax Credit (LIHTC) Application Cycle which utilizes LIHTCs and HOME funds in order to provide additional affordable housing. In addition, NAHTF resources were also to be considered to be used for this activity. As planned, HOME resources were utilized for the production of new units, as 123 new rental units were constructed and 5 new homebuyer units were constructed using HOME. In addition, NAHTF resources were also utilized, producing 15 new rental units constructed and 104 homebuyer units added. The types of assistance which NAHTF assisted with included new construction, down-payment assistance, rehabilitation, and purchase, rehabilitation, and resale activities, all of which contributed to additional units being newly added or made available in communities across Nebraska.

The 2015 Annual Action Plan discussed that the rehabilitation of existing units would be completed primarily through CDBG resources within the Owner Occupied Rehabilitation Program administered by the Nebraska Affordable Housing Program. Additional rehabilitation activities could occur through the NIFA/DED Low Income Housing Tax Credit (LIHTC) Application Cycle which utilizes LIHTCs and HOME funds in order to provide additional affordable housing. In addition, NAHTF resources may also be used for this activity. As planned, CDBG resources were utilized for rehabilitation of an existing 61 units NAHTF resources were used for additional rehabilitation activities involving 86 homeowner-occupied units.

It was anticipated that additional households would be supported through NAHTF projects which would likely include those that involve acquisition of existing units, which did occur, through the purchase, rehabilitation, and resale of 23 units this program year.

In addition, based on the findings within the "Opening Doors: 10 Year Plan to Prevent and End Homelessness in the State of Nebraska" there was found and documented in the annual plan the significant need for the development of additional Permanent Supportive Housing (PSH) throughout the state. Collaboration and partnerships should be developed and evaluated in order to address these continued needs in order to serve persons who are homeless or at risk of homelessness. During the Program Year initial organizing and networking to strengthen partnerships both within the State of Nebraska Departments and among interested community agencies and organizations concerning PSH was initiated by the DED Housing Team.

Nebraska Homeless Assistance

Utilizing the HUD supported best practice of the “Housing First” model, there has been a notable trend by subrecipients of reallocating funding for homeless services from short-term emergency housing to the expansion of Homelessness Prevention and permanent Rapid Rehousing programs. In addition, several NHAP funded agencies are currently in the process of reallocating existing transitional housing projects to Rapid Rehousing programs. This shift has resulted in a higher than expected number of households moving into permanent housing through Rapid Rehousing, reducing the number of individuals served in emergency shelter. The “expected” outcomes were based on previous year’s data as reported in the AAP. The increase in “actual outcomes” demonstrates the significant shift in the focus of homelessness services in Nebraska. With the reallocation of programs to coincide with the “Housing First” model that is being employed by many agencies across the state, it is expected that the trend towards a higher number of households served through financial assistance and services through Rapid Rehousing and Homelessness Prevention will continue into the indeterminate future.

In addition, another notable trend is an expected movement towards achieving higher shelter utilization rates. Over the past year, several of the victim service programs have discontinued operating their brick and mortar shelters and moving towards the use of hotel/hotel programs which resulted in increased cost effectiveness, higher shelter utilization rates, and a victim-centered approach of providing flexible options for the provision on emergency shelter for victims either in their home communities or an alternate safe location. As a result, the number of shelter beds are provided on an “on demand” basis to provide immediate emergency shelter needs to address victim safety rather than having under-utilized reserved beds in a brick and mortar facility. DHHS is also in the initial stages of coordinating with other federal funders (VOCA, VAWA, and SASP) and state funders within DHHS which provide funding to victim service providers who operate emergency shelters. The coordination efforts are part of developing a strategic plan to maximize the impact of funding to support programs who serve individuals who are in need of shelter due to fleeing domestic violence.

Emergency and transitional shelter remain a critical component of homeless services, however, NHAP and subrecipients with the guidance of the local Continuums of Care and the coordination with DHHS, are continuing to evaluate the array of resources in their communities to meet the housing solution needs of the populations they serve. DHHS is continuing to work with local CoCs and subrecipient agencies to identify gaps in services and promote coordination with subrecipients to meet these needs. For further information see Appendix.

HOPWA Services

The NE HOPWA Program was successful in meeting housing and supportive service goals as indicated in the State of Nebraska 2015 Annual Action Plan. Overall, the program estimated serving 74 households statewide with housing and supportive services. During the reporting period, the program served 83 households. Supportive Service activities provided during the reporting period include standard/intensive case management services, outreach activities/events, and client transportation assistance. The program estimated serving 12 households with Tenant-Based Rental Assistance (TBRA) during the reporting period. The program did not meet this goal by serving only 10 households. This shortfall was identified quickly

after the change in program management towards the end of calendar year 2015. The program projected serving 13 households with Permanent Housing Placement activities. At program year end, 14 households were assisted with move-in expenses. This activity is essential in assisting clients obtain housing. Housing Information Services were on target with services provided to 60 households statewide. For more information see Appendix.

The Nebraska HOPWA Program focuses on meeting program and client outcomes to achieve and/or maintain housing stability and to provide housing information services throughout the state for clients and the newly-engaged. A recent review of the TBRA budget and program/client rent portion ratios will allow the program to serve an additional 3-5 households this coming year. The program currently has a waiting list for TBRA. Placement is made through an application process with those individuals scored at "Highest Need" placed at the top of the wait list. Priority placement is provided to individuals/households with little or no income, homeless, individuals discharging from institution(s), prison, etc. with no housing options and persons ineligible for Section 8 housing vouchers. An increase in funding to enhance the tenant-based rental assistance (TBRA) activity continues to be a priority. TBRA continues to be the most effective housing activity in maintaining housing stability.

A goal for FY 2015 was to identify appropriate employment/job training entities to assist the program in coordinating employment related activities to assist clients able to work succeed in gaining employment. Resources remain somewhat limited in the State (especially in rural areas), but the FY2015 subgrant with NAP did require case management staff to complete the "Getting to Work" Training Curriculum (developed by the U.S. Departments of Labor and Housing and Urban Development) and this is expected to be a valuable resource in the coming years. The curriculum reports positive employment outcomes for clients and knowledge of HIV/AIDS continues to be an important component in understanding the context of employment and in identifying alternate approaches in assisting clients who are ready to work identify and achieve their goals.

Nebraska data reveals 97% of HOPWA clients access their primary care from HIV service providers (only 2% utilize a hospital emergency room for primary care). In addition, 98% of HOPWA clients are "somewhat adherent" or "very adherent" in accessing ongoing HIV health care with 97% of HOPWA clients "somewhat adherent" or "very adherent" to medication adherence. Access to housing and supportive services is instrumental in reaching program/client specific outcomes. For more information see Appendix.

Comparison of Proposed Versus Actual Outcomes Table 91.520(g)

Goal	Category	Source / Amount	Indicator	Unit Measure of	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Community Development Program	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	277,500	51,770	18.66%	55,500	51,770	93.28%
Community Development Program	Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	175	32	18.29%	35	32	91.43%
Economic Development Program	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	500	0	0.00%	100	0	0.00%
Economic Development Program	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	35	0	0.00%	7	0	0.00%
HOPWA Program	Homeless Non-Homeless Special Needs	HOPWA: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	60	10	16.66%	12	10	83.33%
HOPWA Program	Homeless Non-Homeless Special Needs	HOPWA: \$	Other	Other	225	74	32.88%	45	74	100.00%
Housing Program	Affordable Housing	CDBG: \$ / HOME: \$ / Housing Trust Fund: \$	Rental Units Constructed	Household Housing Unit	250	138	55.20%	50	138	100.00%

Housing Program	Affordable Housing	CDBG: \$ / HOME: \$ / Housing Trust Fund: \$	Homeowner Housing Added	Household Housing Unit	125	109	87.20%	25	109	100.00%
Housing Program	Affordable Housing	CDBG: \$ / HOME: \$ / Housing Trust Fund: \$	Homeowner Housing Rehabilitated	Household Housing Unit	250	147	58.80%	50	147	100.00%
Nebraska Homeless Assistance Program (NHAP)	Homeless	ESG: \$ / HSATF: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	2,260	2,091	92.52%	452	2,091	100.00%
Nebraska Homeless Assistance Program (NHAP)	Homeless	ESG: \$ / HSATF: \$	Homeless Person Overnight Shelter	Persons Assisted	36,120	4,218	11.68%	7,224	4,218	58.39%
Nebraska Homeless Assistance Program (NHAP)	Homeless	ESG: \$ / HSATF: \$	Homelessness Prevention	Persons Assisted	7,415	1,596	21.52%	1,483	1,596	100.00%

Accomplishments – Program Year & Strategic Plan to Date

Use of Funds, Plan Priorities & Specific Objectives, & Identified Highest Priority Activities

The State of Nebraska 2015 Program Year was successful in many ways of addressing the priority needs and specific objectives identified in the consolidated plan and the 2015 annual action plan, specifically those highest priority activities identified in the table above. State and Federal resources, particularly CDBG funds, allocated for the Community Development Priority Need, the Economic Development Priority Need, and the Housing Priority Need, the HOPWA Services Priority Need, and the Homeless Services Priority Need were utilized to fund and support projects which were determined by Nebraska DED and Nebraska DHHS to address these priorities. Particularly, projects utilizing CDBG funds were awarded and activities conducted within the approved use of funds, state priorities and specific objectives upheld and reinforced by the State of Nebraska 2015 – 2019 Consolidated Plan, the State of Nebraska 2015 Annual Action Plan, and activities authorized in Section 105(a) of the amended 1974 Housing and Community Development Act that meet national CDBG objectives.

Community Development Priority Need

Community Development Priority Need was developed in order to strengthen Nebraska communities through community development programs and services in order to provide a stable platform for economic development. The table above describes how Program Year 2015 addressed two specific objectives of this priority. The objective of improving the quality of water and wastewater in Nebraska and assisting in developing and financing appropriate infrastructure and facilities for communities and counties that have planned and set priorities for long-term development was addressed by project activities including public works, water/wastewater, downtown revitalization phase-two projects which focus on public facilities and infrastructure, comprehensive revitalization and comprehensive investment and stabilization categories. 24 grants were awarded for approximately \$6,000,000 million. Of this amount, approximately \$1,700,000 million was awarded for 7 public works projects, approximately \$861,000 awarded for 4 water/wastewater projects, approximately \$530,000 awarded for 2 downtown revitalization projects, approximately \$1,800,000 awarded for 6 comprehensive revitalization projects, and approximately \$1,150,000 awarded for 5 comprehensive investment and stabilization projects. The outcome measure was met by 93.28%, as 51,770 persons were assisted of the 55,000 anticipated in the consolidated plan. Please see Appendix for further explanation.

The second primary state objective for the Community Development Priority Need, is investing in quality projects that are identified in a formal community development plan; to compliment or support related community investments; and to leverage maximum private and/or other investment; and to have reasonable plans for long-term operation and maintenance was supported by funding basic Nebraskan community needs in commercial rehabilitation, including facade treatment and business building rehabilitation, that are essential to the success of downtown revitalization across the state. The project activities include downtown revitalization phase-two projects which focus on commercial rehabilitation, including facade treatment and business building rehabilitation. 4 grants were awarded for approximately \$1,200,000. Please note that Falls City was awarded a downtown revitalization grant award of \$350,000, of which \$183,150 was used for public infrastructure, under the state's first objective, and \$166,850 was used for commercial rehabilitation, under the second state community development objective. The outcome measure was met by 91.43%, assisting 32 businesses of the 35 anticipated in the plan. Please see Appendix for further explanation and project tables.

Economic Development Priority Need

Economic Development Priority Need includes the need to foster the competitiveness of Nebraska's business and industrial sector, and as a result, assist in the economic development of Nebraska's communities and people. Although the goal outcome indicators were not technically met of utilizing CDBG funds to 1.) Invest in public facilities and improvement activities that make economic opportunities available to low and moderate income persons, and to 2.) Promote the retention and expansion of existing businesses in Nebraska, and the startup of new businesses in Nebraska, and the immigration of out-of-state businesses relocating or expanding into Nebraska by CDBG project awards this Program Year, these objectives were addressed in Nebraska by other state programs. There were no awards of Economic Development grants or Tourism Development grants during the Program Year.

Affordable Housing Priority Need

The State's Housing Priority Need includes the need to respond to regional needs for affordable, decent, safe, and appropriate housing as part of balanced economic development in Nebraska. This Priority Need includes 4 Objectives that have been developed in order to meet the Housing Priority of which the goals and objectives were met in the Program Year, as can be seen in the table above concerning proposed versus actual outcomes for specific housing outcome measures in the consolidated plan.

The first housing objective of promoting additional affordable rental housing and the preservation of affordable rental housing in selected markets has a Program Year 2015 (PY2015) outcome indicator of 50 units, which was surpassed by awarding 6 grants, totaling 138 units, for beneficiaries all at or less than 60% AMI of their community. Awarded dollars during this 2015 Program Year for rental units constructed totaled approximately just over \$3,213,000, of which approximately \$2,709,000 were HOME dollars, \$239,000 NAHTF and \$265,000 CDBG dollars.

The second housing objective of promoting housing preservation by improving the quality of Nebraska's existing affordable housing has a PY2015 outcome indicator of supporting 50 household units, which was surpassed by awarding 14 grants, totaling 147 units, for 11 households at or less than 120% AMI, 58 households at or less than 100% AMI, and 78 households at or less than 80% AMI of their communities. Awarded dollars during this 2015 Program Year totaled approximately a little over \$4,251,000, which NAHTF funded slightly more than half of those dollars with approximately \$2,404,000, with CDBG providing the remaining funding of approximately \$1,847,000.

The third housing objective of promoting additional households into homeownership by expanding affordable homeownership opportunities, or adding homeowner housing as described in the above table, has a PY2015 outcome indicator of 25, which was surpassed by awarding 14 grants. The grants supported a total of 109 households, of which were 26 households at or less than 120% AMI, 70 units at or less than 100% AMI, and 13 households at or less than 80% AMI of their communities. An approximate amount slightly over \$5,009,000 was awarded in grants during this 2015 Program Year on this objective, of which approximately \$450,000 were HOME dollars and approximately \$4,559,000 were NAHTF dollars.

These three objectives in sum resulted in an outcome of 34 affordable housing grants awarded in Program Year 2015, utilizing approximately \$12,474,000 State and Federal resources, of which were approximately \$2,113,000 CDBG, \$3,159,000 HOME, and \$7,202,000 NAHTF dollars. These resources were utilized to address the priority need in addition to addressing the specific objectives associated with the priority need.

Nebraska Homeless Assistance Priority Need

The Homeless Services Priority Need was developed in order to ensure appropriate emergency shelter and/or transitional housing and services for people who are homeless or at imminent risk of becoming homeless by distributing Emergency Solutions Grant funds and Homeless Shelter Assistance Trust Fund resources. The primary objective of providing appropriate shelter and/or housing to people who are homeless or at imminent risk of becoming homeless was addressed by utilizing the two outcome

measurements listed in the table concerning accomplishments. 452 persons were anticipated to be supported with Tenant-Based Rental Assistance/ Rapid Rehousing and of serving 7,224 persons were anticipated to be served with Homeless Person Overnight Shelter services. Although at first glance it may appear that the outcome measure for assisting homeless persons with overnight shelter was not met, as only 4,218 persons of the 7,224 anticipated to be served fell short at 58.39%, the Nebraska Homeless Assistance Program reports that this outcome is due to the fact that subrecipient agencies are focusing more on Rapid Rehousing programming, and focusing less than anticipated by the consolidated plan on Homeless Person Overnight Shelter programs.

Although the trend is moving to a “Housing First” model, emergency and transitional shelters will remain a needed service indefinitely throughout the State, either due to restrictive participant income eligibility limits for RR and HP programs, the need for short-term shelter beds for the working poor, lack of fair market value housing in many communities and/or participant need for intensive case management and services in preparation for independent housing. However, agencies have been making increased efforts to collaborate within their region through the participation in the regional Balance of State Continuums to provide seamless services from emergency shelter to permanent housing solutions. DHHS continues to provide technical assistance and promote coordination to streamline entry points between homeless service agencies in order to ensure continuity of care for homeless or risk of homeless within each of the regions throughout the State. Please see Appendix for further information.

The Homeless Services Priority objective identified in the consolidated plan of providing needed services to people who are homeless or at imminent risk of becoming homeless was expressed with an outcome measure indicator of 1,483 persons assisted with homelessness prevention. As 1,596 persons were actually assisted in this Program Year, the objective was met by over 100%. Please see Appendix for more information.

HOPWA Services Priority Need

The HOPWA Services Priority Need is intended to ensure appropriate emergency and/or permanent housing and services for people who are homeless or at imminent risk of becoming homeless by distributing funds to a project sponsor in order to meet the needs of persons living with HIV/AIDS. This priority includes one primary objective that includes providing housing assistance and related supportive services to low income persons with HIV/AIDS and their families and enable low income persons with HIV/AIDS to achieve stability in housing, reduce risks of homelessness, and increase access to health care; HOPWA Services Program utilization of of HOPWA resources in order to address the priority and specific associated objectives; and placing individuals into housing and connecting them to healthcare by utilizing Permanent Housing Placement and Tenant-Based Rental Assistance, in addition to other assistance beneficiaries for which they are determined eligible.

The HOPWA Goal Outcome Indicator for Program Year 2015 of assisting 12 households with tenant-based rental assistance / Rapid Rehousing showed progress by resulting in meeting the objective by 83.33%, just two households short of the outcome indicator. This shortfall in distributing Tenant-Based Rental Assistance (TBRA) funding support to households was identified quickly after the change in program management towards the end of calendar year 2015. Prior to opening applications for TBRA enrollment, it was necessary to review and correct issues with program finances. It is expected that with the recent

change in program management and oversight by the Infectious Disease Prevention Unit Manager, this goal will be met and exceeded for the upcoming year, with the TBRA Program poised to expand to 15 person served. A call for TBRA applications was announced and clients were selected based upon highest need, with 2 clients added to the program within the last month and another 3 added soon.

The HOPWA Goal Outcome Indicator of supporting 45 households this Program Year through the many other HOPWA Program services available, was successful as 74 households were assisted statewide with housing, such as emergency rent/mortgage assistance; and supportive services, such as standard/intensive case management services, outreach activities/events, and client transportation assistance. The program projected serving 13 households with Permanent Housing Placement activities. At program year end, 14 households were assisted with move-in expenses. This activity is essential in assisting clients obtain housing.

Housing Information Services were on target with services provided to 60 households statewide. Please see Appendix for further information on HOPWA utilization of funds, priorities and specific objectives.

CR-10 RACIAL & ETHNIC COMPOSITION OF FAMILIES ASSISTED 91.520(A)

	CDBG	HOME	HOPWA	ESG
White	36101	67	42	5,384
Black or African American	174	2	34	1,109
Asian	59	0	1	31
American Indian or American Native	136	0	2	379
Native Hawaiian or Other Pacific Islander	12	0	0	185
Total	49,479	69	0	7,088
Hispanic	6,604	11	0	1,332
Not Hispanic	42,875	58	0	6,295

Assistance to Racial & Ethnic Populations by Source of Funds Table

The chart in CR-10 within IDIS does not include fields to enter client responses for “multiple races” and client refusal to provide race and ethnicity information. Complete racial and ethnicity data for ESG/HSATF recipients is in the eCart attachment under CR-00. Further racial and ethnicity data reported for CDBG and HOME recipients can be found in the Appendix.

CDBG

There was a total of 49,479 families assisted of the available reported information concerning projects and families assisted to date for CDBG projects awarded during this 2015 Program Year. The table above does not include an additional four categories of multi-racial reporting, nor does it include the three subsets of available categories concerning Hispanic ethnicity which are available to the CDBG applicant awardees in Nebraska. Therefore the table above cannot be viewed as inclusive of the available demographics. CDBG projects can last for multiple years depending upon the type of project, therefore the racial and ethnic demographic data concerning families benefiting from CDBG projects is not usually available at the time of annual performance evaluation reporting for that program year. Of these 49,479 families, 12,695 self-identified as multi-racial, 210 as Native American-Black-White, 40 as Black-White, 8 as Asian-White, and 44 as Native American-White. 174 families self-identified as Black, 59 as Asian, 136 as Native American, 12 as Hawaiian, and 36,101 as White. 6,604 Multi-Racial families reported as Hispanic. Of these, 2,536 reported as White-Hispanic, 8 as Asian-Hispanic, and 4,060 as Multi-racial Hispanic. Please see Appendix for source documentation reports.

HOME

The table above represents the HOME demographic data on race and ethnicity for the Program Year.

ESG

The ESG race and ethnicity data in CR-10 will not capture the total number of families served. This is due

to that the HMIS and the comparable data base, which is utilized by the victim service providers, both have an additional race classification (e.g. multiple races) and the option for client refusal to provide race and/or ethnicity information. The totals provided in CR-10 are a combination on data provided from both HMIS providers and victim service providers who utilize a comparable data base but do not include participant responses for “multiple races” and “client refused information/does not know”. For a specific breakdown of the race and ethnicity data, the total number of all individuals for all race and ethnicity categories is reported in the attached eCart CAPER BOS and Victim Services eCart Annual Reporting Tool. The eCart reporting tools for BoS and Victim Services are two parts of the ECart reporting tool due to reasons outlined previously in this report.

HOPWA

The HOPWA race and ethnicity data in C-10 will not capture the total number of families served, which is 83. This is due to the fact that in the 2015 HOPWA CAPER *Race and Ethnicity Table*, found in Part 7. Section 2.c., on page 27, there are three categories for Multi-Racial, which are not included in the DED CAPER table above. Four (4) of the total 83 HOPWA Beneficiaries self-identified under the “Black/African American & White” multi-racial category, leaving 79 Beneficiaries self-identifying as of a single race. For a specific breakdown of the race and ethnicity data, the total number of all individuals for all race and ethnicity categories is reported in the attached 2015 HOPWA CAPER.

CR-15 - RESOURCES AND INVESTMENTS 91.520(A)

Resources Made Available Table

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$11,464,002	\$9,598,245.66
HOME	public - federal	\$3,002,167	\$1,630,043.74
HOPWA	public - federal	\$362,364	\$162,389.23
ESG	public - federal	\$995,302	\$955,109
Other: HSATF	public - federal	\$1,939,047	\$1,759,035
Other: NAHTF	public - federal	\$9,000,000	\$7,804,345.09

The above Table represents the resources made available and the expenditures for Program Year 2015. The resources made available for CDBG include the federal grant award of \$9,464,002 in addition to program income, totaling \$11,464,002. The federal resources made available for HOME, HOPWA, and ESG include the federal grant awards of \$3,002,167 and \$362,364, and \$995,302. The ESG resources made available include both the carry-over funds from FY14 and the amounts available through ESG and HSATF for FY15. The Nebraska state trust fund resources for homelessness prevention activities and affordable housing were made available in the amounts of \$1,909,047 and \$9,000,000. The amount expended under each grant program during this Program Year is listed in the table above. Please see Appendix for further information.

While creating the CAPER report, it was noted that the amounts auto-generated by IDIS in the "Resources Made Available" column were totals of the expected amount remaining for the last four years as reported in the ConPlan. DHHS has updated the columns for ESG and HSATF to reflect the actual amounts of resources made available to align with the actual amounts available FY15 for both the ESG funds and matching dollars (HSATF).

Evaluation of Benefit to Low-and-Moderate Income Persons is contained in the summary information on grantees as a part of this report. Of the \$3,522,192.11 of 2015 funds which had been obligated to projects during the 2015 Program Year, \$273,449 went to grantees as local administration. Of the \$3,248,743.11 that went to project activities, ninety-nine percent was used to benefit low and moderate-income persons. Of the total 2015 allocation available for project awards, so far, 31% (thirty-one percent) has been used to benefit low and moderate-income persons. At end of the 2015 Program Year, the Department had obligated only a small portion of the 2015 allocation, and therefore this percentage will increase as these funds are obligated to projects. See Appendix for further information.

Geographic Distribution & Location of Investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Statewide	100		

Table 1 – Identify the geographic distribution and location of investments

The State of Nebraska has chosen not to target any particular geographic area for special assistance, but has chosen to allow any non-entitlement community to apply for CDBG funding, dependent on eligible activities and programs, and provides HOME, ESG, and HOPWA funding throughout the state.

The State of Nebraska will distribute development resources in proportion to the development needs of the state. In general, the Nebraska Department of Economic Development and the Nebraska Department of Health and Human Services will approve funding for development projects which satisfy specific criteria and fund projects throughout the state. There is no specific target area for funding distribution but program assistance is provided statewide. Nebraska is served by a system of service providers throughout the state. The majority of these service providers are located in the areas where need has been shown according to the Census data available and other economic indicators. Some of these indicators include the community population, where those communities with the largest populations tend to have the greatest number of service providers within any given geographic area.

ESG funds will be utilized, along with Homeless Shelter Assistance Trust Fund (HSATF) resources, in order to provide funding for activities that provide a comprehensive approach to address the needs of people who are homeless or at risk of homelessness throughout the State of Nebraska. Funding is distributed among the 7 geographical regions in Nebraska based on a base amount and pro rata formula based on population and poverty levels. Please see Appendix for further information.

Leveraging

The use of federal funds leveraged significant amounts of additional resources (private, state, and local funds) through several of the CDBG, HOME, ESG, and HOPWA projects throughout the state.

CDBG

In relation to the CDBG Program, projects related to Comprehensive Revitalization (CR); Comprehensive Investment & Stabilization (CIS); Public Works (PW); Water/Waste Water (W/WW); Planning; and Downtown Revitalization (DTR) all required communities to provide matching resources for projects. Matching funds included public dollars from individual communities; private funds from entities

partnering with the communities; and non profit and for profit partners as well.

HOME

HOME resources leverage funds through the joint NIFA/DED application cycles for low income housing tax credits and also leverage funds from the Community Housing Development Organization (CHDO) Set Aside program which works with eligible CHDOs.

ESG

ESG funds, through the Nebraska Homeless Assistance Program, will be leveraged with Nebraska Homeless Assistance Trust Funds (HSATF) which generated from a set-aside tax collected on all real estate transactions in Nebraska. The HSATF funds are utilized a 100% match source for ESG. Please see Appendix for further information.

HOPWA

The HOPWA Program has a total of \$757,231.97 leveraged funds in the 2015 Program Year. The sources of leveraging included public funding, such as Ryan White Part B and C, the Housing Choice Voucher Program, and the Calico Support Group which consisted of contributions toward rent assistance, medications, Section 8 vouchers, financial and housing utility assistance, food, transportation to care appointments, and HIV care. Leveraging from private funding by the Nebraska AIDS Project-Flowers' Fund provided food and personal care, transportation. Other funding leveraged was from resident rent payments by client to private landlord. There was no program income during the Program Year. See Appendix for further information.

Publicly Owned Land or Property

In regard to publicly owned land or property located within the jurisdiction, CDBG funds were utilized for infrastructure related projects within the Public Works Category. These projects generally related to street improvements and facilities, publicly owned by the communities in which the projects were located.

HOME Match

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	40,149,290.42
2. Match contributed during current Federal fiscal year	1,438,723.00
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	41,588,013.42

Fiscal Year Summary – HOME Match	
4. Match liability for current Federal fiscal year	\$355,958.68
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	41,232,054.74

Fiscal Year Summary - HOME Match Report Table

See Appendix for Match Log information.

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Match Contribution for the Federal Fiscal Year Table

For further information on the above Table see Appendix.

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	0	0	0	0

Program Income Table

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$91,389.59	0	0	0	0	\$91,389.59
Number	42	0	0	0	0	42
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$91,389.59	\$4,875.00	\$86,514.59			
Number	42	1	41			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Minority Business and Women Business Enterprises Table

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Minority Owners of Rental Property Table

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Relocation and Real Property Acquisition Table

There was no program income for MBE/WBE during the Program Year. There were 42 contracts and totaling \$91,389.59 for HOME projects completed during the reporting period, all of which were associated with White, Non-Hispanic. Of those contracts, one was with a woman business enterprise, for \$4,875.00. There were no owners of rental property. There was no relocation or real property acquisition.

CR-20 - AFFORDABLE HOUSING 91.520(B)

Number of Households Table

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	452	2,091
Number of Non-Homeless households to be provided affordable housing units	125	228
Number of Special-Needs households to be provided affordable housing units	57	74
Total	634	2,393

Number of Households Supported Table

	One-Year Goal	Actual
Number of households supported through Rental Assistance	464	2,113
Number of households supported through The Production of New Units	50	247
Number of households supported through Rehab of Existing Units	50	147
Number of households supported through Acquisition of Existing Units	25	23
Total	589	2,435

Goals and Outcomes

As the information above demonstrates, a significant number of households are served annually through affordable housing programs. The goals were obtained in all categories of the above table except for the goal of supporting 25 households through acquisition of existing units. The actual number of households supported for this program year was 23, through 2 projects involving purchase, rehabilitation and resale. The City of Omaha project included 7 units and the Omaha Habitat for Humanity project included 16 units, making a total of 23 units. The difficulty in obtaining an outcome of 25 for this category resulted from less purchase-rehabilitation-resale projects during this program year than anticipated from previous years past.

In the State of Nebraska, there has significant increase from what was projected for the provision of affordable housing and rental assistance for homeless individuals through the expansion of these services using ESG/HSATF funds. Please see Appendix for further information.

One year goals for the number of “Non-Homeless” are estimated from the number of units proposed within the Housing Program Goal. (See also AP-20). One year goals for the number of “Special-Needs” are estimated from the number of households that will be served through the HOPWA Program (See also CR-05). The number of households for HOPWA met the projected goals of 12 households served. Please see Appendix for further information.

The one-year goal of supporting households through the production of new units was accomplished through the use of HOME and NAHTF funds through new construction projects of homebuyer and rental units. This program year HOME funded 4 new construction projects of 123 rental units, and 2 new construction homebuyer projects of 5 homebuyer units. NAHTF funded 1 new construction project of 15 rental units and 12 homebuyer projects that included 104 homebuyer units. In total, 247 new units were produced.

The one-year goal of supporting 50 households by rehabilitating existing units exceeded the goal with an outcome of 147 households supported in this manner. NAHTF funds were used for 7 owner-occupied rehabilitation projects of 86 units and 7 owner-occupied rehabilitation projects were funded through CDBG with 61 units. (See Appendix for further information).

As discussed previously, the one-year goal of supporting 25 households through the acquisition of existing units was not met with an actual outcome of 23. The outcome was not met due to less units being purchased, rehabilitated and resold than anticipated through the development of the Consolidated Plan.

One year goals for the number of “Homeless” households supported are based on the prior year’s data for the numbers of households that received TBRA (Tenant Based Rental Assistance) financial assistance including rental application fees, security and utility deposits, last month’s rent, utility payments, and moving costs; and short-term rent assistance through the Nebraska Homeless Assistance Program (NHAP) funds which are a combination of federal HUD ESG and State of Nebraska HSATF funds. The actual outcome, number of individual who received this type of assistance, greatly exceeded expectations due a concerted move to the “Housing First” model. (See CR-05 for additional information).

Rental assistance is provided wholly through NHAP and HOPWA resources that include Tenant Based Rental Assistance (TBRA); financial assistance including rental application fees, security and utility deposits, last month’s rent, utility payments, and moving costs; and short-term rent assistance. The number of households for “Rental Assistance” includes the number of households served by both ESG and HOPWA TBRA assistance combined (See also AP-20). The actual outcomes exceeded the number of expected one year goal in this category due to several factors. The first one being the surge of NHAP subrecipient agencies utilizing resources to support Rapid Rehousing programs rather than emergency shelter programs. Furthermore, the initial goal of 464 households did not include the expected number of households who would be provided rental assistance through NHAP-funded Homelessness Prevention services. Based on previous year’s data, the number of households expected to be served through Homelessness Prevention was expected to be 1483 for a total of expected number of households provided rental assistance through Homeless Prevention, Rapid Rehousing and HOPWA totaling 1947 households served.

Outcomes and Impact on Future Annual Action Plans

The outcomes discussed for Program Year 2015 reflect that anticipated indicators of outcome measures for affordable housing were useful planning tools for the Nebraska DED and Nebraska DHHS. Therefore future annual action plans will continue to be created in coordination and collaboration with Nebraska partners and stakeholders as discussed in the current consolidated plan.

Regarding the NHAAP ESG/HSATF funds, DHHS will continue to evaluate the balance of the needs for Emergency Shelter versus Homelessness Prevention and Rapid Rehousing programs throughout the State of Nebraska due to the significant discrepancy between the expected and actual outcomes for households served. Please see Appendix for further information.

The Affordable Housing Program of Nebraska DED will continue to utilize outcome measurements to inform decisions and future housing planning, including monitoring outcome results throughout the next Program Year as grants are awarded to evaluate whether anticipated households served under the specific objectives are accurately reflecting the current needs of the Housing Priority in Nebraska. The outcome measurement of the number of households supported through Acquisition of Existing Units will be reviewed throughout the year especially to ensure a more accurate description of current need.

Available Income Information

Number of Persons Served Table

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	35	6
Low-income	56	14
Moderate-income	4,727	44
Total	4818	64

The above Table represents the data available concerning extremely low-income, low-income, and moderate-income persons served by each activity this Program Year where information on income by family size is required to determine the eligibility of the activity.

Evaluation of benefit to low-and-moderate income persons is contained in the summary information on grantees as a part of this report. Of the \$3,522,192.11 of 2015 funds which had been obligated to projects during the 2015 Program Year, \$273,449 went to grantees as local administration. Of the \$3,248,743.11 that went to project activities, ninety-nine percent was used to benefit low and moderate-income persons. Of the total 2015 allocation available for project awards, so far, 31% (thirty-one percent) has been used to benefit low and moderate-income persons. At end of the 2015 Program Year, the Department had obligated only a small portion of the 2015 allocation, and therefore this percentage will increase as these funds are obligated to projects.

CR-25 - HOMELESS AND OTHER SPECIAL NEEDS 91.220(D, E); 91.320(D, E); 91.520(C)

Progress on Objectives for Reducing & Ending Homelessness: Reaching out & Assessing Individual Needs

The State of Nebraska's NHAP funding is focused on assisting the literally homeless in support of reaching the goal of functional zero of homeless individuals in Nebraska. To meet this goal, NHAP continues to fund Street Outreach programs and/or coordinates NHAP funded activities within agencies who offer Street Outreach programs to provide a support system for those individuals that are literally homeless.

Emergency Shelter & Transitional Housing Needs of Homeless Persons

Emergency shelter and Transitional Housing are a critical part of the homeless service system and will remain a needed service throughout the State for a variety of reasons, but not limited to; restrictive participant income eligibility for RR and HP programs, short-term housing solutions for working poor experiencing temporary barriers to independent housing due to financial shortfalls or those experiencing domestic violence, lack of immediately available fair market housing, individuals exiting substance abuse treatment centers, youth under the age of 25, and/or participant need for intensive case management and services prior to independent housing.

Assistance to Low & Extremely Low Income Individuals & Families: Homelessness Prevention In Collaboration with Public & Private Agencies

Throughout Nebraska, many communities have systems in place funded through ESG/HSATF which targeted towards homeless prevention and connecting program participants with mainstream resources to ensure individuals and families are able to maintain self-sufficient housing.

Assistance to Homeless Persons: Addressing Chronic Homelessness, Transitions to Permanent Housing, Access to Affordable Housing, & Prevention of Future Homelessness

The State of Nebraska will continue to uphold the expectation NHAP sub-recipients utilize the housing first model and encourage utilizing Rapid Re-Housing programs towards the end goal ending homelessness in Nebraska. Coordinated entry systems evaluate homeless individuals to identify chronically homeless and those individuals, youth and families that are most vulnerable using the VI-SPDAT tool and place priority for housing for those with the highest needs. NHAP funds support programs to ensure that formally homeless receive sufficient supports and mainstream resources to safeguard housing stability.

CR-30 - PUBLIC HOUSING 91.220(H); 91.320(J)

Actions Taken to Address the Needs of Public Housing

The State of Nebraska, nor any of its agencies, are designated as a public housing authority nor do they administer public housing units. These functions are performed by local housing authorities within the state.

Encouraging Involvement in Management & Home Ownership of Public Housing Residents

The State of Nebraska, nor any of its agencies, are designated as a public housing authority nor do they administer public housing units. These functions are performed by local housing authorities within the state.

Assistance to Troubled PHAs

The State does partner with housing authorities on some projects. A troubled PHA may try and work with the State in determining ways in which properties owned by the PHA may be improved in order to improve long term viability of properties. No troubled PHAs have worked with the State recently and therefore no additional actions have been taken during this Program Year.

CR-35 - OTHER ACTIONS 91.220(J)-(K); 91.320(I)-(J)

Removing/Ameliorating Negative Effects of Barriers Created by Public Policies

MA-40 of the State's 2015-2019 provides detailed information related to barriers to affordable housing. Below is a summary of that information.

The Consolidated Plan regulations require the state to explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that effect the return on residential investment. Further, the state is required to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing.

Tax Policy Affecting Land & Other Property

The State has taken steps to alleviate some of the property tax burden that is a barrier to affordable housing. The majority of property taxes are levied by school districts and in an attempt to reduce some of that burden Nebraska has pushed for the consolidation of schools and in some cases school districts. In addition, the State has devised a State Aid to education formula that subsidizes local school districts, thus reducing local taxes.

In addition, as part of the Tax Reform Act of 1986, the United States Congress created the Low-Income Housing Tax Credit (LIHTC) (IRC Section 42) to promote development of affordable rental housing for low-income individuals and families. To date, it has been the most successful rental housing production program in Nebraska, creating thousands of residences with very affordable rents. The Low-Income Housing Tax Credit, rather than a direct subsidy, encourages investment of private capital in the development of rental housing by providing a credit to offset an investor's federal income tax liability. The amount of credit a developer or investor may claim is directly related to the amount of qualified development costs incurred and the number of low-income units developed that meet the applicable federal requirements for both tenant income and rents. The Nebraska Investment Finance Authority (NIFA) is designated as Nebraska's housing credit allocation agency.

The Nebraska Department of Economic Development collaborates with NIFA by providing HOME or NAHTF resources to create successful projects. Because the current number of LIHTC's are limited in Nebraska in comparison to previous years there are not enough tax credits in order to finance the number of low income housing projects that are needed within the state. For example, in 2011 there were approximately \$5.3 million in tax credits awarded to projects and in 2015 there have only been \$4.3 million. Less credits means less affordable housing projects that can be funded.

In order to obtain more credits, the Tax Reform Act needs to be revised at the national level. A larger number of LIHTCs in Nebraska would reduce one of the negative effects of a public policy that impacts affordable housing in the state.

In 2015 efforts were made within the Nebraska Legislature to revise the method for appraisals made on low income housing tax credit projects. This revised approach, which was signed into law by the Governor in 2015, requires that appraisals by the county assessor utilize a income-approach calculation to determine the actual value of a rent-restricted housing project. See also LB356 from the 2015 Nebraska Unicameral. This improved approach will improve the tax policy in Nebraska for low income affordable housing units and will reduce a current barrier that exists for affordable housing development, which is high tax values on low income generating properties.

Land Use Controls & Zoning Ordinances

In Nebraska, the state government has very limited influence on land use controls. In particular, the state government cannot dictate the content of locally adopted land use regulations, such as local zoning and subdivision regulations; they are a matter of local control. While State law authorizes local governments to adopt comprehensive planning and zoning requirements, it does not dictate the standards to be included in the local regulations. Also, state law does not mandate that counties or municipalities adopt zoning or comprehensive planning. However, many counties and communities have adopted both zoning and planning ordinances in their areas. The authority to adopt local zoning is permissive; whether to adopt zoning and the requirement to be established is up to the local government.

It is the State's view that there should remain a minimum amount of state-imposed laws, regulations, and ordinances in relation to land use controls and zoning ordinances. Because the state has very little control over these local zoning decisions, land use controls, impact fees, etc. changes would be needed at the local level, if it is determined that local land use controls and local zoning is considered a barrier to affordable housing.

Building Codes

The State has adopted the International Building Code and the International Residential Code, both of which impact the way in which housing must be constructed within Nebraska. Local ordinances also impact local building codes within any given community. The types of codes that are enacted at the local level may impact affordable housing and be considered a barrier. Building codes may adversely affect housing production and could increase housing costs. Efforts are needed to ensure that local building codes do not hamper additional investment for affordable housing throughout the state.

Revised building codes that could help low income tenants would be to ensure properties are energy efficient and thus reducing the overall utility costs of low income tenants. The costs of implementing such an approach would have to be evaluated in order to determine if it would be an appropriate public policy that would be used to increase affordable housing in Nebraska.

Growth Limits

In some areas of communities regulatory barriers have been developed which places limits on the number of market rate, rental, and affordable housing that may be located within a given area. These growth limits may be considered a negative public policy that may impact affordable housing. Because many of

these limits are made at the local level, the State does not have controls in place that would limit the local control of growth limits in given areas. It is the State's view that there should remain a minimum amount of state-imposed laws, regulations, and ordinances in to growth limits. However, education and outreach are important tools in showing the public that mixed income developments (both market rate and rent-restricted units) are not harmful to communities. This outreach would assist in reducing any negative impacts that growth limits may have on affordable housing.

Policies Impact Return on Residential Investment

The amount of return on a residential investment is impacted by the amount of rents that can be generated within a rental development or the amount that a property can be sold to a homebuyer after a home is constructed or rehabilitated. In many instances because affordable housing does not generate large monthly rents, the return on residential investment is limited. The same is true for homebuyer units that are sold. Because these are moderately priced properties, when these properties are sold, the amount of return on residential investment is also limited.

The State does not have control on the amount of residential return on investment as this is determined at the local level when a property is sold or when it is rented.

Other Effects of Public Policy on Affordable Housing & Residential Investment

Through meetings and discussions with the public during the development of the Consolidated Plan some additional barriers or constraints to the development of affordable housing were determined that included: lack of housing contractors throughout the state; housing construction costs (including labor and materials); residential home values in certain markets; lack of sufficient rental units in some communities; lack of residential units for homebuyers (both low income and market rate) in many communities; lack of infrastructure for development, and ; insufficient establishment and enforcement of building codes. These barriers negatively affect both the private and public sectors in ensuring that proper affordable housing and residential investment is made available within communities throughout the state.

The State continues to evaluate ways in which to attract additional residential contractors, particularly those that are willing to construct moderate priced homes in communities. Some incentives have been proposed which include: providing zero interest loans to contractors to build residential units; providing low priced or free residential lots for development; and also to provide additional points in housing applications for those applicants that compile lists of interested contractors that may work on projects if applications are funded.

The State has little control over the costs of materials and labor, and therefore the overall housing construction costs, but can work with developers and contractors to identify any cost saving measures that might be appropriate to implement in order to save on the cost of materials and labor. In some instances, the State is able to partner with community colleges and high school students who are interested in the trades in working on the development of residential units. These collaborative efforts have been utilized in some housing projects and are encouraged within project development.

The State also has little control over the value of residential units in certain markets. Market conditions

vary from community to community. In some instances, it may be necessary for additional subsidies to be obtained in order to make it feasible for developers and contractors to build in certain markets.

In terms of lack of residential units (both for rental and homebuyers) the State continues to partner with housing developers, non-profit entities, and communities in creating additional housing stock throughout the state.

The State does work to assist in infrastructure improvements and development for residential areas. This is completed through many of the State's initiatives including through the Nebraska Affordable Housing Program (NAHP).

Assistance with code enforcement development and implementation is encouraged and implemented in many communities through State programs that include: Comprehensive Revitalization, Comprehensive Investment & Stabilization, and in many other housing initiatives.

Addressing Obstacles to Meeting Underserved Needs.91.220(k); 91.320(j)

The State continued its efforts to meeting underserved needs by providing funding to several organizations throughout the state.

Reducing Lead-Based Paint Hazards 91.220(k); 91.320(j)

The State will follow, and monitor grantees to ensure compliance with, the HUD lead-based paint regulations implementing Title X of the Housing and Community Development Act of 1992, as amended. These regulations cover the CDBG, HOME, ESG, and HOPWA programs, and identify the appropriate type of activity to control lead paint hazards, in projects using federal funds. The \$25,000 abatement threshold in Title X has not been adjusted since it was established, while both construction and rehabilitation costs have escalated. This precludes a number of homes from being rehabilitated because abatement costs make these projects financially unfeasible. The State will further comply with LBP regulations of the EPA and those enacted by the State of Nebraska, including training and licensing requirements for rehabilitation contractors.

The Nebraska Department of Health and Human Services (DHHS), through the Division of Public Health's Lead-Based Paint Program, will coordinate with DED for training, education, and other resources related to lead based paint hazards, and will require the that grantees and sub grantees utilize staff and contractors that have the appropriate training and certification.

All ESG subrecipients are required to follow and comply with the lead-based paint remediation and disclosure requirements identified in 24 CFR 576.403, including the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act and implementing regulation in 24 CFR part 35, subparts A, B, H, J, K, M and R.

HOPWA has program policies in place that support consumer education and property inspections to ensure quality housing placements. Lead Certification is required. Nebraska AIDS Project (NAP) staff which deliver HOPWA services statewide are trained to complete unit inspections and are required to obtain the

Lead Certification from the client.

Actions to address and reduce LBP hazards are incorporated within the housing activities that are funded by the Department of Economic Development. Each sub-recipient of CDBG or HOME funds is required to comply with the LBP regulatory requirements within the programs they administer. Each year, Housing Program Application Guidelines are developed which identify compliance with LBP requirements as one of the elements of the Program. In addition, each sub-recipient is required to develop housing program guidelines for each of their projects and these guidelines also require the compliance with LBP requirements.

The BoS CoC Written Standards for ESG Service Delivery identifies the minimum standard for all shelters and program participant-occupied housing needing to comply with the lead-based paint remediation and disclosure requirements. Additionally, all NHAP subgrants include language which identifies each subgrantee needing to comply and follow the lead-based paint remediation and disclosure requirements.

Reducing the Number of Poverty-Level Families 91.220(k); 91.320(j)

According to 2009-2013 ACS estimates, approximately 12.8% of the population in Nebraska is below the poverty level. The State of Nebraska recognizes that a single program or emphasis cannot be used to alleviate poverty across the state. The causes of poverty vary widely as do the required actions to reduce the number of poverty-level households. Accordingly, the goals, programs and policies described in this section are intended to work collectively to reduce the number of poverty-level families in the State of Nebraska.

The State, in coordination with non-profit agencies and business, can influence the chances of helping individuals and families move up and out of poverty by supporting local and regional efforts to improve family and individual incomes. The State's goals related to providing decent housing, suitable living environments and expanding economic opportunity can be accomplished through various program strategies and services that will assist in the reduction of families and individuals experiencing poverty.

More specifically, the State will target economic and community development activities to increase the number of high paying jobs in the State. These activities are targeted at low to moderate-income residents to assist these persons in accessing high paying jobs. State and regional projects and initiatives that will impact the employment and economic levels of employees and residents, such as infrastructure improvements to water and sewer systems, community facilities, downtown commercial rehabilitation, and economic development activities, will create a positive economic environment.

The State also provides affordable housing to persons that are low to moderate-income through the housing programs listed in the following section. All beneficiaries of these programs must be low to moderate income individuals. While these programs do not directly reduce the number of poverty-level families in the state, they can alleviate the cost burden of housing for households that are already impoverished.

Details about the programs which assist with these anti-poverty goals and policies are included in the following section.

Some programs that assist with this anti-poverty strategy include: CDBG, HOME, ESG, and HOPWA. A summary of the anti-poverty strategy for each of these four programs includes:

CDBG—The primary objective of the program includes assisting low income persons throughout the state and this is completed through utilizing CDBG resources for project activities that include owner occupied rehabilitation for low income homeowners; job creation for low income employees of eligible businesses; infrastructure and community facilities improvements in order to assist those communities who have populations with at least 51% of the residents who are low income; and downtown revitalization and community revitalization projects which include primarily improving low income areas of the community or eliminating slum and blight within a community.

HOME—Program resources are used to create additional low income rental units for persons at or below 60% of the Area Median Income through the State’s coordination with Low Income Housing Tax Credit developments and in assisting low income homebuyers with homeownership opportunities through the State’s Purchase, Rehabilitation, Resale (PRR) programs.

ESG— Shelter, homeless prevention and rapid rehousing services and supports provided from NHAP subrecipients can influence the chances of shifting families and individuals to move up and out of poverty. NHAP funded subrecipients assist families in accessing mainstream public assistance programs (such as TANF, Medicaid, SNAP, etc.), support effective stabilized housing situations and provide skills development to allow individuals to obtain better jobs and become self-sufficient. This coordination between NHAP and the funded subrecipients for the delivery of such services will help reach the plan goals for providing suitable living environments and expanded economic opportunity.

NHAP is located within the Economic Support Unit of DHHS. As CSBG, TANF, SNAP and Child Care are located within the same unit it is easy for administration and program staff to coordinate as needed for the delivery of services to the benefit of individuals who are homeless or at risk of becoming homeless.

HOPWA—Program resources serve special needs populations who are in the need of rental assistance of other services.

Also administered by State are two important State-funded resources that include the Nebraska Affordable Housing Trust Fund (NAHTF) and the Homeless Shelter Assistance Trust Fund (HSATF). Both funding sources primarily fund programs that serve low income persons throughout the state.

In addition, the State of Nebraska administers a number of programs designed to reduce the number of individuals and families who live in poverty. Federal funding supports the majority of the programs and State resources supplement those resources. Some of the additional programs that the State provides in order to address the health, well-being, and housing needs of its low income residents includes:

Childcare Assistance—State subsidized childcare allows low-income families to work and have the assistance they need in order to pay for their childcare services. DHHS is the lead agency that administers this program which includes childcare subsidy payments and the collaboration with Department of Education’s Head Start Program.

Food Stamps—The federal Food Stamp Program helps low income households purchase food and raise their nutrition levels.

Head Start—This program provides quality, comprehensive services including education, nutrition, family support, and parent involvement in order to prepare low income children and their families for school.

Lead-Based Paint Hazard Program—Through DHHS, and other organizations throughout the state, public awareness is provided regarding the dangers of lead based paint and a certified risk assessor program is utilized in order to ensure that those contractors working on construction or rehabilitation projects are trained to the proper practices to ensure that lead based paint hazards are minimized for the safety of those persons that may live and work in the buildings that are improved.

Other Organizations that the State partners with include working with the several Community Action Agencies (CAAs) throughout the state. These CAAs provide a wide range of anti-poverty programs including employment assistance; vocational rehabilitation; weatherization programs; and assistance with rent and utilities just to name a few. In addition, both DED and DHHS partner with the Nebraska Commission on Housing and Homelessness (NCHH) in order to obtain input on coordinating resources for low income persons including education and outreach, housing, and homelessness.

Developing Institutional Structure 91.220(k); 91.320(j)

SP-40 of the Consolidated Plan provides details on the overall institutional delivery structure through which the State can and will seek to partner, collaborate, and cooperate in order to carry out the intent of the Consolidated Plan. This includes funding through CDBG, HOME, ESG, and HOPWA which will be used within this institutional structure.

This section of the Consolidated Plan provides a description of the entities and organization in which the State partners in order to carry out its programs.

Within the current Program Year, the State carried out the actions defined within its delivery structure. This included significant outreach and collaboration.

Coordination between Public & Private Housing & Social Service Agencies 91.220(k); 91.320(j)

Through significant collaboration the State continued to make outreach efforts between public and private housing and social service agencies. This was completed through the State's participation with these organizations during the funding of its programs. In addition, through consultation with the Nebraska Commission on Housing and Homelessness (NCHH), the State was able to collaborate further with homeless service providers; housing developers; non-profit organizations; and other public and

private entities that could provide input and partnership in carrying forward the State's objectives.

Overcoming Effects of Impediments Identified in the AI to Fair Housing Choice 91.520(a)

We are continuing to pursue information and assistance in this area. DED Affordable Housing Program fund recipient program guidelines are reviewed to provide assistance on affirmative marketing strategies. All DED designated CHDOs are required to have an affirmative marketing plan and all HOME/LIHTC (Low Income Housing Tax Credit) projects also have an affirmative marketing plan within their applications.

Outreach Effort: Minority, Women and Disabled Owned Business Enterprises

The outreach effort for Minority, Women and Disabled Owned Business Enterprises (MBE/WBE/DBE) includes a requirement to solicit responses to Requests for Proposals and bids from such entities by state recipients as part of their procurement process. A state recipient must have an approved procurement process and monitoring is done by staff to insure that the recipient is following their approved process.

Conferences

Two conferences were attended by The NE DED Affordable Housing Program staff this program year to ensure staff is informed on current practices and policies in this aspect of housing. The Civil Rights Conference, hosted by the Lincoln Commission on Human Rights was attended on April 19, 2016. The Northeast Nebraska Fair Housing Conference was attended on April 7, 2016. In addition to state staff, many others attended from housing organizations and public housing organizations. Community leaders from across the state also attended.

LEP Program

The Limited English Proficiency Program training materials of the NE DED Affordable Housing Program includes a training video which state staff can use that addresses the basics of the Fair Housing Act and associated information. This video can be used to train housing organizations that have been awarded Federal housing funds.

Fair Housing Information

Fair housing information pamphlets are available to the public at the DED Affordable Housing Program office. An Equal Housing Opportunity icon link to the U.S. Department of Housing and Urban Development website section concerning Fair Housing is posted on the Nebraska DED website.

The current AI is available within the DED website and has additional information regarding actions that are proposed for the upcoming years.

CR-40 - MONITORING 91.220 & 91.230

Monitoring Standards & Procedures: Compliance

To ensure that all statutory and regulatory requirements are being met for activities funded with HUD funds, DED and DHHS use various monitoring standards and procedures.

DED and HHS are responsible for ensuring that grantees under the CDBG, HOME, ESG, and HOPWA Programs carry out projects in accordance with both federal and State of Nebraska statutory and regulatory requirements. In most cases, these requirements are set forth in the grant contract executed between the State and the Grantee. The State provides maximum feasible delegation of responsibility and authority to grantees under the Programs. Whenever possible, deficiencies are rectified through constructive discussion, negotiation and assistance.

CDBG and HOME

DED conducts two basic types of monitoring that is determined by an established "Risk Analysis" process which includes: off-site monitoring (also known as "desktop monitoring"), and on-site monitoring. DED staff regularly review each project to verify that it is proceeding in the manner set forth in the grant agreement and in accordance with applicable laws and regulations. The "Risk Analysis" monitoring plan determines whether a project review is conducted by desktop monitoring or on-site monitoring.

Desktop monitoring is an ongoing process in which the Program Representative, responsible for overseeing the grantee's project, uses all available information to review the grantee's performance in carrying out the approved project. This review process enables DED to identify problems requiring immediate attention and to schedule projects for on-site monitoring. Materials used for this review include, but are not limited to: Contract Amendments and/or Extensions to the Grant Agreement; Project Status Reports, Requests for a Draw-down of Funds; DED database review; and other supporting documents.

On-site monitoring is a structured review conducted by the Program Representative at the locations where project activities are being carried out, or where project records are being maintained. One on-site monitoring visit is normally conducted during the course of a project, unless determined otherwise by the "Risk Analysis" process. The "Risk Analysis" components for determining whether a desktop or on-site monitoring review is appropriate includes, but is not limited to: a) the amount of the grant award; b) the length of time since a grantee was monitored; c) the length of time a Program Representative last evaluated a grantee; d) significant outstanding audit issues; e) significant outstanding compliance issues; and f) the types of prior projects monitored.

The monitoring review considers all available evidence of whether a project conformed to an approved Program; whether substantial progress toward program goals had been met; compliance with applicable

laws and regulations; and continued capacity of the Grantee and Grant Administrator to carry out the approved Program project.

Checklists are utilized to ensure that all issues are addressed. DED has CDBG and HOME specific checklists based on the types of activities within a given project. The number of times a project is monitored will depend upon the issues that may arise during the desktop or on-site monitoring.

ESG

DHHS conduct monitoring of the ESG Programs on an on-going basis. Subrecipients are monitored to ensure compliance with ESG regulations and program requirements.

NHAP's general oversight objectives include:

- Reviewing compliance with program regulations
- Avoiding the misuse of program funding
- Identifying technical assistance and training needs

The NHAP utilizes the following monitoring process for the ESG program.

Desk monitoring:

Prior to payment, the NHAP staff review every NHAP reimbursement request submitted by all subrecipients each quarter for: 1) math accuracy; 2) form completeness; and 3) apparent compliance with allowable and reasonable cost requirements.

After each billing quarter has been completed, NHAP selects a minimum of two (2) cost items from a minimum of five (5) subrecipients for a more detailed review. Each subrecipient being reviewed must provide supporting documentation that the costs were incurred, paid and allowable.

On-site visits:

Each fiscal year NHAP performs a minimum of four (4) on-site monitoring visits, particularly on subrecipients with known problems. The categories monitored include a review of financial policies and procedures, ESG written policies and procedures, shelter inspections and program participant files.

Performance Measures:

Primary goals the State strives NHAP subrecipients to achieve include reducing the length of homelessness, reducing returns to homelessness and maintaining/increasing income. Through a performance report card with performance metrics that has been established by the BoS CoC, performance on these goals can be measured. Currently a report is issued through HMIS and distributed bi-annually to all CoC and ESG grantees. The state will be moving to adopt and incorporate these performance measurements as an evaluation component of how successful NHAP subrecipients are at reaching and achieving program standards. The performance measurements will also be used to

increase housing stability. Part of the performance measures specifically relate to housing stability. With the housing stability information collected, the State and BoS CoC will jointly review and work to develop strategies which can help providers assist the homelessness gain stable housing.

HOPWA

The HOPWA Program Manager conducts monthly, desktop monitoring of grantee and project sponsor activities. This monthly review includes a data comparison of case management reports from the Provide Case Management system to verify each client listed on the project sponsor's general ledger is also listed on the Provide reports. This ensures client data is accurate in the Provide system for completion of the annual HOPWA Consolidated Annual Performance and Evaluation Report (CAPER).

HOPWA requests for emergency rent/mortgage and permanent housing placement assistance are reviewed by Nebraska AIDS Project's (NAP's) compliance supervisor, located in the Omaha NAP office, prior to assistance being provided. This process involves the project sponsor's case management staff submitting client documentation of income, expenses, etc. to NAP's compliance supervisor to substantiate the need for client housing assistance.

Applications for clients receiving tenant-based rental assistance (TBRA) are reviewed by the HOPWA Program Manager prior to assistance being provided. Monthly, a Tenant-Based Rental Assistance ledger is provided by the grantee to the project sponsor to approve client assistance requests and allow for housing checks to be printed and sent to landlords for clients receiving tenant-based rental assistance.

On an annual basis, the HOPWA Program Manager conducts on-site monitoring of client charts at all subgrantee sites (Omaha, Lincoln, Kearney, Norfolk, and Scottsbluff). This review provides quality management assurance that supportive eligibility and service documentation is on file and validates that client program eligibility is being determined appropriately and eligible services are being received. The Provide Database System is monitored regularly to ensure all client/program data fields are accurate and complete.

On an annual basis, the HOPWA Program Manager conducts on-site monitoring of internal controls accomplished out of the subrecipient's field office in Omaha. Monitoring of financial management, personnel, procurement, property management and travel practices are conducted. An annual review of the subrecipient's A-133 OMB audit (and any other requirements of Super Circular) is also performed.

Citizen Participation Plan 91.105(d) & 91.115(d)

Per the State's Citizen Participation Plan, the draft CAPER was made available to the public for review and comment. Public notices were printed in 3 newspapers throughout the state that included the Scottsbluff Star Herald; the Kearney Hub; and the Lincoln Journal Star. The public notice was also made available on the DED website and emailed out to various entities throughout the state.

A public comment period was held September 14, 2016 through September 28, 2016 regarding the 2015 CAPER. The official public comment period was completed, and there were no public comments from Nebraskan citizens regarding the CAPER for this Program Year.

CR-45 - CDBG 91.520(C)

Changes in Program Objectives as a Result of Experiences

The 2015 Program Year was the final year of funding for the Comprehensive Revitalization (CR) and Comprehensive Investment & Stabilization (CIS) Programs as these Programs were incorporated into a single competitive Comprehensive Development (CD) Program. Based on past experience, DED was discovering that many of the CR and CIS projects were not as successful as anticipated in creating significant revitalization efforts within low income neighborhoods throughout the CR and CIS communities. It is for this reason that a new strategy was proposed for implementation during the 2016 Program Year.

In addition, the State continues to reevaluate its programs to determine how to best serve the residents of Nebraska. This re evaluation includes determining if program changes are necessary based on limited resources and increased implementation requirements. As new HUD initiatives are implemented, such as the National Housing Trust Fund (HTF), additional outcomes may be created.

[BEDI grantees] Accomplishments & Program Outcomes during the Last Year

The State of Nebraska DED is not a BEDI grantee.

CR-50 - HOME 91.520(D)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

On-Site Inspections: Affordable Rental Housing

During the 2015 Program Year there were a number of staff transitions that resulted in DED not being able to complete as many on-site reviews as had originally anticipated. Some on site reviews were conducted by the State's partners that included the Nebraska Investment Finance Authority (NIFA) and the tax credit syndicators who invested in the rental properties. The lack of inspections is in the process of being remedied as a result of staff transitions and a review of the required schedule in §92.504(d), which will improve outcomes in the future.

Although the on site reviews were limited, other reviews performed on the properties included: rent and income compliance reporting and draw down reviews.

Listing of HOME properties with physical reviews

Eight (8) inspections of affordable rental housing projects were conducted during the 2015 Program Year. All projects met minimum property standards at the time of the visit. There were 22 HOME inspections of affordable rental housing projects that were due to be inspected during the Program Year that were not completed. As previously stated, the reason for this was due to staff transitions. DED is in the process of remedying the situation. An Interim Housing Manager position has been filled and the Housing Team is in the process of completing any outstanding site visits.

HOME Monitoring Visits for 2015 Program Year Table

Recipient	Award #	Type of Monitoring (Initial - Project Completion or Ongoing)	Visit Date	HOME Units	Total Units	Location	Affordability Period	Findings
Central City Housing Authority	06OERH4110	Ongoing	6/6/2016	4	12	Loup City and Central City	20	No findings
Midwest Housing Initiatives	09OERH4064	Ongoing	4/13/2016	3	16	Minden West	20	No findings
Sidney Village	04SR10102	Ongoing	5/9/2016	7	49	Sidney	20	No findings
City of Holdrege	97SR09701	Ongoing	4/13/2016	10	32	Holdrege	20	No findings
City of Lincoln	96SR01001	Ongoing	5/6/2016	2	26	Lincoln	20	Needs to the HOME program or R&Rs reference in lease & addendums; Compliance Report not filed timely. All findings addressed and cleared
City of Lincoln	94SR01002	Ongoing	6/9/2016	6	28	Lincoln	20	2 maintenance issues: flammable item storage by units inappropriate; furniture blocking deck door of unit. All findings addressed and cleared
Seward County Housing Corp.	06OERH8113	Ongoing	2/26/2016	3	16	Seward	20	1 finding, was addressed and was cleared
Blue Valley Community Action	98CH00103	Ongoing	5/6/2016	4	4	Dorchester	20	No findings

HOME Monitoring Visits Outstanding for Program Year Table

Grantee Name	Project Name	Project Contract #
Blue Valley Community Action	Fillmore County Duplexes	93CH00101
Blue Valley Community Action	Eagle Apartments/Sixth Street Apartments	01CH00103
Blue Valley Community Action	Prairie Woods Crown, Ltd.	00CH00102
Blue Valley Community Action		03CH00103
Wayne Community Housing Development Corporation	Meadowview Estates	95CH02001
Gage County Economic Development	SunRidge Apartments	98OE07701
Midwest Housing Development Fund	Royal Oaks Estates	07OERH5098
Blue Valley Community Action	Diller 4-plex	99CH00103
Sidney (City of)	The Village at Sidney	04SR10102
Gothenburg (Housing Authority of)	Jefferson Square	08OERH3106
Gothenburg Housing Development Corporation	Lakeside Apartments	98OE07801
Keith County Housing Development Corporation	Great West Townhomes	05OE317
Scotts Bluff (Housing Authority)	Court House Villa	03OE10302
Rushville Housing Authority	Parkview Apartments	95OE08301
CAP MID	Oxford, Brady, Imperial	96CH00601
Fremont Housing Authority	Somers Point I	99OE61902
Omaha Economic Development Corporation	The Margaret	08OERH7108
Midwest Housing Initiatives, Inc.	Woodland Park Townhomes I	06OERH4111
CAP MID		94CH00601
Aurora Housing Development Corporation	Robin Estates	08OERH4088
Greater Loup Valley Activities	Rolling Hills	09OERH2065
Central Nebraska Community Service	Greeley, O'Neill, Cairo, and Ainsworth	94CH00702

The annual rent and income reporting revealed that 46 of 115 rental projects met compliance with occupancy requirements. The Department staff is working on obtaining compliance for the other 69 rental projects. Additional training and on-site visits are planned.

Assessment of Affirmative Marketing Actions for HOME Units 92.351(b)

DED requires all HOME recipients to provide written documentation on the actions that will be taken during the course of the project to affirmatively further fair housing. This list of actions is then verified during monitoring visits that are conducted. In addition, as part of low income housing tax credit (LIHTC) requirements, each recipient is required to provide a marketing plan which describes how the recipient intends to market the rental units to those underserved persons who are less likely to rent the units.

Program Income

There was no HOME program income utilized for these projects.

Fostering & Maintaining Affordable Housing 91.220(k)

Regarding CDBG Owner-Occupied Rehabilitation housing projects, all grantees receive training in the civil rights rules and regulations during training sessions. Training sessions are reinforced with notices and updates through the CDBG Bulletin, which is published on an as needed basis.

Each grantee's program eligibility criteria are reviewed to determine whether the criteria or methods of administration may have the effect of subjecting individuals to discrimination on the basis of race, color, age, sex, national origin or disability.

Comparisons are made between recent census data regarding those protected classes and the percentages of those protected classes participating and receiving benefits from CDBG funds.

All grantees are required to maintain, on an ongoing basis, and on file permanently, numerical and percentage documentation and information regarding the following:

1. Total beneficiaries in project
2. Total numbers of males/females.
3. Actual number of Whites, Blacks, Hispanics, Asians, Native Americans, and others.
4. Percentages of males, females, minorities, female heads of household, disabled population, and low to moderate income persons receiving benefits from the project funds.

Program representatives are required to consider this information, compared with census data, and determine if there is any indication any person and/or group of persons were denied benefits or employment on the grounds of race, age, sex, or disability.

In addition, the state reviews the grantee's compliance with Section 504 and the Americans with Disabilities Act. Grantees must have conducted a self-evaluation of their facilities and their programs as they relate to the ADA/Section 504 compliance. In addition, the grantee must have on file, and available

for review, a transition plan. The grantee must provide evidence that they are complying or making attempts to comply with these regulations.

Updates and notices regarding ADA/Section 504 compliance are made through the CDBG Bulletin.

The State's review of all information gathered through monitoring visits indicates that grantee CDBG programs are being administered in a manner, which does not deny any benefit or employment on the grounds of race, age, sex, national origin and disability.

One activity conducted by Nebraska DED to ensure the absence of discrimination on the grounds of national origin continues to be fulfilled this 2015 Program Year. These activities are guided by the current Voluntary Compliance Agreement (VCA) with HUD to oversee compliance concerning beneficiaries who have Limited English Proficiency associated with any project in Nebraska which receives CDBG, HOME or NHTF federal resources administered by Nebraska DED. The VCA was initiated on March 1, 2014 and will expire on March 1, 2017. All grant applicants applying for these federal resources must submit a Four Factor Analysis, assessing Limited English Proficiency of the anticipated beneficiaries of a housing project, in addition to a Language Assistance Plan if determined as necessary by the four-factor analysis conducted.

The Nebraska DED staff reviews these analyses and plans and provides recommendations to the grant applicants regarding any clarifications or missing information needed for compliance under Title VI of the Civil Rights Act of 1964. Applicants are encouraged to ask questions of DED staff and also resubmit their analyses and plans for final review. Bi-annual reports by DED continue to be submitted to HUD, with a final report outstanding, to be submitted during the 2016 Program Year regarding compliance to and outcomes of the VCA.

Nebraska DED recognizes it shares responsibility with federal and local governments for shaping a regulatory climate that encourages housing while maintaining needed health, safety, environmental, and consumer protections. The cost, benefits, and tradeoffs of various regulations must be weighed carefully so they promote the affordability and availability of housing. In addition, the administration of regulations must be done in a way that reduces costs and delays.

Coordination of LIHTC with Development of Affordable Housing 91.320(j)

Housing Strategies are developed to remove barriers to affordable housing and foster and maintain affordable housing. Nebraska DED partners with NIFA in joint applications for LIHTC rental projects. DED works closely with NIFA on developing the qualified allocation plan and application for the joint LIHTC/CRANE/HOME funds. During the 2015 Program Year, CRANE applications were reviewed monthly and LIHTC applications were reviewed during the two application cycles in January and March. The applications were scored according to what was set forth in the NIFA Qualified Allocation Plan.

In addition, DED Housing staff attended the NIFA public hearing, public meeting and board meetings during the application process. Review and recommendations by NIFA and DED staff of the applications

were conducted and submitted to the NIFA Board and the Nebraska DED Director. All LIHTC awards were voted on and finalized by the NIFA Board and the HOME awards were determined by the Nebraska DED Director by utilizing these reviews and recommendations by informed and trained DED staff.

Actions Taken to Overcome Impediments to Fair Housing Choice

DED recognizes that it can, and where appropriate DED does, take action to overcome impediments to fair housing choice within the State of Nebraska. During the 2015 Program Year, DED staff undertook the following actions:

- Trained approximately 49 community representatives on housing law, including education about the fair housing complaint system, as well as design and construction standards at the CDBG certification training in April of 2016, and at two CDBG re-certification trainings in July of 2015.
- Co-sponsored and attended the Civil Rights Conference, hosted by the Lincoln Commission on Human Rights, on April 19, 2016. Two sessions focused on housing. Housing Legal Update was presented by Heather Ousley, Region VII, US Department of Housing and Urban Development. A team of presenters also conducted a housing issues lecture, Best Practices in Creating Discrimination-Free Housing.
- Attended the 2016 COSCDA Midwest Regional Conference in Des Moines, Iowa, hosted by the Council of State Community Development Agencies. Presentations included numerous topics associated with utilizing federal resources for affordable housing projects, in addition to the Fair Housing Training held at the conference.
- Attended the Northeast Nebraska Fair Housing Conference on April 7, 2016, in Norfolk, Nebraska. Hosted by the Norfolk Housing Development Corporation, Northeast Nebraskan landlords, tenants, attorneys, realtors and citizens were also trained on fair housing issues.

Strategy Review

During the 2015 Program, the State review its strategy to affirmatively further fair housing which included:

- Testing, enforcement, and education for landlords and property managers to better understand some barriers to affordable housing;
- Improvements to guidance on barriers to affordable housing and monitoring by DED;
- Educating grantees about potential barriers to affordable housing.

Other Actions

- Evaluating ways in which to attract additional residential contractors, particularly those that are willing to construct moderate priced homes in communities. Some incentives have been

proposed which include: providing zero interest loans to contractors to build residential units; providing low priced or free residential lots for development; and also to provide additional points in housing applications for those applicants that compile lists of interested contractors that may work on projects if applications are funded;

- Working with developers and contractors to identify any cost saving measures that might be appropriate to implement in order to save on the cost of materials and labor. In some instances, the State is able to partner with community colleges and high school students who are interested in the trades in working on the development of residential units. These collaborative efforts have been utilized in some housing projects and are encouraged within project development.
- Partnering with housing developers, non-profit entities, and communities in creating additional housing stock throughout the state.
- Working to assist in infrastructure improvements and development for residential areas. This is completed through many of the State's initiatives including through the Nebraska Affordable Housing Program (NHAP).
- Assistance with code enforcement development and implementation is encouraged and implemented in many communities through State programs that include: Comprehensive Revitalization, Comprehensive Investment & Stabilization, and in many other housing initiatives.
- The State will continue to improve the housing conditions of persons who are living in substandard housing by assisting within owner occupied rehabilitation and new residential construction of quality affordable housing.
- The State will continue to reduce the risk of lead based paint hazards in aging housing stock by continuing lead based compliance and reduction efforts for houses that are assisted with state and federal resources.

Section 3

The State provided training to grant administrators on Section 3 outreach and responsibilities. In addition, the State modified and provided Certification as a Section 3 Resident and Certification as a Section 3 Business Concern forms made easily accessible on the Department web-site for communities to use for Certification and outreach to Section 3 residents and businesses.

State's Actions to Increase WBE/MBE Participation – The state provided guidance and training to administrators and grantees on appropriate procurement and bidding procedures to allow for more WBE/MBE business opportunities

CR-55 - HOPWA 91.520(E)

Number of Individuals Assisted and Types of Assistance Provided

The Table below discusses the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

HOPWA Number of Households Served Table

Number of Households Served Through:	One-year Goal	Actual
Short-term rent, mortgage, and utility assistance payments	45	74
Tenant-based rental assistance	12	10
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
Total	52	83

The NE HOPWA Program was successful in meeting housing and supportive service goals as indicated in the Annual Action Plan. Overall, the program estimated serving 74 households statewide with housing and supportive services. During the reporting period, the program served 83 households.

Supportive Service activities provided during the reporting period include standard/intensive case management services, outreach activities/events, and client transportation assistance. The program estimated serving 12 households with Tenant-Based Rental Assistance (TBRA) during the reporting period. The program did not meet this goal by serving only 10 households. This shortfall was identified quickly after the change in program management towards the end of calendar year 2015. The program estimated serving 45 households with emergency rent/mortgage assistance during the reporting period. This goal was exceeded with the program assisting 74 households. The program projected serving 13 households with Permanent Housing Placement activities. At program year end, 14 households were assisted with move-in expenses. This activity is essential in assisting clients obtain housing. Housing Information Services were on target with services provided to 60 households statewide. Please see Appendix for HOPWA CAPER 2015.

CR-60 - ESG 91.520(G)

ESG Supplement to the CAPER in *e-snaps*

For Paperwork Reduction Act

1. Recipient Information—All Recipients Complete

Basic Grant Information

Recipient Name	NEBRASKA
Organizational DUNS Number	808820138
EIN/TIN Number	470491233
Identify the Field Office	OMAHA
Identify CoC(s) in which the recipient or subrecipient(s) will provide ESG assistance	North Central Nebraska CoC

ESG Contact Name

Prefix	Ms
First Name	Jodie
Middle Name	0
Last Name	Williams
Suffix	0
Title	Economic Assistance Administrator

ESG Contact Address

Street Address 1	P.O. Box 95026
Street Address 2	301 Centennial Mall South
City	Lincoln
State	NE
ZIP Code	68509-5026
Phone Number	402471069
Extension	0
Fax Number	402479286
Email Address	jodie.williams@nebraska.gov

ESG Secondary Contact

Prefix
First Name
Last Name
Suffix
Title
Phone Number
Extension
Email Address

2. Reporting Period—All Recipients Complete

Program Year Start Date 07/01/2015
Program Year End Date 06/30/2016

3a. Subrecipient Form – Complete one form for each subrecipient

Subrecipient or Contractor Name: THE DOVES PROGRAM
City: Gering
State: NE
Zip Code: 69341, 0098
DUNS Number: 037224370
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 32996.88

Subrecipient or Contractor Name: BRIGHT HORIZONS
City: Norfolk
State: NE
Zip Code: 68702, 1904
DUNS Number: 180424475
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 15053.04

Subrecipient or Contractor Name: THE CONNECTION HOMELESS SHELTER, INC.
City: North Platte
State: NE
Zip Code: 69101, 4135
DUNS Number: 834811622
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 6734.86

Subrecipient or Contractor Name: COMMUNITY ACTION PARTNERSHIP OF MID-NEBRASKA
City: Kearney
State: NE
Zip Code: 68847, 7440
DUNS Number: 068662444
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 127443.51

Subrecipient or Contractor Name: CENTRAL NEBRASKA COMMUNITY SERVICES

City: Loup City

State: NE

Zip Code: 68853, 8110

DUNS Number: 084623198

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 115622.75

Subrecipient or Contractor Name: SOUTHEAST NEBRASKA COMMUNITY ACTION COUNCIL, INC.

City: Humboldt

State: NE

Zip Code: 68376, 0646

DUNS Number: 022701825

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 29558.21

Subrecipient or Contractor Name: CRISIS CENTER FOR DOMESTIC ABUSE / SEXUAL ASSAULT - 502

City: Fremont

State: NE

Zip Code: 68025, 5066

DUNS Number: 945637023

Is subrecipient a victim services provider: Y

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 37620

Subrecipient or Contractor Name: NE NEBRASKA COMMUNITY ACTION COUNCIL, INC - 504

City: Pender

State: NE

Zip Code: 68047, 5030

DUNS Number: 099565921

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 119763.78

Subrecipient or Contractor Name: CIRRUS HOUSE, INC.

City: Scottsbluff

State: NE

Zip Code: 69361, 3106

DUNS Number: 805726098

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 58661.13

Subrecipient or Contractor Name: CRISIS CENTER, INC. - 203
City: Grand Island
State: NE
Zip Code: 68803, 1740
DUNS Number: 962445409
Is subrecipient a victim services provider: Y
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 15393.9

Subrecipient or Contractor Name: HOPE HARBOR, INC.
City: Grand Island
State: NE
Zip Code: 68801, 6538
DUNS Number: 132322673
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 40714.2

Subrecipient or Contractor Name: RESIDENTIAL ASSISTANCE TO FAMILIES IN TRANSITION, INC. (RAFT)
City: Kearney
State: NE
Zip Code: 68847, 7440
DUNS Number: 003682241
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 20779

Subrecipient or Contractor Name: CARE CORPS, INC.
City: Fremont
State: NE
Zip Code: 68025, 4903
DUNS Number: 962071577
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 3300

Subrecipient or Contractor Name: COMMUNITY ACTION PARTNERSHIP OF LANCASTER AND SAUNDERS COUNTIES
City: Lincoln
State: NE
Zip Code: 68508, 2322
DUNS Number: 072910086
Is subrecipient a victim services provider: N
Subrecipient Organization Type: Other Non-Profit Organization
ESG Subgrant or Contract Award Amount: 47645.27

Subrecipient or Contractor Name: BLUE VALLEY COMMUNITY ACTION

City: Fairbury

State: NE

Zip Code: 68352, 2624

DUNS Number: 041737594

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 161236.13

Subrecipient or Contractor Name: Center for Children, Families and the Law - University of Nebraska

City: Lincoln

State: NE

Zip Code: 68588, 0009

DUNS Number: 555456995

Is subrecipient a victim services provider: N

Subrecipient Organization Type: Other Non-Profit Organization

ESG Subgrant or Contract Award Amount: 67407.03

CR-65 – ESG: PERSONS ASSISTED

Please see Appendix for the ESG-CAPER Annual Reporting Tool (eCart). Starting with the 2015 CAPER submissions, per HUD, the information in eCart replaces all data previously collected on screen CR-65. Recipients must attach the eCart to their CAPER submission to fulfill the new requirement and will no longer be required to enter the data manually onto screen CR-65.

4. Persons Served

4a. Complete for Homelessness Prevention Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table – Household Information for Homeless Prevention Activities

4b. Complete for Rapid Re-Housing Activities

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table – Household Information for Rapid Re-Housing Activities

4c. Complete for Shelter

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table– Shelter Information

4d. Street Outreach

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table – Household Information for Street Outreach

4e. Totals for all Persons Served with ESG

Number of Persons in Households	Total
Adults	0
Children	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table– Household Information for Persons Served with ESG

5. Gender—Complete for All Activities

	Total
Male	0
Female	0
Transgender	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table - Gender Information

6. Age—Complete for All Activities

	Total
Under 18	0
18-24	0
25 and over	0
Don't Know/Refused/Other	0
Missing Information	0
Total	0

Table – Age Information

7. Special Populations Served—Complete for All Activities

Number of Persons in Households

Subpopulation	Total	Total Persons Served – Prevention	Total Persons Served – RRH	Total Persons Served in Emergency Shelters
Veterans	0	0	0	0
Victims of Domestic Violence	0	0	0	0
Elderly	0	0	0	0
HIV/AIDS	0	0	0	0
Chronically Homeless	0	0	0	0
Persons with Disabilities:				
Severely Mentally Ill	0	0	0	0
Chronic Substance Abuse	0	0	0	0
Other Disability	0	0	0	0
Total (Unduplicated if possible)	0	0	0	0

Table – Special Population Served

CR-70 – ESG 91.520(G) - ASSISTANCE PROVIDED & OUTCOMES

Shelter Utilization

Number of New Units - Rehabbed	0
Number of New Units - Conversion	0
Total Number of bed-nights available	187,035
Total Number of bed-nights provided	121,381
Capacity Utilization	64.90%

Shelter Capacity Table

Project Outcomes Data measured: Performance Standards Development in Consultation with the Continuum of Care(s)

DHHS consults with the CoCs to develop performance standards for homeless services based on previous year's data and goals set by each continuum. As previously noted, shelter capacity utilization rates should continue to increase due to some victim service providers moving from brick and mortar facilities to more flexible hotel/motel emergency shelters and the move to reallocating transitional and emergency shelter programs to Rapid Rehousing programs. See Appendix for further information.

CR-75 – EMERGENCY SOLUTIONS GRANT EXPENDITURES

Homelessness Prevention(11a)

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance	0	0	159,419
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	0	83,626
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	136,441
Expenditures for Homeless Prevention under Emergency Shelter Grants Program	0	0	0
Subtotal Homelessness Prevention	0	0	379,486

Homelessness Prevention Table

Rapid Re-Housing (11b)

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Expenditures for Rental Assistance	0	0	55,029
Expenditures for Housing Relocation and Stabilization Services - Financial Assistance	0	3,646	52,450
Expenditures for Housing Relocation & Stabilization Services - Services	0	0	74,620
Expenditures for Homeless Assistance under Emergency Shelter Grants Program	0	0	0
Subtotal Rapid Re-Housing	0	3,646	182,099

Rapid Re-Housing Table

Emergency Shelter (11c)

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
Essential Services	0	0	96,447
Operations	0	22,596	78,468
Renovation	0	0	0
Major Rehab	0	0	0
Conversion	0	0	0
Subtotal	0	22,596	174,915

Emergency Shelter Table

Other Grant Expenditures (11d)

	Dollar Amount of Expenditures in Program Year		
	2013	2014	2015
HMIS	0	0	116,174
Administration	0	20,620	55,573
Street Outreach	0	0	0

Other Grant Expenditures Table

Total ESG Grant Funds (11e)

Total ESG Funds Expended	2013	2014	2015
955,109	0	46,862	908,247

Total ESG Funds Expended Table

Match Source (11f)

	2013	2014	2015
Other Non-ESG HUD Funds	0	0	0
Other Federal Funds	0	0	0
State Government	0	0	1,759,035
Local Government	0	0	0
Private Funds	0	0	0
Other	0	0	0
Fees	0	0	0
Program Income	0	0	0
Total Match Amount	0	0	1,759,035

Other Funds Expended on Eligible ESG Activities Table

Total (11g)

Total Amount of Funds Expended on ESG Activities	2013	2014	2015
2,714,144	0	46,862	2,667,282

Total Amount of Funds Expended on ESG Activities Table