

Appendix 5.1

# **HOME-ARP ALLOCATION PLAN**

**2021 Annual Action Plan -  
Substantial Amendment #1  
(September 2023)**



# Executive Summary

## Background

The American Rescue Plan Act (ARP) was signed into law by President Biden on March 11, 2021, which provides over \$1.9 trillion in relief to address the continued impact of the COVID-19 pandemic on the economy, public health, State and local governments, individuals, and businesses. Included in ARP \$5 billion was appropriated to aid communities in developing long-term strategies to address homelessness. These funds are administered through the HOME Investment Partnerships Program (HOME) by the U.S. Department of Housing and Urban Development's (HUD).

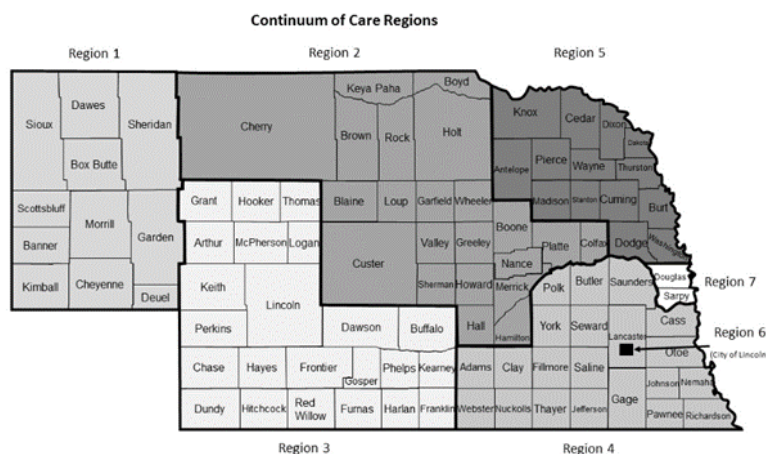
To address the need for homelessness assistance and supportive services, these funds may be used for any of four activities that must primarily benefit individuals and families who are homeless, at risk of homelessness, or in other vulnerable populations. These activities include:

- (1) development and support of affordable housing;
- (2) tenant-based rental assistance (TBRA);
- (3) provisions of supportive services; and
- (4) acquisition and development of non-congregate shelter units.

The program of the \$5 billion in ARP funds for use on these activities is referred to as the HOME-American Rescue Plan or HOME-ARP.

The State of Nebraska is the Participating Jurisdiction (PJ) for all areas within the State excluding Lincoln and Omaha city limits. The Nebraska Department of Economic Development (NDED) was allocated \$15,070,477 and is responsible for the administration and planning of the HOME-ARP Program. The budgeted amount for State administration and planning is \$2,262,071, leaving a balance of \$12,818,406 for government aid.

The map below illustrates Nebraska's seven (7) Continuum of Care (CoC) regions. NDED's HOME-ARP service area is the Balance of State (BOS), which is the entirety of Regions 1-5 and the area of Region 7 outside Omaha city limits, which includes Sarpy County and rural Douglas County.



## Consultation and Public Participation

NDED solicited input about the current needs of Nebraska communities from partner agencies, service providers, and community members by holding public meetings, circulating an online survey, and attending established meetings of the BOS CoC to engage with providers, advocates, people with lived experience, and other interested parties. A consensus was found from feedback, identifying a lack of affordable housing as a primary issue faced by Nebraska communities.

## Needs Assessment and Gaps Analysis

The announcement of the HOME-ARP Program identified the following classification of qualifying populations (QPs) as potential beneficiaries of HOME-ARP-funded projects.

QP1: **Homeless**, as defined in [24 CFR 91.5](#) *Homeless* (1), (2), or (3), excluding (4):

- 1) An individual or family who lacks a fixed, regular, and adequate nighttime residence, meaning:
  - (i) An individual or family with a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;
  - (ii) An individual or family living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs for low-income individuals); or
  - (iii) An individual who is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution;
- 2) An individual or family who will imminently lose their primary nighttime residence, provided that:
  - (i) The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;
  - (ii) No subsequent residence has been identified; and
  - (iii) The individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks needed to obtain other permanent housing;

- 3) Unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:
- (i) Are defined as homeless under section 387 of the Runaway and Homeless Youth Act (42 U.S.C. 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008 (7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a);
  - (ii) Have not had a lease, ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;
  - (iii) Have experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and
  - (iv) Can be expected to continue in such status for an extended period of time because of chronic disabilities, chronic physical health or mental health conditions, substance addiction, histories of domestic violence or childhood abuse (including neglect), the presence of a child or youth with a disability, or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration or detention for criminal activity, and a history of unstable employment;

Category four (4) of the [24 CFR 91.5](#) homeless definition was intentionally excluded from the definition of QP1. HUD has removed this category and broadened the definition under its own distinct qualifying population (QP3). The new definition includes the addition of any individual or family who are fleeing or attempting to flee human trafficking, including both sex and labor. It also eliminates the previous definition requirement that an individual or family has no other residence and lacks resources or support networks.

QP2: **At risk of Homelessness**, as defined in [24 CFR 91.5](#) *At risk of homelessness*:

- (1) An individual or family who:
  - (i) Has an annual income below 30 percent of median family income for the area, as determined by HUD;
  - (ii) Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in paragraph (1) of the “Homeless” definition in this section; and

(iii) Meets one of the following conditions:

- (A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;
- (B) Is living in the home of another because of economic hardship;
- (C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;
- (D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;
- (E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;
- (F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or
- (G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan;

(2) A child or youth who does not qualify as “homeless” under this section, but qualifies as “homeless” under section 387(3) of the Runaway and Homeless Youth Act (42 U.S.C. 5732a(3)), section 637(11) of the Head Start Act (42 U.S.C. 9832(11)), section 41403(6) of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2(6)), section 330(h)(5)(A) of the Public Health Service Act (42 U.S.C. 254b(h)(5)(A)), section 3(l) of the Food and Nutrition Act of 2008 (7 U.S.C. 2012(l)), or section 17(b)(15) of the Child Nutrition Act of 1966 (42 U.S.C. 1786(b)(15)); or

(3) A child or youth who does not qualify as “homeless” under this section but qualifies as “homeless” under section 725(2) of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 11434a(2)), and the parent(s) or guardian(s) of that child or youth if living with he or him.

**QP3: Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking**, as defined by HUD.

For HOME-ARP, this population includes any individual or family who is fleeing, or is attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking. This population includes cases where an individual or family reasonably believes that there is a threat of imminent harm from further violence due to dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return or remain within the same dwelling unit. In the case of sexual assault, this also includes cases where an individual reasonably believes there is a threat of imminent harm from further violence if the individual remains within the same dwelling unit that the individual is currently occupying, or the sexual assault occurred on the premises during the 90-day period preceding the date of the request for transfer.

**Domestic violence**, which is defined in [24 CFR 5.2003](#) includes felony or misdemeanor crimes of violence committed by:

- 1) A current or former spouse or intimate partner of the victim (the term "spouse or intimate partner of the victim" includes a person who is or has been in a social relationship of a romantic or intimate nature with the victim, as determined by the length of the relationship, the type of the relationship, and the frequency of interaction between the persons involved in the relationship);
- 2) A person with whom the victim shares a child in common;
- 3) A person who is cohabitating with or has cohabitated with the victim as a spouse or intimate partner;
- 4) A person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving HOME-ARP funds; or
- 5) Any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.

**Dating violence** which is defined in [24 CFR 5.2003](#) means violence committed by a person:

- 1) Who is or has been in a social relationship of a romantic or intimate nature with the victim; and
- 2) Where the existence of such a relationship shall be determined based on a consideration of the following factors:
  - a. The length of relationship;
  - b. The type of relationship; and
  - c. The frequency of interaction between the persons involved in the relationship.

**Sexual assault** which is defined in [24 CFR 5.2003](#) means any nonconsensual sexual act proscribed by Federal, Tribal, or State law, including when the victim lacks capacity to consent.

**Stalking** which is defined in [24 CFR 5.2003](#) means engaging in a course of conduct directed at a specific person that would cause a reasonable person to:

- 1) Fear for the person’s individual safety or the safety of others; or
- 2) Suffer substantial emotional distress.

**Human Trafficking** includes both sex and labor trafficking, as outlined in the Trafficking Victims Protection Act of 2000 (TVPA), as amended (22 U.S.C. 7102). These are defined as:

- 1) *Sex trafficking* means the recruitment, harboring, transportation, provision, obtaining, patronizing, or soliciting of a person for the purpose of a commercial sex act, in which the commercial sex act is induced by force, fraud, or coercion, or in which the person induced to perform such act has not attained 18 years of age;
- 2) *Labor trafficking* means the recruitment, harboring, transportation, provision, or obtaining of a person for labor or services, through the use of force, fraud, or coercion for the purpose of subjection to involuntary servitude, peonage, debt bondage, or slavery.

QP4: **Other Populations** where providing supportive services or assistance under section 212(a) of NAHA ([42 U.S.C. 12742\(a\)](#)) would prevent the family’s homelessness or would serve those with the greatest risk of housing instability. HUD defines these populations as individuals and households who do not qualify under any of the populations above but meet one of the following criteria:

- 1) **Other Families Requiring Services or Housing Assistance to Prevent Homelessness** is defined as households (i.e., individuals and families) who have previously been qualified as “homeless” as defined in [24 CFR 91.5](#), are currently housed due to temporary or emergency assistance, including financial assistance, services, temporary rental assistance or some type of other assistance to allow the household to be housed, and who need additional housing assistance or supportive services to avoid a return to homelessness.
- 2) **At Greatest Risk of Housing Instability** is defined as household who meets either paragraph (i) or (ii) below:
  - (i) has annual income that is less than or equal to 30% of the area median income, as determined by HUD and is experiencing severe cost burden (i.e., is paying more than 50% of monthly household income toward housing costs);

(ii) has annual income that is less than or equal to 50% of the area median income, as determined by HUD, AND meets one of the following conditions from paragraph (iii) of the “At risk of homelessness” definition established at 24 CFR 91.5:

(A) Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;

(B) Is living in the home of another because of economic hardship;

(C) Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance;

(D) Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by Federal, State, or local government programs for low-income individuals;

(E) Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons or lives in a larger housing unit in which there reside more than 1.5 persons reside per room, as defined by the U.S. Census Bureau;

(F) Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or

(G) Otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness, as identified in the recipient's approved consolidated plan

**Veterans and families that include a Veteran Family Member** that meet the criteria for one of the qualifying populations described above are eligible to receive HOME-ARP assistance.



A needs assessment and analysis in gaps in housing and services for the qualifying populations was completed using data from multiple sources. According to data from the Nebraska Homeless Information Management System (HMIS), 3,444 unique households requested assistance related to experiencing homelessness between May 2021 and April 2022. Only 41.8 percent of households requesting assistance were enrolled in a service to assist with obtaining stable housing. A discrepancy was identified in the composition of households connected to housing services; a higher rate of services provided to household with children as compared to single adult households. Of note, these data show 2,780 households received homeless prevention services within the same one-year period, indicating these households were at risk of experiencing homelessness.

Analysis of the Comprehensive Housing Affordability Strategy (CHAS) report demonstrates the high frequency of requested needs among lower income populations. Among the sampled households, 77.5 percent (60,919 households) were classified as extremely low income or very low income, using Area Median Income (AMI) measures. A significant proportion also reported experiencing at least one severe housing problem. The analysis of these data corroborates the collected feedback from partner agencies and service providers.

### **HOME-ARP Funds Planning and Priorities**

Many housing and service gaps exist throughout the service area. HOME-ARP funding will prioritize one identified gap, pursuant to the consultation process and the analysis of gaps in existing programs and services, by developing affordable rental units for households at risk of or currently experiencing homelessness. Agencies across the state emphasized a lack of affordable housing options, and the needs assessment and gap analysis confirmed the scarcity of affordable housing units across the region. While other gaps were identified during this process, HOME-ARP funds will be most impactful to the region by addressing affordable housing needs. The HOME-ARP resources, per the data analysis and the preponderance of public input is for the development of affordable rental housing units. Furthermore, Governor Pillen and former Governor Ricketts, acknowledge and support Nebraska's efforts to address the challenges with affordable housing statewide as documented in the [Nebraska's 2022 Strategic Housing Framework](#). Funding used to address other eligible activities will have limited efficacy and impact unless the affordable housing shortage is addressed statewide. In addition, NDED will be allocating five percent for non-profit operating assistance and an additional five percent for non-profit capacity building assistance. The allowable 15 percent of total funding will be allocated to administration and planning.

# **HOME-ARP Allocation Plan**

## **Consultation**

NDED contracted with the University of Nebraska Center for Children, Families, and the Law (CCFL) to consult stakeholders in the Nebraska NDED service area to identify gaps and needs across the service area. A survey was developed in Qualtrics, a web-based data collection tool, and a survey link was distributed via email on August 29, 2022 to 142 CoC members and members of other organizations and agencies in the BOS that serve the HOME-ARP QPs. Additionally, information about the survey was distributed at the September 2022 BOS CoC meeting, and survey participation was requested from organizations and agencies in the BOS. The list of participating agencies, service providers, and other stakeholders the survey link was sent to and a list of agencies that were present for the September 2022 BOS CoC meeting can be found in Appendix A.

The survey focused on the housing and service needs in their communities. Survey respondents were asked to rank the level of priority of the four (4) eligible HOME-ARP activities, with a score of one (1) indicating the highest priority. The complete list of survey questions is located in Appendix B. The survey results are located in Appendix C and a summary of survey feedback may be found in Appendix D. Survey respondents were initially informed of a two-week deadline to submit their feedback and responses; however, the deadline was later extended in an effort to increase participation. Three (3) reminder emails were sent to survey respondents to further increase the response rate. At the end of the survey period, 52 surveys were opened by participants and 46 surveys were completed. A snapshot of agency responses is found in Table 1, below.

**Table 1. HOME-ARP Consultation Survey Responses, by Agency**

<b>Agency</b>	<b>Agency Type</b>	<b>Consultation Method</b>	<b>Feedback</b>
Central Plains Center for Services	Homeless service provider serving QP1, QP2 and QP4	Online Survey	<ul style="list-style-type: none"> <li>• Rental assistance to prevent homelessness and to quickly rehouse those experiencing homelessness.</li> <li>• Access to support services to help households maintain housing.</li> </ul>
Community Action Program of Mid-Nebraska	Homeless service provider serving QP1, QP2 and QP4	Online Survey	<ul style="list-style-type: none"> <li>• Affordable housing for families.</li> <li>• Ability to stay in units that are above fair market rent.</li> <li>• Assistance with SSDI applications.</li> <li>• Transitional housing.</li> </ul>
Heartland Counseling Services	Mental Health and Substance Abuse Counseling serving QP2 and QP4	Online Survey	<ul style="list-style-type: none"> <li>• Build and renovate to develop more affordable housing.</li> <li>• Provide rental assistance and case management.</li> </ul>
Nebraska Commission for	Public agency that addresses needs of	Online Survey	<ul style="list-style-type: none"> <li>• Ensuring accommodations are made so those with disabilities can access services.</li> </ul>

Agency	Agency Type	Consultation Method	Feedback
the Deaf and Hard of Hearing	Nebraskans with disabilities.		
Region V Systems	Homeless service provider serving QP1, QP2 and QP4	Online Survey	<ul style="list-style-type: none"> <li>• More permanent supportive housing.</li> <li>• More outreach and services in rural areas.</li> </ul>
RAFT (Residential Assistance to Families in Transition Program)	Homeless service provider serving QP1, QP2 and QP4	Online Survey; Consultation session	<ul style="list-style-type: none"> <li>• Support services to help individuals address barriers that prevent them from being eligible for housing services.</li> <li>• Develop transitional housing/rapid rehousing units.</li> </ul>
Hope Harbor	Homeless service provider serving QP1, QP2 and QP4	Online Survey	<ul style="list-style-type: none"> <li>• More permanent supportive housing.</li> <li>• Rental assistance with housing navigation and advocacy services.</li> <li>• Funding to help individuals with first month rent and deposit. Funding to help with tenant/landlord mediation services as well as case management for tenants.</li> <li>• Hotel vouchers to help families while they wait for housing.</li> <li>• Development of non-congregate shelters.</li> </ul>
Central Nebraska Community Action Partnership	Homeless service provider serving QP1, QP2 and QP4	Online Survey	<ul style="list-style-type: none"> <li>• Development of affordable housing is needed.</li> <li>• Daycare.</li> </ul>
Community Action Partnership of Western Nebraska	Homeless service provider serving QP1, QP2 and QP4	Online Survey; Consultation session	<ul style="list-style-type: none"> <li>• There needs to be more affordable low-income housing.</li> <li>• We need landlords who are willing to work with our programs.</li> <li>• Need more intensive services and outreach to help individuals with housing plans and goals.</li> </ul>
Northwest Community Action Agency	Homeless service provider serving QP1, QP2 and QP4	Online Survey; Consultation session	<ul style="list-style-type: none"> <li>• We need developers who are interested in building affordable housing.</li> <li>• We also need repairs to the current low-income housing in our community.</li> <li>• We need more case management services and support services.</li> <li>• We need funding to cover damages to hotels. Hotels won't work with us because of non-payment of damages.</li> <li>• Work with housing authorities to build and rehabilitate affordable rental units.</li> </ul>
Cirrus House, Inc.	Homeless services provider and service provider for persons with disabilities and substance use	Online Survey	<ul style="list-style-type: none"> <li>• We need more affordable housing built.</li> <li>• We need resources for those who are banned from public housing.</li> </ul>

Agency	Agency Type	Consultation Method	Feedback
	disorders serving QP1, QP2 and QP4		<ul style="list-style-type: none"> <li>We need case management services so individuals and families can maintain housing.</li> </ul>
Norfolk Housing Agency	Public Housing Agency serving QP1, QP2 and QP4	Online Survey	<ul style="list-style-type: none"> <li>Need more 1-bedroom units.</li> <li>Need funding to help with first month rent and deposit.</li> </ul>
Legal Aid of Nebraska	Public organizations that address the needs of the qualifying populations including fair housing, civil rights, and the needs of persons with disabilities.	Online Survey	<ul style="list-style-type: none"> <li>Need more affordable housing for those without qualifying conditions (disability, veteran status, etc.).</li> <li>More rental assistance for those with a sudden loss of income.</li> <li>More support services for those trying to move to new housing.</li> <li>More laws to protect tenants.</li> <li>More family shelters.</li> </ul>
Nebraska Department of Health and Human Services	Public Agency that addresses needs of Nebraskans	Online survey	<ul style="list-style-type: none"> <li>Access to support services that help individuals and families access education and training</li> </ul>
Mesner Development Co.	Housing developer that aids in providing housing that benefits the qualifying populations	Online Survey	<ul style="list-style-type: none"> <li>Funding for smaller multifamily apartment buildings would be helpful across rural Nebraska. There are some economies that could be met for 6–8-unit apartment buildings that would help keep rents down and more affordable to lower income families. Communities that can't accommodate large numbers of units could still provide some housing for the persons they have needing homes.</li> <li>Services to help tenants navigate assistance programs.</li> </ul>
DOVES Program	Domestic Violence service provider serving QP3	Online Survey; Consultation session	<ul style="list-style-type: none"> <li>There is a need for more affordable housing. Even when rental assistance is available it is hard to find affordable units.</li> <li>There is a need for accessible substance use and mental health services.</li> <li>DOVES is interested in building a non-congregate shelter space for survivors of domestic violence.</li> </ul>
NE Western IA VA Health Care System	Public agency that addresses the needs of veterans	Online Survey	<ul style="list-style-type: none"> <li>Need housing that also includes support services such as case management, transportation, and counseling.</li> </ul>
Matt Talbot Community Kitchen & Outreach Center	Homeless service provider serving QP1, QP2 and QP4	Online Survey	<ul style="list-style-type: none"> <li>Affordable housing and housing with case management/support services provided.</li> <li>Shelter space for individuals with on-going substance use challenges.</li> </ul>

Agency	Agency Type	Consultation Method	Feedback
The Connection Homeless Shelter Inc.	Homeless service provider serving QP1, QP2 and QP4	Online Survey	<ul style="list-style-type: none"> <li>• New build projects with support services provided.</li> <li>• Funding to incentivize landlords and help them improve rental units to increase availability of affordable rental units.</li> <li>• Increased support services access to individuals and families.</li> <li>• Long-term case-management and support services. Funding to create non-congregate shelter space in existing shelter and/or motels.</li> </ul>
Kearney Housing Agency	Public Housing Agency serving QP1, QP2 and QP4	Online Survey	<ul style="list-style-type: none"> <li>• Housing vouchers and tenant-based rental assistance should be prioritized</li> </ul>
North Platte Housing Authority	Public Housing Agency serving QP1, QP2 and QP4	Online Survey	<ul style="list-style-type: none"> <li>• Centralized navigation center for people to apply for services that can then link them to appropriate services.</li> <li>• Develop more affordable housing and housing that is based on income.</li> <li>• Also provide supportive services so households can maintain their housing.</li> </ul>
Southwest Nebraska Community Betterment Corporation	Non-profit that promotes affordable housing that benefits the qualifying populations	Online Survey	<ul style="list-style-type: none"> <li>• Rental assistance- currently the local rental assistance services have a long waiting list</li> </ul>
Northeast Nebraska Community Action Program	Homeless service provider serving QP1, QP2 and QP4	Online Survey	<ul style="list-style-type: none"> <li>• Affordable and safe rental units in the smaller communities.</li> </ul>
Care Corps	Homeless service provider. QP1, 2 and 4	Consultation session	<ul style="list-style-type: none"> <li>• Rehabilitate apartments for households at 80% AMI or below.</li> </ul>
Nebraska Investment Finance Authority	Financing agency that promotes affordable housing that benefits the qualifying populations	Consultation session	<ul style="list-style-type: none"> <li>• Should use this funding as an opportunity to build and rehabilitate housing units.</li> </ul>

### **Summary of Feedback**

In summary, the development of affordable housing received the highest priority score of 1.55. The need for safe, sanitary, and affordable housing featured prominently in the consultation with partnering agencies and service providers, who described a stark scarcity of affordable housing units even when other housing assistance programs and supportive services were available in their areas. It has become increasingly difficult to find sufficient affordable housing options for individuals and households enrolled in existing programs, including rapid rehousing, permanent supportive housing, and households utilizing Housing Choice Vouchers, or other housing assistance programs. Tenant-based rental assistance (2.5) and support services (2.75) were ranked as the next highest priorities. The development of non-congregate shelter had the lowest

priority score of 3.2. While the development of non-congregate shelters scored as the lowest priority overall, feedback from areas of the state without emergency shelter within a reasonable distance suggests a desire for the addition of non-congregate shelter facilities. Similarly, survey feedback exhibited a need for emergency shelter specific to vulnerable populations, such as those fleeing domestic violence or those who may not be accepted at other shelters.

## **Public Participation**

*Date(s) of public notice:* January 3, 2023

*Public comment period:* January 9 – 23, 2023

*Public Hearing:* January 18, 2023

### **In-Person:**

2:00 p.m. CST: Fallbrook State Office Building, Lower-Level Room 031  
245 Fallbrook Blvd Lincoln, NE 68521

### **Website Streaming:**

2:00 p.m. CST/1:00 p.m. MT  
6:30 p.m. CST/5:30 p.m. MT

### **Public participation process**

The public was notified on January 3<sup>rd</sup> of the upcoming public comment period and public hearing. A draft of the Allocation Plan was made available on the NDED website. The public hearing was offered in-person, in addition the public was also able to join virtually through WebEx. A slide show presentation, Appendix E, was prepared highlighting parts of the Allocation Plan and gave an overview of what HOME-ARP is, including the eligible activities, the qualifying populations and details of the Allocation Plan. After the presentation, participants were given the opportunity to ask clarifying questions before NDED formally opened the floor for public comments. There were no public comments received during the two (2) public hearing. NDED received three (3) written comments through the NDED public comment e-mail.

### **Efforts to broaden public participation**

NDED made various attempts to ensure public participation. According to Nebraska's Citizen Participation Plan, public notice was to be published in four (4) newspapers across Nebraska, including the *Norfolk Daily News*, *Lincoln Journal Star*, *The North Platte Telegraph* and the *Scottsbluff Star-Herald*. To ensure statewide outreach, a notification was also posted on NDED's website on various housing pages and the News page. A notification also went out to anyone that subscribed to the Department's housing programs, CDBG Certified Administrators and CDBG Housing Department mailing list. The notification was also posted on NDED social media page. After the public hearing and public comment period was complete, it was discovered *The North Platte Telegraph* and the *Scottsbluff Star-Herald* did not publish the notification by mistake.

NDED offered the public hearing in-person and to help further participation, offered virtual public hearing options. Time zones, work hours and the possibility of participants inability to attend in-person was taken into consideration. The in-person was offered at 2:00 pm (CST) and included a webinar option. The second public hearing was offered virtually and later in the day at 6:30 pm (CST). During the meeting, participants were encouraged to ask clarifying questions before making a public comment. They were also encouraged to send the HOME-ARP Manager questions if they did not want to during the hearing. It was also emphasized that public comment could be provided in writing during the public comment period.

The public notice also provided English and Spanish directions how to contact NDED if they needed any sensory accommodations, including interpreter, Braille, large print or recorded materials.

### **Summary of comments and recommendations from public participation**

NDED received three public comments. Two of the public comments were in support of using the funding for affordable rental housing, emphasizing the need in their area. Both public comments were received from constituents within NDED's HOME-ARP service area. The remaining comment came from an agency outside the NDED's HOME-ARP service area that expressed the HOME-ARP funding should be used to prioritize non-congregate shelters. They shared their experience with non-congregate shelters in the Omaha area, the beneficial impacts non-congregate shelters may have on communities and suggest non-congregate shelter may be helpful in the BOS.

### **Public Comment #1 submitted by Ms. Lukens of Grand Island, NE:**

I am writing today in SUPPORT of the HOME-ARP Funding in Grand Island to be used in the development of affordable housing.

My name is Natalie Lukens and I live in Grand Island, Nebraska where I sit on the boards of Hope Harbor and Choice Family Healthcare. I also volunteer heavily with the Multicultural Coalition and the Grand Island Public Schools. Currently, I am working with the group Healthy Nebraska on the Maternal and Child Health Project where our goal is to improve health outcomes for moms and babies here in Nebraska. From my work within the community, I see firsthand every day the desperate need our community has for affordable housing. Two of our biggest obstacles are 1) the lack of housing and 2) the lack of affordability of the available housing. Both of these issues can be alleviated by administering HOME-ARP funds towards the development of affordable housing. We often think of housing and housing affordability in terms of "living spaces", meaning we see housing issues as whether or not someone has a home or how nice of a home it is. However, studies consistently show that housing stability has a profound effect on a person's health and wellbeing. Children with housing insecurity have lower grades, poorer health, and are at higher risk for drug and alcohol abuse. Babies who are born into insecure homes have a higher rate for prenatal and labor complications alongside long term

health issues. Creating more and affordable housing in Grand Island will not only help our city in a very real and immediate sense, but it will be a long-term investment into our community and dramatically improve the lives of our kids and their families. These funds can help us ensure that Nebraskans are safer and healthier for decades, instead of a slow decline within our state as we allow these issues to grow. Together we can help not only individuals, but entire families find stable housing. This allows them to improve their lives so that they can then contribute towards building our community and making Grand Island and Nebraska such an incredible place to live. Thank you for your time.

*Response: Thank you for your public comment.*

**Public Comment #2 submitted by Mr. Hoos of Grand Island, NE:**

This email is asking for funds to be used for development of affordable housing. Grand Island has a GREAT need for affordable housing!!

*Response: Thank you for your public comment.*

**Public Comment #3 submitted by Meridith Dillion, Executive Director of Front Porch Investments:**

Front Porch Investments appreciates the opportunity to provide comments in support of non-congregate shelter being prioritized for the HOME-ARP funds available to the Nebraska Balance of State. While Front Porch Investments' efforts have focused primarily on the Omaha metro area, we believe our experience with non-congregate shelter in Omaha has statewide relevance and recommend expansion of this model statewide.

The non-congregate sites in Omaha have been highly successful at preventing homelessness and providing housing stability. During the pilot launch of the non-congregate project, 42% of guests exited to permanent housing. Of those individuals, only 28% returned to HMIS (Housing Management Information System) following their permanent housing solutions. During the most recent program year, 50% of guests exited the non-congregate site to into permanent housing (with only 17% returning to HMIS following their exit).

To provide holistic and equitable access to temporary shelter and housing stabilization services, multiple non-congregate shelter sites should be established across the Balance of State. These sites can serve multiple purposes, including: winter planning, pandemic or climate crisis response, medical respite, longer term temporary housing for those aging out of foster care, temporary shelter for single parents and their children, emergency, transitional and supportive shelter for undocumented individuals and/or LGBTQIA individuals who don't otherwise have a dignified and safe, stable housing or shelter option, shift / gap housing, and as a temporary solution while clients are navigated from congregate shelter to their landing in RRH or PSH programs (while identification and supporting documents are obtained and housing applications completed.)



***Response:*** Thank you for your public comment regarding the State of Nebraska’s HOME-ARP Allocation Plan. The Department has considered the public comment as we’ve drafted our final plan for review by the U.S. Department of Housing and Urban Development. While we recognize there is a need for shelters in some areas of the Balance of State (BOS), the areas that have existing shelter have a low demand for it. During the consultation process, the development for non-congregate shelter was ranked the lowest priority and there was little feedback provided for the need for non-congregate shelters within the Balance of State. The data analysis also showed the activity was a low priority need. Throughout the BOS, emergency shelter utilization rates varied from 0 percent to 100 percent, with the average rate being 43 percent. The data also indicated 33 percent of households that accessed emergency shelter used it multiple times indicating that households were not connected to permanent housing during their initial stay, further demonstrating the need for affordable rental.

***Summarize any comments or recommendations not accepted and state the reasons why:***  
There were no comments or recommendations not accepted.

### **Public Participation after HUD’s requested revisions**

The first submission on the allocation plan was not approved by HUD after their initial review. NDED revised the allocation plan following the review notes from HUD. After the revisions were completed, NDED announced an additional public comment period from June 26<sup>th</sup> to July 12, 2023. The public comment period was published in the following newspapers across Nebraska, *Norfolk Daily News*, *Lincoln Journal Star*, *The North Platte Telegraph* and the *Scottsbluff Star-Herald*. Once again, to ensure further outreach, a notification was posted on NDED’s website on various housing pages and the News page. In addition, a notification went out to anyone that subscribed to the Department’s housing programs, CDBG Certified Administrators and CDBG Housing Department mailing list. The notification was also posted on NDED social media page.

### **Summary of comments and recommendations from public participation**

There were no public comments or recommendation received from the June 26<sup>th</sup> – July 12, 2023 public comment period.

## **Needs Assessment and Gaps Analysis**

### **Overview and Methods for Needs Assessment and Gap Analysis**

A needs assessment and gap analysis were conducted for all qualifying populations. As part of this assessment and analysis all available data sources were used. Sources of data included the 2022 Point-In-Time Count, 2022 Housing Inventory Count (HIC), service records from the Nebraska Homeless Management Information System (HMIS), the 2018 Comprehensive Housing Affordability Strategy (CHAS), service records from COVID-19 Emergency Rental Assistance (ERA), service records from domestic violence (DV) programs, and data from

Nebraska Crime Commission. A brief description of each data source is provided below. Table 2 summarizes how each data source was used in the analysis.

### [2022 Point-In-Time Count](#)

The Point-In-Time Count (PIT-C), linked above, is conducted annually to assess how many individuals are experiencing homelessness on a single night in January. Housing and Urban Development (HUD) requires all communities that receive federal funding for their housing and homeless services to conduct a community wide count of how many individuals are experiencing homelessness on a single night once per year. The count is intended to provide an unduplicated count of those experiencing both sheltered and unsheltered homelessness as well as capture their basic demographics and household composition. Administrative records are used to count the number of people in emergency shelters and transitional housing. Conducting the unsheltered count is challenging in NDED's HOME-ARP service area because much of the area is rural. A rural environment means unsheltered individuals tend to be more dispersed and harder to locate for count data collection. Consequently, it should be assumed that the reported count likely underestimates the number of individuals experiencing unsheltered homelessness.

### [2022 Housing Count Inventory \(HIC\)](#)

The HIC, linked above, is conducted annually in conjunction with the PIT-C to measure the number of available beds and units for households experiencing homelessness. All agency partners and service providers are required to provide a count of their available beds and units, as well as their utilization rate of their services on the night of the count.

### [Nebraska HMIS Data](#)

While the Point-in-Time Count is the standard measure used to measure rates of homelessness across Nebraska communities, these data only provide a snapshot for a single day each year. Nebraska HMIS data were therefore used to provide an unduplicated count of individuals experiencing homelessness over a recent one-year period from May 2021 to May 2022. CoC agency partners and service providers across the BOS region utilize a centralized HMIS records system to document client and service information from the homeless service system. Programs that assist in funding for shelter, outreach, housing, supportive services, and coordinated entry help contribute to these data. HMIS data provide a broader examination of the prevalence of homelessness across communities and the rate of access to homelessness services. HMIS data are used throughout this report to estimate the size and demographics of qualifying populations. Household composition data is also reported in alignment with the household types defined by HUD:

- (1) single adults,
- (2) unaccompanied minors,
- (3) households with children, and
- (4) households without children.

Single adult households consist of individuals 18 and older who are experiencing homelessness alone. Unaccompanied youth households include minors who are experiencing homelessness alone. Households with children consist of at least one adult and one child. Households without children consist of two or more adults (typically couples). A summary of HMIS data can be found in Appendix F, Table 1.

#### Emergency Rental Assistance Program Service Data

Service data from the Emergency Rental Assistance Program (ERA), Appendix F, Table 2, were used to estimate those households at risk of homelessness from the time period of April 2021 to July 2022. As part of COVID-19 recovery efforts, the United States Congress allocated special funding for the ERA program to provide tenant-based rental assistance to qualifying households facing housing insecurity. The United States Department of the Treasury was responsible for the administration of ERA, establishing eligibility criteria to include the following: (1) Household income at or below 80% AMI; (2) Experienced a financial hardship due to COVID-19; and (3) At-risk of experiencing homelessness. Each state or jurisdiction was responsible for developing the ERA program in their service area and distributing tenant-based rental and utility assistance to qualifying households. The criteria to receive ERA services mirrors those established for QP2; thus ERA data are a reliable basis on which to estimate the QP2 population within the BOS region.

#### *CHAS Report Estimates*

HUD receives annual reports of American Community Survey (ACS) data collected by the U.S. Census Bureau, which is used to produce HUD's CHAS report. The most recently available CHAS report is used here to estimate the number of rental households who are at risk of homelessness. The 2018 CHAS was the most recent report available at the time of the need and gap assessment. CHAS data is broken down between renter household income and county. Each county is then totaled to represent the region the county is located in. This can be found in Appendix F, Tables 3 and 4.

#### Data on Fleeing, or Attempting to Flee Domestic Violence (DV), Dating Violence, Sexual Assault, Stalking or Human Trafficking Estimates

Previous estimates from the Nebraska BOS CoC were used to determine the number of individuals experiencing domestic, intimate partner violence or other types of violence within this population who need housing and services. Data from three (3) sources were used to calculate this estimate.

Nebraska utilizes a coordinated entry program for homeless services, which ensures that all homeless service systems use the same coordinated entry assessment, so individuals can be matched with the service that best meet their needs. Past and current experiences of domestic violence or other types of violence within this population are screened for as part of the coordinated entry assessment. Data from coordinated entry assessments was combined with data from 15 domestic violence programs in the service area to calculate the number of individuals who reported experiencing domestic violence (DV), dating violence, sexual assault, stalking or

human trafficking from October 2020 to October 2021. Domestic assaults reported in the Nebraska Crime Commission during this same time period were used to supplement this estimate given not all individuals experiencing domestic violence and other types of violence will seek services. It is important to note data collected for QP3 does not distinguish between the varying subpopulations. Some individuals may have experienced multiply forms of violence. The data collected represents individuals self-reporting for any of the subpopulations described under QP3.

**Table 2. Data Sources for Needs Assessment and Gaps Analysis**

	Size and Demographics	Current Resources and Gaps
2022 PIT-C	QP1	
2022 HIC	QP1	QP1, QP3
2022 HMIS	QP1, QP2, QP3	QP1, QP2
2018 CHAS	QP2, QP4	QP2, QP4
COVID-19 ERA Service Data	QP2, QP4	
Previous QP3 Estimates	QP3	QP3

**Needs Assessment and Gaps Analysis Findings**

The following section reports the findings from the need assessment and gap analysis for each qualifying population. The data sources referenced in this section, including the date ranges are detailed in the previous section.

**QP1: Homeless as defined in 24 CFR 91.5 *Homeless* (1), (2) or (3), excluding (4) per the HOME-ARP definition of QP1**

***Size and Demographics of QP1***

The 2022 PIT Count data identified 482 individuals experiencing homelessness in the BOS region. This included 55 households with at least one adult and one child, consisting of 166 total individuals. The majority of individuals within a family household were White (83.7%), non-Hispanic (72.3%), and female (64.5%). About 6.6 percent of individuals identified as Black, about 4.8 percent identified as American Indian or Alaskan Native, and another 4.8 percent identified as multiple races. The count did not identify any families experiencing unsheltered homelessness.

Among 306 households with adults only and no children, the count identified 309 individuals experiencing homelessness. The majority of these individuals were male (66.3%), White (85%), and non-Hispanic (87%). Approximately 7.1 percent of individuals were Black, 3.9 percent identified as American Indian or Alaskan Native, and an additional 3.9 percent identified as multiple races. Most individuals in adult-only households were sheltered, but 23 individuals were experiencing unsheltered homelessness. There were also 7 unaccompanied minors: 4 females, 2 males, and 1 individual who identified as transgender. Most accompanied minors were White

(n=5), while one youth identified as Black, and one youth identified as American Indian or Alaskan Native. All unaccompanied children included in the count were sheltered.

HMIS data reported a total of 3,444 individuals received a service related to homelessness (outreach, emergency shelter, housing, etc.) from a provider in the BOS during the one-year period. This included 1,218 individuals who were part of households with children, 246 individuals in households without children, 1,938 single adults, and 42 unaccompanied minors. The demographic characteristics of these individuals varied by household type and are presented in Table 3 below.

**Table 3. Demographic Characteristics by Household Type**

	Single Adults	Unaccompanied Youth	Households with Children	Households without Children	All Household Types
<i>Racial Category:</i>					
White	1580 (81.5%)	38 (85.7%)	973 (79.9%)	36 (85.7%)	2627 (81%)
Black	177 (9.1%)	3 (7.1%)	83 (6.8%)	17 (6.9%)	280 (8.1%)
American Indian/Alaska Native	78 (4%)	2 (4.8%)	56 (4.6%)	18 (7.3%)	154 (4.5%)
Asian/Asian American	6 (<1%)	0 (0%)	1 (<1%)	0 (0%)	7 (<1%)
Native Hawaiian/Pacific Islander	8 (<1%)	0 (0%)	5 (<1%)	1 (<1%)	14 (<1%)
Multiple races/Other	71 (3.7%)	1 (2.4%)	98 (8%)	8 (3.3%)	178 (5.2%)
<i>Ethnic Category:</i>					
Hispanic	297 (15.3%)	13 (31%)	346 (28.4%)	44 (17.9%)	700 (20.3%)
<i>Gender:</i>					
Male	1278 (65.9%)	14 (33.3%)	474 (38.9%)	120 (48.8%)	1886 (54.8%)
Female	649 (33.5%)	27 (64.3%)	740 (60.8%)	125 (50.8%)	1541 (44.7%)
Transgender	8 (<1%)	1 (2.4%)	2 (<1%)	1 (<1%)	12 (<1%)
Other (Nonbinary, Genderfluid, Unsure)	3 (<1%)	0 (0%)	2 (<1%)	0 (0%)	5 (<1%)

\*Percentages represent the rate of individuals within each household type (column) with the characteristic listed.

*Households with a Veteran and experiencing homelessness*

Among those who received services from a homeless service provider, HMIS reported there were 204 (5.9%) individuals who reported being a veteran. The majority of veterans were in single adult households (80.9%), identified as male (88.7%), and White (88.7%).

## ***Resources Currently Available to QP1***

Two data sources, the 2022 Housing Inventory Count (HIC) and Nebraska HMIS from May 2021 to May 2022, were used to estimate the available housing and services for QP1.

### ***Emergency Shelter***

The 2022 HIC data show a total of 425 emergency shelter beds across the Nebraska BOS. Of these, 172 beds in 47 units were occupied by families, 247 beds accommodated single adults, and 6 beds were used by unaccompanied minors in congregate shelter settings across the Nebraska BOS. Additionally, 29 motel voucher-based beds in 11 units were available to families and 16 motel voucher-based beds were for single adults.

### ***Transitional Housing***

Transitional housing services are an essential tool for providing shelter to households experiencing homelessness while they search for more permanent housing. In 2022, the HIC reported there were 224 beds (72 units) for families, 170 beds for single adults, and 41 beds for youth experiencing homelessness.

### ***Permanent Housing***

Rapid rehousing (RRH) is the primary approach used in Nebraska BOS for providing households experiencing homelessness with permanent housing. In 2022, the HIC reported there were 269 beds in 89 units for families, 155 beds for single adults, 38 beds for veterans with children, 26 beds for veterans without children, 53 beds for youth/young adults with children, and 33 beds for youth/young adults without children.

In addition to rapid rehousing, there are also five (5) agencies that provide permanent supportive housing (PSH) in Nebraska BOS. In 2022 there were 21 units with 70 beds for households with children, 68 units for single adults, 8 units for youth/young adults, and 28 units for veterans.

## ***Unmet Needs for QP1***

### ***Emergency Shelter***

Using the 2022 PIT Count data described in the previous section, the [National Alliance to End Homelessness in the 2023 State of Homelessness Report](#) demonstrated the Nebraska BOS emergency shelter inventory is over capacity, that is, there are 40 percent spare (unused) beds available for individuals and 156 percent unused shelter bed capacity for families. Emergency shelter is not fully utilized and is not an unmet need of NDED's HOME-ARP service area.

Overall, there is a sufficient number of emergency shelter beds in NDED's HOME-ARP service area. However, due to the large number of rural communities spread across several hundred miles there are areas of the state that may have to travel long distances to access an emergency shelter, thus some communities may identify a need for an emergency shelter.

## *Housing*

Rapid Rehousing and PSH are the primary resources used to rehouse individuals and families experiencing homelessness. Currently, there is not sufficient RRH and PSH to serve all households in need of these services. Examining the service usage and needs of those who accessed emergency shelter services demonstrates significant gaps in housing inventory in the Nebraska BOS. According to data from Nebraska HMIS, 33 percent of households that accessed emergency shelters, used an emergency shelter multiple times indicating they were not successfully connected to permanent housing during their initial stay. Permanent housing is an unmet need. More details on this gap are discussed in the following section.

### **QP2: At-Risk of Homelessness as defined in 24 CFR 91.5**

#### *Size and Demographics of QP2*

A household, either family or individual, is considered to be at risk of homelessness if their household income is less than or equal to 30 percent of the Area Median Income (AMI). In addition, these households demonstrate insufficient support networks and experiencing housing instability. The number of households at risk of homelessness were estimated using data from the Comprehensive Housing Affordability Strategy (CHAS), Nebraska HMIS data, and the Emergency Rental Assistance Program (ERA) service data.

The 2018 CHAS report indicated 101,875 rental households within NDED's HOME-ARP service area. Of those, 20.5 percent (20,870) of these households had a household income less than or equal to 30 percent AMI (i.e., extremely low income). Further, 57 percent (11,917 households) had at least one severe housing problem. Therefore, a conservative estimate suggests at least 11,917 households are at risk of homelessness. While the CHAS report provides a good estimate on the number of households included in QP2, it does not provide any demographic characteristics. As such, Nebraska HMIS data will provide demographic characteristics of the QP2 population.

#### *HMIS Homeless Prevention Services Estimates*

In addition to CHAS data, HMIS data (described in the previous section) was also used to calculate the number of households in QP2 by examining the number of households receiving homeless prevention services across NDED's HOME-ARP service area.

There were 2,780 individuals who received homeless prevention services. In order to have qualified for a homeless prevention service, they would have either been at-risk of experiencing homelessness or were in need of assistance to prevent homelessness as defined by the HOME-ARP overview. Homeless prevention services generally included rental assistance.

Most individuals who were at risk of experiencing homelessness were in households with children. In total, 1,962 individuals (70.6%) belonged to a household with children, 350 individuals (12.6%) in households without children, and 455 individuals (16.4%) in single adult households. Within this population there were 137 veterans. Over half (51.8%) of veterans

belonged to a single adult household, 25.5% belonged to households with children, and 22.6% belonged to households without children. Table 4 below provides demographic characteristics by household type.

**Table 4. Demographic Characteristics of Qualifying Population 2 (At-Risk of Homelessness)**

	Single Adults	Unaccompanied Youth	Households with Children	Households without Children	All Household Types
<i>Racial Category:</i>					
White	399 (87.9%)	1678 (85.5%)	314 (89.7%)	4 (30.1%)	2395 (86.2%)
Black	15 (3.3%)	57 (2.9%)	14 (4%)	0	86 (3.1%)
American Indian/Alaska Native	15 (3.3%)	75 (3.8%)	11 (3.1%)	0	101 (3.6%)
Asian/Asian American	1 (<1%)	4 (<1%)	1 (<1%)	0	6 (<1%)
Native Hawaiian/Pacific Islander	0	0	1 (<1%)	0	1 (<1%)
Multiple races/Other	14 (3.1%)	92 (4.7%)	3 (<1%)	0	109 (3.9%)
<i>Ethnic Category:</i>					
Hispanic	31 (6.8%)	373 (19%)	33 (9.4%)	0	437 (15.7%)
<i>Gender:</i>					
Male	221 (48.7%)	880 (44.9%)	176 (50.3%)	5 (38.5%)	1282 (46.1%)
Female	233 (51.3%)	1079 (55%)	173 (50.3%)	8 (53.8%)	1493 (53.7%)
Transgender	0	2 (<1%)	1 (<1%)	0	3 (<1%)
Other (Nonbinary, Genderfluid, Unsure)	0	1 (<1%)	0	0	1 (<1)

\*Percentages represent the rate of household types (column) with the listed demographic.

Note that some participants did not provide data on their race (3%) or gender (<1%), thus the percentages do not total 100% for all categories.

### *Emergency Rental Assistance Program (ERA) Service Data Estimates*

One final source of data available to estimate the size of QP2 were service records from the COVID-19 ERA program. According to service data from April 2021 to July 2022 a total of 9,236 households with an AMI of 30% or less received ERA. While demographic details on these households are not available, this data highlights the large portion of households identified as extremely low income that required rental assistance to prevent homelessness.

### *Resources Currently Available to QP2*

Tenant-Based Rental Assistance (TBRA) is the primary resource for households at risk of homelessness. During the COVID-19 pandemic, the demand for TBRA increased dramatically in



NDED's HOME-ARP service area as more households were at risk of homelessness due to the effects of COVID-19. Over \$20 million was provided through the Emergency Rental Assistance program (ERA), which concluded in September 2022. Prior to the COVID-19 pandemic, the primary rental assistance resource for the Nebraska BOS was assistance provided through the Nebraska Homeless Assistance Program (NHAP), funded by the Nebraska Homeless Assistance Trust Fund (NHATF) and HUD Emergency Solutions Grants (ESG). The NHAP resource is approximately \$300,000 annually, very small in comparison to the influx of financial assistance made available through both ERA and the Coronavirus Aid, Relief, and Economic Security (CARES) Act economic stimulus funding that facilitated TBRA programs.

### ***Unmet Needs for QP2***

COVID-19 ERA funding in most of NDED's HOME-ARP service area has ended, thus there is now an increased need for rental assistance. However, even with the large amounts of rental assistance provided during the COVID-19 pandemic, many households experienced significant challenges in finding affordable rental units. While there is a need for rental assistance in the NDED HOME-ARP service area now that ERA funding has expired there was also feedback from survey participants that even when households have rental assistance it can be difficult to find affordable rental units. For example, one participant noted, "*There is quite a bit of rental assistance available - it's just too difficult to find appropriate units.*" In sum, there is a need for both rental assistance and increased affordable housing for QP2. However, as the COVID-19 ERA program demonstrated ample affordable housing inventory is needed for ERA to be most effective.

### **QP3: Fleeing, or Attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking, or Human Trafficking, as defined by HUD in the Notice**

#### ***Size and Demographics of QP3***

Data on individuals and families under QP3 are difficult to collect and typically underrepresent the population size for a variety of reasons, including reluctance to report domestic and other forms of violence, discrepancies in reporting methods, and strict confidentiality practices among agencies that offer resources and services to this population. As previously mentioned, data used does not distinguish between the types of violence within this population an individual may have experienced. Using data from previous estimates of QP3 (described in Needs Assessment and Gap Analysis Section) showed an estimated 6,329 individuals who have experienced domestic violence, dating violence, sexual assault, stalking or human trafficking are in need of housing services.

Using data collected in the HMIS CoC system between May 2021 and May 2022, 338 individuals reported currently fleeing domestic violence, dating violence, sexual assault, or stalking. Limited demographic data is provided in Table 5 below.

**Table 5. Demographic Characteristics of Individuals Currently Fleeing Domestic Violence, dating violence, sexual assault, or stalking**

<i>Racial Category:</i>	
White	284 (84%)
Black	18 (5.3%)
American Indian/Native American	18 (5.3%)
Asian/Asian American	2 (<1%)
Multi-Racial	12 (3.6%)
Other	3 (<1%)
<i>Gender:</i>	
Male	36 (10.7%)
Female	301 (89.1%)
Other (Transgender, Non-Binary, Questioning)	1 (<1%)

The HMIS data on self-reports of domestic violence and other types of violence, described above, is not inclusive of the rate of human trafficking in Nebraska. Very limited data are available on individuals and families who may have experienced sex trafficking or labor trafficking. The [Nebraska Human Trafficking Hotline](#) (NHTH) publishes brief statistics that offer a glimpse at the scope and need for services to individuals and families who have been affected by human trafficking. Since 2007, NHTH has recorded 479 cases of human trafficking, stemming from 1,927 reported tips. These 479 cases affected approximately 1,034 individuals during the 16-year span.

In 2021 alone, NHTH recorded 57 cases of trafficking 134 individuals, which were reported by victims, survivors, and other concerned parties via the Hotline. Of the 134 victims involved in the 2021 cases, a majority were young women between 14 and 30 years of age. Most of the 134 victims were trafficked for sex-related reasons, including participation in the production of pornographic materials or work in residential-based venues, like illegal motels and brothels. It is important to note the limitations of this data and the inherent difficulty in obtaining a more complete assessment of the scope of human trafficking in Nebraska and across the country.

***Resources Currently Available to QP3***

In NDED’s HOME-ARP service area, certain emergency shelter and transitional housing beds and units are dedicated for individuals who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking or human trafficking. The 2022 HIC reported that there are 23 family units and 30 single beds intended to provide emergency shelter services to this

population. There are 14 family beds in 4 units and 2 single adult beds to provide transitional housing for such individuals.

### ***Unmet Needs for QP3***

Of the 6,329 individuals that were in need of housing services only 3.3 percent (n=212) of individuals received services. Consequently, it is estimated that 6,117 individuals who are fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking are in need of housing services but were not receiving housing services during the period reflected in these data. Similar to other qualifying populations, there are multiple unmet housing and service needs for QP3.

### **QP4: Other populations requiring services or housing assistance to prevent homelessness and other populations at greatest risk of housing instability, as defined by HUD in the Notice**

#### ***Size and Demographics to QP4***

Data from the CHAS and ERA service data (described in Need and Gap Analysis method section) were used to estimate the size of QP4. There was less data available on this population and demographics for this population were unable to be estimated.

#### ***CHAS Data Estimates***

There are 40,049 rental households in the Nebraska BOS that qualify as very low income meaning they have an AMI of 50 percent to 31 percent. More than 10 percent (n=4,019) of very low-income rental households of these households have at least one (1) severe housing problem. Therefore, it is estimated that at least 4,019 households included in QP4.

#### ***ERA Program Service Data***

A total of 9,236 households with a reported income less than or equal to 30 percent of AMI, 3,400 households with an AMI between 31 to 50 percent, and 1,894 households with an income between 51 and 80 percent AMI received Emergency Rental Assistance through this program. Overall, these estimates indicate there is a sizable number of households that may be in need of housing services to prevent homelessness.

#### ***Resources Currently Available to QP4***

In general, limited housing and services are available to QP4 (other populations at risk of homelessness). Tenant-based rental assistance (TBRA) is the primary resource available to other populations requiring services or housing assistance. During the COVID-19 pandemic, income-qualifying households could apply for rental assistance through ERA. As this funding has ended, much less funding remains available to provide TBRA in Nebraska's BOS. Additionally, prioritization by household income to receive rental assistance directs funding to those household who have the greatest need, which creates a gap in TBRA services provided to households that were able to receive funding through COVID-19-related programs. In most cases, insufficient funding of TBRA services means households with a reported income between 31 and 80 percent

AMI are much less likely to receive TBRA services than households with an income less than or equal to 30 percent AMI.

***Unmet Needs for QP4***

Similar to other qualifying populations, qualifying population 4 (QP4) has multiple unmet service and housing needs. There is limited data on this population, but it can be assumed QP4 may struggle to access any of the limited available resources because they tend to receive lower prioritization than households with an AMI of 30% or less. However, during 2021 and 2022 when COVID-19-related programs provided sufficient funding for this population, many qualified applicants who were provided rental assistance services still experienced difficulty in finding affordable housing units in which to use the rental assistance. This demonstrates the highest unmet need for QP4. Affordable housing is needed to help QP4 maintain housing on their own and to be able to use TBRA when available and necessary.

**Gaps within the Current Shelter, Housing Inventory and Service Delivery System**

To further identify potential gaps in service data, the Nebraska HMIS system was used to examine what types of services were used by qualifying populations. Table 6 shows the percentage of households of each household type that used, emergency shelter, transitional housing, rapid rehousing, and/or permanent supportive housing services in NDED’s HOME-ARP service area from May 2021 to May 2022.

**Table 6. Percentage of Households Accessing HMIS Programs**

Household Type	Emergency shelter	Transitional Housing	Rapid Rehousing	PSH
Single Adults	1,264 (65.2%)	637 (32.9%)	430 (22.2%)	96 (5%)
Households without Children	126 (51.2%)	39 (6.6%)	126 (51.2%)	15 (6.1%)
Unaccompanied Youth	14 (33.3%)	14 (33.3%)	3 (7%)	0
Households with Children	499 (41%)	339 (27.8%)	678 (55.7%)	56 (4.6%)
All Households	1,927 (56%)	1,028 (29.9%)	1,237 (35.9%)	167 (4.8%)

\*Many households accessed multiple programs. For example, a household that entered emergency shelter and then rapid rehousing would be included in both the emergency shelter and rapid rehousing total above, therefore the groups are not mutually exclusive, and the percentages do not equal 100%.

***Gap in Emergency Shelter***

The 2022 HIC found that many emergency shelter programs had low utilization rates. Programs reported between zero and 100 percent utilization, with a mean 43 percent occupancy of beds across Nebraska’s BOS. Similarly, the [National Alliance to End Homelessness](#) recently estimated that the Nebraska BOS had 40 percent more emergency shelter beds than needed for individuals and 156 percent more emergency shelter beds than needed for families. While there

may be enough existing beds within the Nebraska BOS, there are still some communities that may be unable to easily access emergency shelter due to the long distance. Feedback collected during consultation with partner agencies and service providers confirmed a gap in emergency shelter access in certain regions of the state. CoC Regions 1 and 2 identified non-congregate shelter as the second-highest priority. Overall, the gap in emergency shelter is a result of the large geographic area and rural nature of Nebraska and not a high demand for emergency shelter in areas that have existing emergency shelter. While there simply are no existing emergency shelter services in certain areas, implementation of flexible programs will best address this area of need.

### ***Gap in Rapid Rehousing***

Rapid Rehousing (RRH) is the predominant approach used in NDED service area for providing households experiencing homelessness with permanent housing. HMIS service data suggest a gap in access to RRH exists, especially for single adults. As shown in Table 6 (above) Nebraska's HMIS service records from May 2021 to May 2022 show about 55.7 percent of households with children accessed RRH services, compared to 22.2 percent of single adults who accessed these services.

Overall, 35.6 percent (n=135) of households with children and 66.3 percent (n=1449) of single adult households and households without children did *not* receive any housing support services. While some households may be able to self-resolve without receiving housing support services, 38 percent (n=551) of single adult households and households without children and 20 percent (n=27) of households with children of those that did not receive any housing assistance also reported experiencing homelessness multiple times. These families therefore were unable to self-resolve and are likely in need of support to obtain housing stability.

Taken together, a gap of at least 27 RRH family units and 551 units for single adult/households without children exists in the Nebraska BOS. This is a conservative estimate based on the availability of data. More data are needed on the percentage of households that are able to self-resolve.

### ***Gap in Permanent Supportive Housing***

Five (5) agencies provide permanent supportive housing (PSH) services in addition to rapid rehousing services in Nebraska BOS. Based on the 2022 HIC, there were 70 beds in 21 units for households with children, 68 units for single adults, 8 units for youth/young adults, and 28 units for veterans. As with the previously described housing services, access to PSH services is very limited. This is reflective of the lack of permanent supportive housing programs in Nebraska's BOS. Feedback collected during the consultation with agency partners and services providers illustrates the gaps evident in these data. Many survey responses noted a lack of PSH services and expressed an interest in additional options to provide housing in conjunction with supportive services.

HMIS data from May 2021 to May 2022 found there were 16 families and 298 households without children and single adult households were chronically homeless in the Nebraska BOS.

These households are likely to need a higher level of support, such as PSH services, to achieve housing stability.

Only 4.6 percent of households with children and 5 percent of households without children and single adults were enrolled in PSH services. Assuming the need for PSH services by households identified as chronically homeless, the need for such services requires at least 15 additional PSH family units and 255 additional PSH units and beds for single adults and households without children.

Overall, there is a gap in availability of housing support for households experiencing homelessness. This gap is particularly severe for those with more intense service needs due to the limited number of PSH programs. This gap is supported by the data as well as the feedback collected during the consultation process.

**Table 7. Homeless Needs Inventory and Gap Analysis Table**

	Current Inventory					Homeless Population			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV
	# of Beds	# of Units	# of Beds	# of Units	# of Beds				
Emergency Shelter	201	58	263	263	0				
Transitional Housing	199	67	137	137	0				
Permanent Supportive Housing	70	21	68	68	0				
Other Permanent Housing	45	20	10	10	0				
Sheltered Homeless						55	283	22	338
Unsheltered Homeless						0	23	1	unknown
<i>Current Gap</i>									

**Data Sources:** 1. Point in Time Count (PIT); 2. Continuum of Care Housing Inventory Count (HIC); 3. Consultation

***Gap in Affordable Housing Inventory***

A significant issue among current housing and homeless support services is the scarcity of affordable housing options in Nebraska BOS. The affordable housing deficit negatively affects all qualifying populations and imposes limitations on the efficacy of existing housing and homeless service programs. During the consultation process, some partner agencies and service providers noted the challenge of finding an affordable housing unit even when a housing voucher, rent assistance, or other services are available. The struggle to find affordable housing units is likely to keep households in emergency shelter or transitional housing programs longer, therefore inhibiting other households from receiving these services. Consequently, addressing the

shortage of affordable housing is a critical first step in addressing the unmet needs of all qualifying populations.

Data from the 2018 CHAS was used to estimate the shortage in affordable housing. An affordable housing unit is one in which a household at a defined income threshold can rent without cost burden. In plain terms, rent and utility costs must be 30 percent or less of the household monthly income to avoid being cost-burdened. Based on the CHAS Report, there are 101,875 rental households in the Nebraska BOS. Of those, 20.5 percent (20,870 units) are affordable housing units occupied by extremely low-income households that meet the 30 percent AMI income threshold. There are 27,048 affordable units available to this income group, yielding a surplus of 6,178 units. This results in 130 extremely low-income affordable units per 100 renter households. While this is a promising statistic, affordable rental units are not necessarily available (e.g., higher-income renters may occupy lower-rent units). Taking this into consideration, 10,035 rental units have been determined to be affordable and available in the Nebraska BOS, a deficit of 10,835 affordable and available rental units. A unit is determined to be affordable and available in either of two ways. If the rental unit is vacant and does not pose a cost-burden to the renter based on a defined income threshold, the unit is considered affordable housing. If the rental unit is currently occupied by a household within a defined income threshold, it shall also be considered affordable housing. Only 48 affordable and available units exist per 100 extremely low-income renter households.

A similar gap in affordable housing for very low-income renters, defined as households with an income between 31 and 50 percent of the AMI. There are 40,049 such renter households, compared to 72,997 affordable units available to this income group, yielding a surplus of 32,948 units.

Taking into account that affordable housing must not cost burden the renter, there are 182 very low-income affordable units per 100 renter households. Further, 33,318 rental units have been classified as affordable and available, which results in a deficit of 6,731 affordable and available rental units in the Nebraska BOS. Only 48 affordable and available units exist per 100 very low-income renter households.

The issues with affordable housing in NDED's HOME-ARP service area are reflective of the housing shortage across the entire state. [Nebraska's 2022 Strategic Housing Framework](#) reports the challenges Nebraska is facing with affordable and attainable housing, meaning housing appropriate for the household income, including market-rate and subsidized housing. The housing plan outlines the priority objectives, strategies of areas of concentration and implementation. Nebraska's 2022 Strategic Housing Framework cited the 2020 American Community Survey (ACS) reporting that approximately 87 percent of rental households with incomes below \$35,000 and 68 percent of rental households with incomes between \$20,000 to 49,999 are cost burdened in Nebraska. Households that are cost burdened pay 30 percent or more of their income toward housing costs, including utilities. The 2022 Strategic Housing Framework also reports there is a shortage of 32,230 affordable rental units for extremely low-income renters across the state. The Nebraska Strategic Housing Framework data findings are consistent with the critical gap of affordable housing with NDED's HOME-ARP service area.

**Table 8. Housing Needs Inventory and Gap Analysis Table**

<b>Non-Homeless</b>			
	<b>Current Inventory</b>	<b>Level of Need</b>	<b>Gap Analysis</b>
	<b># of Units</b>	<b># of Households</b>	<b># of Households</b>
Total Rental Units	43,353		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	10,035		
Rental Units Affordable to HH at 50% AMI (Other Populations)	33,318		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		20,870	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		40,049	
<b>Current Gaps</b>			17,566

**Data Sources:** 1. American Community Survey (ACS); 2. Comprehensive Housing Affordability Strategy (CHAS)

**Needs Assessment and Gap Analysis Conclusion and Summary**

The needs assessment and gap analysis revealed multiple areas of unmet needs for all qualifying population. However, the data and feedback from the consultation process indicates the affordable housing shortage has reached crisis levels. Without first addressing the affordable housing shortage other eligible activities (non-congregate shelter, TBRA, support services) will have less impact. Thus, while there is a need for all eligible activities, it has been determined investing in the development of affordable housing would have the potential to help all qualifying populations.

***Under Section IV.4.2.ii.G of the HOME-ARP Notice, a PJ may provide additional characteristics associated with instability and increased risk of homelessness in their HOME-ARP allocation plan. These characteristics will further refine the definition of “other populations” that are “At Greatest Risk of Housing Instability,” as established in the HOME-ARP Notice. If including these characteristics, identify them here:***

The NDED will not use any additional characteristics to define “other populations.”

***Identify priority needs for qualifying populations:***

Each eligible use of the HOME-ARP Program has been determined as a current need of the qualifying populations in Nebraska BOS. Tenant-based rental assistance, supportive services, and non-congregate shelters are all verified needs across the state. However, the single greatest priority for the HOME-ARP qualifying populations is to increase the number of affordable rental units for households with an income less than or equal to 30 percent of AMI. Every recent examination of housing needs and gaps in Nebraska, including that conducted for the HOME-ARP Allocation Plan, identifies this need. The present analysis identifies a gap of 10,035 units for households that meet this income threshold in Nebraska’s BOS. The insufficiency of



affordable housing exists for all qualifying populations and negatively affects other housing programs and services that assist these populations.

Housing and housing assistance agencies, basic needs providers, advocates, tenants, and public service agencies all recognize that, without additional affordable rental units, no efforts to end or prevent homelessness or decrease housing instability will be as effective. CoC and NHAP housing programs with supportive resources and rental assistance to end a person's homeless situation cannot find affordable units. Public housing authorities and tenant-based rental assistance programs, designed as homelessness prevention programs, cannot find affordable units at rates they can subsidize that tenant can eventually maintain independently. Households in cost burdened situations are unable to find a more favorably priced rental unit commensurate with their income, because no such housing is available.

The HOME-ARP program will not completely remedy this situation, yet for the State of Nebraska to address this housing unit deficit, this resource must be used to address the affordable housing crisis. HOME-ARP has the potential to reduce the affordable rental housing unit gap in the Nebraska BOS, and this use of HOME-ARP funds will reduce the demand for emergency shelter and tenant-based rental assistance services.

***Explain how the PJ determined the level of need and gaps in the PJ's shelter and housing inventory and service delivery systems based on the data presented in the plan:***

Multiple data sources were used to assess the needs and identify gaps in homeless and housing services and programs. Data obtained from the 2022 Point-In-Time Count (PIT), Nebraska HMIS, the CHAS report, and ERA program service data were synthesized to determine the estimated size of each qualifying populations. Additionally, the 2022 Housing Inventory Count (HIC) and Nebraska HMIS data were used to estimate existing resources. These data, combined with feedback from partner agencies and service providers, informed the decision to dedicate the HOME-ARP funding to develop affordable housing.

## **HOME-ARP Activities**

***Describe the method(s) that will be used for soliciting applications for funding and/or selecting developers, service providers, subrecipients and/or contractors:***

NDED will solicit applications from local and regional agencies and provide funding based on a competitive application review process. This will ensure all applicants have demonstrated their community's specific need, resource and financial capacity, scope of the project, and program readiness to ensure proposed HOME-ARP projects can be successful and maintain financial feasibility during the affordability period. Bonus points will be awarded to project applications that serve the outlined preferences. Applications will be evaluated to determine if they meet eligibility criteria and minimum qualifications. Following the threshold review, applications will be scored by a committee based on predetermined criteria.

The application period for HOME-ARP projects will be open for 90 days. NDED expects to allocate all available funding to applicants in one application round, however additional application rounds will be opened if necessary.

**Describe whether the PJ will administer eligible activities directly:**

NDED will not administer eligible activities directly but will be responsible for program administration and planning on behalf of the BOS.

**If any portion of the PJ's HOME-ARP administrative funds are provided to a subrecipient or contractor prior to HUD's acceptance of the HOME-ARP allocation plan because the subrecipient or contractor is responsible for the administration of the PJ's entire HOME-ARP grant, identify the subrecipient or contractor and describe its role and responsibilities in administering all of the PJ's HOME-ARP program:**

Not applicable. The NDED will not be delegating the administration of the entire HOME-ARP award to a subrecipient or contractor. NDED contracted with the University of Nebraska-Lincoln, Center for Children, Families and the Law to assist with the collection and analysis of data in order to provide detailed descriptions of the qualifying populations, an assessment of the unmet housing needs for each qualifying population, and recommendations on preferences and production housing goals.

**Use of HOME-ARP Funding**

	<b>Funding Amount</b>	<b>Percent of the Grant</b>	<b>Statutory Limit</b>
Supportive Services	\$ 0		
Acquisition and Development of Non-Congregate Shelters	\$ 0		
Tenant Based Rental Assistance (TBRA)	\$ 0		
Development of Affordable Rental Housing	\$ 11,318,406		
Non-Profit Operating	\$ 750,000	5 %	5 %
Non-Profit Capacity Building	\$ 750,000	5 %	5 %
Administration and Planning	\$ 2,262,071	15 %	15 %
<b>Total HOME-ARP Allocation</b>	<b>\$ 15,080,477</b>		

**Describe how the PJ will distribute HOME-ARP funds in accordance with its priority needs identified in its needs assessment and gap analysis:**

NDED will be focusing its funding on the development of affordable rental housing as that has been demonstrated to be the greatest priority need in the Nebraska BOS. Funding is also allocated to non-profit operating and capacity building to help ensure the financial feasibility of HOME-ARP rental housing projects. The allowable 15 percent of administration and planning will be allocated to ensure the successful implementation of the HOME-ARP program. If non-profit operating and capacity building is not requested by the projects to the allowable amount, the funding will be used for affordable rental housing.

***Describe how the characteristics of the shelter and housing inventory, service delivery system, and the needs identified in the gap analysis provided a rationale for the plan to fund eligible activities:***

The feedback from the consultation process stressed the lack of affordable housing options in NDED's HOME-ARP service area. The online survey that was conducted asked participants to rank the level of priority for the four (4) eligible HOME-ARP activities, one (1) indicating the highest priority. Development of affordable housing was ranked 1.55 demonstrating the highest level of priority. The need and gap assessment also demonstrated the low availability of affordable housing. There is a severe gap in affordable housing in NDED's HOME-ARP service area which negatively impacts the HOME-ARP qualifying populations. Those individuals and households that are extremely low-income (below 30 percent of the AMI) have limited rental options that are both affordable and available. For every 100 extremely low-income renter households, there are only 48 affordable and available units. This is also seen in renters with very low-income (31 percent-50 percent of the AMI). Again, for every 100 very low-income renter, there is only 48 affordable and available units. HOME-ARP rental units will help ensure households placed in the units will not experience housing cost burdens that could impact their ability for success with housing stability.

According to the May 2021 to May 2022 HMIS data collected, about 33 percent of households that accessed emergency shelter multiple times indicated they were not successfully connected to permanent housing during their initial stay. This suggests there is a lack of resource available to these households to maintain housing stability. As previously discussed, housing and housing assistance agencies, basic needs providers, advocates, tenants, and public service agencies all recognize that, without additional affordable rental units, no efforts to end or prevent homelessness or decrease housing instability will be as effective. CoC and NHAP housing programs with supportive resources and rental assistance to end a person's homeless situation cannot find affordable units. Public housing authorities and tenant-based rental assistance programs, designed as homelessness prevention programs, cannot find affordable units at rates they can subsidize that tenant can eventually maintain independently. Households in cost burdened situations are unable to find a more favorably priced rental unit commensurate with their income, because no such housing is available.

The insufficiency of affordable housing exists for all qualifying populations and negatively affects other housing programs and services that assist these populations. The HOME-ARP resources itself cannot begin to remedy this situation but in order for NDED to address this housing unit deficit, every resource that can be used on this crisis must be focused on solving the affordable rental housing unit gap. Furthermore, investing the funding in the development of affordable housing should reduce the demand for emergency shelter and rental assistance. HOME-ARP affordable housing projects will be encouraged to build permanent supportive housing and work with other resources to provide supportive services as needed to their tenants. Funding towards other activities will not be beneficial until the affordable housing shortage is addressed. The determination to fund HOME-ARP affordable housing is supported by the gaps and needs analysis of this plan, public feedback and the findings from Nebraska's 2022 Strategic

Housing Framework that is fully supported by former Governor Ricketts and current Governor Pillen to increase housing statewide.

## **HOME-ARP Production Housing Goals**

### **Template**

***Estimate the number of affordable rental housing units for qualifying populations that the PJ will produce or support with its HOME-ARP allocation:***

NDED has a production goal of 36 HOME-ARP affordable rental units. This goal was established using an estimated cost of \$250,000 per unit. NDED anticipates financing most, if not all, of the HOME-ARP affordable rental projects.

***Describe the specific affordable rental housing production goal that the PJ hopes to achieve and describe how the production goal will address the PJ's priority needs:***

It is estimated that the funding will be able to develop 36 new affordable rental units. HOME-ARP projects will be encouraged to include partnerships or collaboration with agencies providing supportive services to assist households in achieving sustainable and long-term housing stability. The HOME-ARP housing production calculator was used to help with the production goal.

Currently, the severe shortage in affordable housing has a cascading effect on the entire homeless service system in the Nebraska BOS. Even when a household has funding through a program such as CoC Rapid Rehousing (RRH) or Permanent Supportive Housing (PSH) for a rental unit it can be a challenge to find an affordable unit. This results in longer time spent homeless, and longer stays in emergency shelter. Having more affordable units will allow for quicker placement of households, which will decrease the demand for emergency shelter. Currently, there is simply not enough affordable housing available, so while there is a need for all of the eligible activities, the need for affordable housing should be prioritized. Without an adequate supply of affordable housing, the other eligible activities will have limited effects on reducing homelessness and housing instability for all qualifying populations because there is nowhere for households experiencing homelessness be housed.

## **Preferences**

***Identify whether the PJ intends to give preference to one or more qualifying populations or a subpopulation within one or more qualifying populations for any eligible activity or project:***

NDED does intend to give preference for HOME-ARP projects to the following qualifying populations:

- 1) Homeless as defined in 24 CFR 91.5 Homeless (1), (2), (3), excluding (4)
- 2) At-risk of Homelessness as defined in 24 CFR 91.5, and
- 3) Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking as defined in 24 CFR 5.2003.

The preferences for these qualified populations will be used for all HOME-ARP projects in the development and support of affordable housing.

***If a preference was identified, explain how the use of a preference or method of prioritization will address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

NDED preferences will address the identified unmet need for the homeless, those at risk of homelessness, and those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking for HOME-ARP developed rental housing units. There are substantial gaps in available units for QPs 1 and 3 for permanent supportive housing and rapid rehousing in the BOS for these populations, at least 270 permanent supportive housing and 578 rapid rehousing.

Preferences will be scored and prioritized with the All Doors Lead Home (ADLH) Common Assessment Tool. The ADLH Common Assessment Tool is the standardized assessment tool agreed upon by the Nebraska BOS for the purposes of housing prioritization and placement within the ADLH Coordinated Entry System. There are three (3) different ADLH Common Assessment Tools: one each for Transition Aged Youth, Families and Singles.

#### Housing Plan & Placement Priority Order

The ADLH Priority Ranking Formula scoring is as follows:

1. Chronic Status – 10 points
2. ADLH CE Assessment Tool (0 to 30 points) or Prevention Triage Tool (0 to 5 points)
3. Fleeing domestic violence – 1 point
4. Veteran – 1 point (will not be used for HOME-ARP prioritization) \*
5. Transition Aged Youth – 1 point (will not be used for HOME-ARP prioritization) \*
6. 0-3 months homeless – 0 points
7. 4-6 months homeless – 2 points
8. 7-9 months homeless – 4 points
9. 10-12 months homeless – 6 points

\* For HOME-ARP housing opportunities and prioritization, the ADLH CE will modify scoring to remove the 1 point for transition-age youth and veterans.

- All individuals and families shall be updated by the ADLH CE on a weekly basis.
- All individuals and families who score a 12 or greater or meet the definition of Chronic Homelessness shall be prioritized for permanent supportive housing, if available.
- All individuals and families who score a 5-11 on the ADLH CE Assessment Tool shall be prioritized for permanent housing.

When more than one (1) individual or family have identical priority scores, prioritization will be organized by date of referral.

## Referral Methods

***Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):***

NDED plans to utilize and expand the BOS coordinated entry system. The Nebraska BOS All Doors Lead Home (ALDH) Coordinated Entry System will prioritize based upon the Nebraska Common Assessment Tool for the appropriateness of a permanent supportive housing or rapid rehousing for persons within the identified preference populations (<https://ccfl.unl.edu/community-services-management/coordinated-entry>).

A Coordinated Entry (CE) System is a structured process the CoC uses to identify persons experiencing homelessness, assess needs and housing solutions in a standard manner, and prioritize housing based on the acuity of need. The CE systems maintain a real-time by-name listing (BNL) of all persons identified as experiencing or at risk of homelessness. The All Doors Lead Home Coordinated Entry (ADLH CE) System is the Nebraska BOS CoC approach to organizing and providing housing services for people experiencing or at risk of homelessness, and persons seeking prevention services to avoid homelessness. Because housing resources are limited, this process is designed to ensure that individuals and families with the highest vulnerability, service needs, and length of homelessness receive top priority in housing placement and are rapidly connected with available housing resources as they become available. The ADLH CE System uses HMIS to record, store, and manage all data for the CE system, including the Nebraska Common Assessment Tool.

The ADLH CE system uses the ADLH Common Assessment Tool for those experiencing homelessness and near homelessness (QP1 through QP3). The ADLH CE system is continually evaluating the need and best practices to serve all households possible in the most efficient way. The assessment tool is designed to be flexible to ensure proper identification of households meeting a variety of definitions for funding availability, while maintaining consistent and accurate data collection for prioritization. The inclusion of (QP 4) households with housing instability and risk of homelessness will be an expansion to the already existing housing situations. The ADLH Common Assessment Tool supports collaborative decision-making within and across agencies to provide the assistance required to house and support people who are homeless, at risk of homelessness, or in need of prevention assistance. The tool is a self-report instrument administered as a “yes” or “no” interview to a series of questions. Persons are prioritized for housing based upon the ADLH priority ranking formula, a significant component of which is the Common Assessment Tool.

***Identify the referral methods that the PJ intends to use for its HOME-ARP projects and activities. PJ's may use multiple referral methods in its HOME-ARP program. (Optional):***

The ADLH CE System will make direct referrals to HOME-ARP funded projects and activities. When an available HOME-ARP project housing unit is available the HOME-ARP project and/or the Coordinated Entry manager will identify, based on preferences and priority order, the next eligible household for the unit. The project connects directly with the household. The priority listing is maintained in the Nebraska BOS HMIS. This process occurs in real-time as the unit

becomes available and open without a waiting period. If no preferred populations exist or if they decline the unit then households other than those in the preference population are offered the unit by the HOME-ARP project in order of their application.

***If the PJ intends to use the coordinated entry (CE) process established by the CoC, describe whether all qualifying populations eligible for a project or activity will be included in the CE process, or the method by which all qualifying populations eligible for the project or activity will be covered. (Optional):***

The Nebraska BOS ADLH CE System was purposefully created a flexible system to accommodate the many different definitions of who programs can serve. When individuals or families are being assessed for HOME-ARP eligibility, the system will exclude category 4 of the 24 CFR 91.5 homeless definition, will expand referral access and prioritization to include QP4 and the geographic areas not currently within the Balance of State Continuum of Care but covered by the HOME-ARP jurisdiction, e.g. rural Douglas County and Sarpy County. Agencies in the Omaha CoC that have access to the Clarity software will have the ability to make referrals directly to the BOS ADLH CE System. These access points will be trained on the BOS ADLH CE System and ADLH Common Assessment Tool.

All eligible QP applicants will be able to apply for HOME-ARP housing through the ADLH CE System including other populations in need of homeless prevention and at risk of housing instability (QP4). The All Doors Lead Home System serves as the primary access point to all federal and state housing assistance resources including HOME-ARP qualifying populations within the Nebraska BOS CoC. QPs requesting housing assistance will be assessed using the Nebraska Common Assessment Tool to identify housing assistance and resources that will most effectively and efficiently resolve their housing needs and will be placed in priority order from those in most acute need of housing resources including permanent supportive housing and rapid rehousing resources to those persons that are likely to resolve their housing needs with minimal additional assistance or support. Homeless persons and families, persons, and families at risk of homelessness, and persons and families fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking as the preference populations will be offered HOME-ARP and/or referred to HOME-ARP programs in priority order of the coordinated entry assessed need.

The HOME-ARP preference will provide priority for those most acutely in need of housing assistance for HOME-ARP units. All other qualifying population applicants who are not under the identified preferences will be eligible to receive and will be selected in chronological order of application for HOME-ARP-developed rental housing units.

The All Doors Lead Home Coordinated Entry System was developed specifically for the type of preference and priority requirements identified for HOME-ARP. All Doors Lead Home is currently being used to prioritize housing and resource assistance from multiple federal and state programs that serve three of the four of the HOME-ARP eligible qualifying populations. HOME-ARP will enable ADLH CE System to expand to include those households that fall under the QP4 category. The ADLH CE system is continually assessing the system as a whole to identify best practices to streamline housing opportunities for those experiencing homelessness, as well as identifying additional resources and connections in order to prevent homelessness for at risk

households. Prioritization of both housing circumstances ensures those most vulnerable are provided opportunities first.

The All Doors Lead Home Coordinated Entry System currently includes QP3, fleeing domestic violence, through an anonymous client referral process from victim service provider agencies to the CE system that protects the anonymity of the family and/or person while including the household in the CE assessment and prioritization process for housing resources and assistance. The victim service provider holds the identity of the anonymous CE household and when prioritized and an available housing resource is identified for the victim, the service provider makes a direct connection to the resource.

***If the PJ intends to use the CE process established by the CoC, describe the method of prioritization to be used by the CE. (Optional):***

NDED will use the ADLH Common Assessment Tools described in the previous section.

***If the PJ intends to use both a CE process established by the CoC and another referral method for a project or activity, describe any method of prioritization between the two referral methods, if any. (Optional):***

The PJ does not intend to use other referral methods with CE established by the CoC.

### **Limitations in a HOME-ARP rental housing or NCS project**

***Describe whether the PJ intends to limit eligibility for a HOME-ARP rental housing or NCS project to a particular qualifying population or specific subpopulation of a qualifying population identified in section IV.A of the Notice:***

NDED does not intend to limit eligibility to a specific subpopulation.

***If a PJ intends to implement a limitation, explain why the use of a limitation is necessary to address the unmet need or gap in benefits and services received by individuals and families in the qualifying population or subpopulation of qualifying population, consistent with the PJ's needs assessment and gap analysis:***

NA

***If a limitation was identified, describe how the PJ will address the unmet needs or gaps in benefits and services of the other qualifying populations that are not included in the limitation through the use of HOME-ARP funds (i.e., through another of the PJ's HOME-ARP projects or activities):***

NA

### **HOME-ARP Refinancing Guidelines**

NDED does not intend to use HOME-ARP funds to refinance existing debt secured by multifamily rental housing that is being rehabilitated with HOME-ARP funds.



# Appendix A

## **The survey link was sent to individuals from the following agencies:**

Blue Valley Community Action Partnership  
Brain Injury Alliance - Nebraska  
Bright Horizons  
Care Corps Lifehouse  
CEDARS  
Center for People in Need  
Center for Survivors  
CenterPointe  
Central Nebraska Economic Development District  
Central Nebraska Community Action Partnership  
Central Plains Center for Services  
Cirrus House  
City of Lincoln  
Columbus Rescue Mission  
Community Action of Nebraska  
Community Action Partnership of Mid NE  
Community Action Partnership of Lancaster and Saunders Counties  
Community Action Partnership of Western Nebraska  
Crossroads Mission Avenue  
Department of Veterans Affairs  
Disability Rights Nebraska  
DOVES Program  
Family Service Lincoln  
Fresh Start  
Friendship Home  
Great Plains Communications  
Haven House Family Shelter  
Heartland Counseling Services  
Hope Crisis Center  
Hope Harbor  
Hoppe Development  
Housing Innovations  
Housing Partners of Western Nebraska  
Human Services of Lancaster County  
Kearney Housing Agency  
League of Human Dignity  
Lincoln Housing Authority  
Lincoln Police Department  
Lincoln Public Schools  
Living Water Rescue Mission  
Maryland Living Center

# Appendix A

Matt Talbot Kitchen and Outreach  
Mesner Development  
Midwest Development Fund  
Nebraska Dept of Health and Human Services, Division of Medicaid Long Term Care  
Nebraska Children and Families Foundation  
Nebraska City Housing Authority  
Nebraska Coalition Against Domestic Violence  
Nebraska Commission for the Deaf and Hard of Hearing  
Nebraska Commission on Housing and Homelessness  
Nebraska Dept of Health and Human Services Division Child and Family Services  
Nebraska Dept of Health and Human Services Division of Behavioral Health  
Nebraska Dept of Health and Human Services Division of Public Health  
Nebraska Emergency Management Agency  
Nebraska Investment Finance Authority (NIFA)  
Nebraska Legal Aid  
Nebraska Total Care  
Nebraska Vocational Rehabilitation  
NeighborWorks Northeast Nebraska  
Norfolk Housing Agency  
Northeast Nebraska Community Action Partnership  
Northern Ponca Housing Authority  
Northwest Community Action Partnership  
O'Neill Public Schools  
Panhandle Partnership CoC  
Parents of Children with Special Needs  
People's City Mission  
Region V Systems  
Residential Assistance to Families in Transition (RAFT)  
RMD Real-Estate Group  
S.A.F.E. Center  
Southeast Nebraska Community Action Partnership  
Spouse Abuse Sexual Assault (SASA) Crisis Center  
The Connection Homeless Shelter  
The Crisis Center  
The HUB  
The Salvation Army of Grand Island  
The Well Being Partners  
University of Nebraska of Lincoln  
West Central Nebraska Joint Housing Authority  
Wyatt Spaulding

# Appendix A

## **Agencies present at the September 2022 BOS CoC meeting:**

O'Neill Public Schools  
Blue Valley Community Action Partnership  
Bright Horizons  
Care Corps Life House  
Central Nebraska Community Action Partnership  
Central Plains Center for Services  
Community Action Partnership of Lancaster and Saunders Counties  
Community Action Partnership of Mid Ne  
Community Action Partnership of Western Nebraska  
DOVES Program  
Haven House Family Services Center  
Hope Harbor  
Housing Innovations  
Legal Aid of Nebraska  
Nebraska Coalition Against Domestic Violence  
Nebraska Dept of Health and Human Services  
Nebraska Investment Finance Authority (NIFA)  
Nebraska University of Lincoln  
Northeast Nebraska Community Action Partnership  
Northwest Community Action Partnership  
Region V Systems  
Residential Assistance to Families in Transition (RAFT)  
Scotts Bluff County Housing Authority

## Survey Questions

# HOME ARP Community Survey 8/29

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Start of Block: The Nebraska Balance of State Continuum of Care will be receiving \$\_  
HOME ARP fr

Q7 The Nebraska Department of Economic Development will be receiving approximately 12.8 million dollars in HOME-ARP funds from the American Rescue Plan for use in the Nebraska Balance of State Continuum of Care. HOME-ARP is meant to assist individuals or households who are homeless or at risk of homelessness by providing housing, rental assistance, supportive services, and non-congregate shelter, with the goal of reducing homelessness and increasing housing stability. Additionally, individuals/families fleeing domestic violence or other vulnerabilities that put them at risk of homelessness are also included in the qualifying population. HOME-ARP funds must be spent by September 30, 2030. Our goal is to collect input from residents, service providers, community-based organizations, advocates, and other stakeholders on the needs of those experiencing homelessness and housing insecurity. We would appreciate your opinion on the current gaps in your community and suggestions on how to best use the HOME ARP funds.

The HOME-ARP funding can be used to address 4 broad areas:

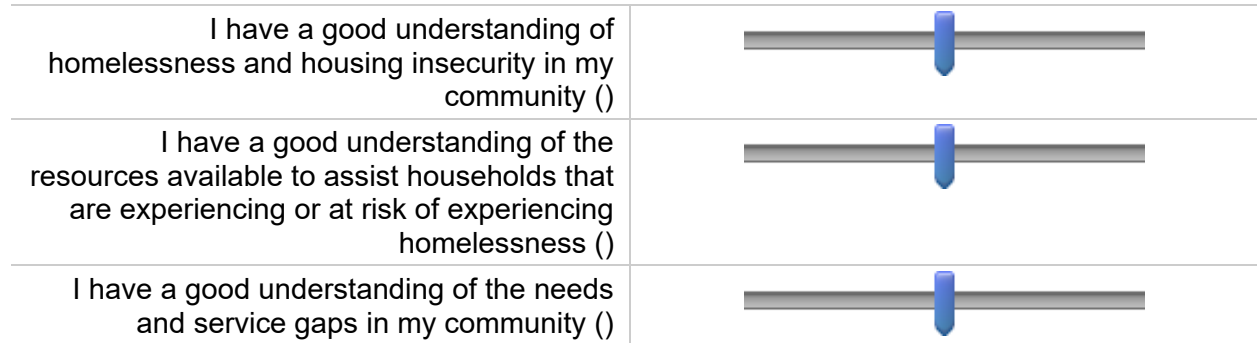
- 1) **Development of affordable housing.** HOME-ARP funds may be used to acquire, rehabilitate, or construct affordable rental housing primarily for occupancy by households of qualifying populations (described above).
- 2) **Tenant-based rental assistance.** HOME-ARP funds may be used to provide tenant-based rental assistance to qualifying households (“HOME-ARP TBRA”).
- 3) **Support services.** HOME-ARP funds may be used to provide a broad range of supportive services to qualifying individuals or families. Eligible services include but are not limited to, child-care, education services, employment assistance and job training, food, housing search and counseling services, legal services, mental health services, outpatient health services, outreach services, substance abuse treatment services, transportation, and case management.
- 4) **Acquisition and development of non-congregate shelter.** A non-congregate shelter is one or more buildings that provide private units or rooms as temporary shelter to individuals and families and does not require occupants to sign a lease or occupancy agreement. HOME-ARP funds may be used to acquire and develop HOME-ARP NCS for individuals and families in qualifying populations.

More information about the requirements can be found

at <https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-10cpdn.pdf>.

Q28 Please self rate your level of knowledge regarding your community. (0 = not at all, 10 = very high level of understanding)

0 1 2 3 4 5 6 7 8 9 10



Q26 The Balance of State includes Regions 1-5. The metro areas of Lincoln and Omaha are not included in the balance of state. Please note the region in which you/your organization is located.

Q10 What service region are you or your organization located in?

- Region 1 (Panhandle) (1)
  - Region 2 (North Central) (2)
  - Region 3 (Southwest) (3)
  - Region 4 (Southeast) (4)
  - Region 5 (Northeast) (5)
  - Statewide Agency (6)
  - If unsure of service area region please list your county and/or city (7)
- 

Q30 What county are you and/or your agency/organization located?

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Q8 Which of the following best describes you.

- I am or have previously accessed assistance from agencies serving households experiencing homelessness and/or households at risk of experiencing homelessness (1)
- I am a service provider at a community agency (2)
- I work at an agency focused on developing and/or advocating for policies that address housing and homelessness (3)
- I am a community member (4)
- I serve in an administrative role in a community or government agency (5)
- I work in an area related to community planning and/or housing development (6)
- Other (7) \_\_\_\_\_

*Skip To: End of Block If Which of the following best describes you. = I am or have previously accessed assistance from agencies serving households experiencing homelessness and/or households at risk of experiencing homelessness*

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Q5 Which of the following best describes your organization or affiliation? (check all that apply)

- Continuum of Care member (1)
  - Public housing agency (2)
  - Other public agency (local government, state agency, etc.) (3)
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- Homeless service provider (4)
  - Domestic violence service provider (5)
  - Veteran service provider (6)
  - Youth service provider (7)
  - Mental health/substance use treatment provider (8)
  - Organization that advocates for fair housing, civil rights, etc. (9)
  - Developer (10)
  - Other (11) \_\_\_\_\_
- 

Q33 What is the name of your agency or organization?

\_\_\_\_\_

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Q2 What is the primary population served by your agency? (check all that apply)

- Single adults (1)
  - Families (2)
  - Unaccompanied youth (3)
  - Veterans (4)
  - Individuals/families with disabling conditions (5)
  - Individuals/families with substance use disorders (6)
  - Individuals/families with history of domestic violence (7)
  - Other (8) \_\_\_\_\_
  - Not Applicable (9)
-



Q3 Which of the following services does your agency provide? (Check all that apply)

- Support services (case management, education, therapy, food bank, etc.) (1)
- Emergency shelter (2)
- Rapid Rehousing (3)
- Permanent Supportive Housing (4)
- Tenant-Based Rental Assistance (5)
- Emergency Rental Assistance (6)
- Housing Vouchers (7)
- Other (8) \_\_\_\_\_
- Not Applicable (9)

End of Block: The Nebraska Balance of State Continuum of Care will be receiving \$\_  
HOME ARP fr

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Start of Block: Home-ARP Needs and Gaps

Q6 Please rank in order which of these activities are most needed to address homelessness and housing insecurity in your service area. (Drag and drop in order from top to bottom.)

- \_\_\_\_\_ Development and/or preservation of affordable rental housing (1)
  - \_\_\_\_\_ Rental assistance for tenants (2)
  - \_\_\_\_\_ Supportive services (housing counseling, child care, job training, legal service, case management, etc.) (3)
  - \_\_\_\_\_ Development of non-congregate shelter (shelter with private rooms, hotel vouchers, etc.) (4)
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Q11 What suggestions do you have on how the funding could be used towards **development or preservation of affordable rental housing**? What specific needs should be prioritized in this area?

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Q13 What suggestions do you have on how the funding could be used towards **tenant based rental assistance**? What specific needs should be prioritized in this area?

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Q15 What suggestions do you have on how the funding could be used towards **support services**? What specific needs should be prioritized in this area?

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Q16 What type of support services are needed in your community?

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Q17 What suggestions do you have on how the funding could be used towards the **development of non-congregate shelter**? What specific needs should be prioritized in this area?

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Q21 What resources are currently available in your community to assist individuals and families that are experiencing homelessness or are at-risk of experiencing homelessness?

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Q23 Does your community have specialized services for individuals and families fleeing domestic violence?

- No (1)
- Yes (2)
- Don't know (3)

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Q19 Does your community have any of the following support services for individuals/families experiencing or at-risk of experiencing homelessness. (Check all that apply)

- Mental health (1)
- Substance use (4)
- Case management (5)
- Childcare (6)
- Food assistance (7)
- Education services (8)
- Outreach services (9)
- Legal services (11)
- None of the above (10)
- Don't know (3)

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Q24 In your community what do you see as being the biggest unmet needs for people experiencing homelessness or housing insecurity?

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Q34 In your community are any of the following groups over-represented among those experiencing or at-risk of experiencing homelessness? (check all that apply)

- Veterans (1)
  - Families with children (2)
  - Unaccompanied youth/young adults (ages 13-24) (10)
  - Individuals/families fleeing domestic violence (3)
  - African American individuals/families (4)
  - Native American individuals/families (5)
  - Hispanic individuals/families (6)
  - Individuals/families with disabling conditions (8)
  - Other (9) \_\_\_\_\_
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Q35 In your community are there any groups that are underserved? (check all that apply)

- Veterans (1)
- Families with children (2)
- Unaccompanied youth/young adults (ages 13-24) (10)
- Individuals/families fleeing domestic violence (3)
- African American individuals/families (4)
- Native American individuals/families (5)
- Hispanic individuals/families (6)
- Individuals/families with disabling conditions (8)
- Other (9) \_\_\_\_\_

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Q25 Please share any other suggestions or feedback you have regarding HOME ARP funding

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Q38 Note: This is the end of the survey after clicking the "-->" button below your answers will be submitted and you will be unable to change your responses.

**End of Block: Home-ARP Needs and Gaps**

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## Summary of Survey Feedback

*HOME ARP Community Survey 8/29*

**Please self rate your level of knowledge regarding your community. (0 = not at all, 10 = very high level of understanding)**

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	I have a good understanding of homelessness and housing insecurity in my community	4.00	10.00	7.96	1.72	2.96	48
2	I have a good understanding of the resources available to assist households that are experiencing or at risk of experiencing homelessness	2.00	10.00	7.88	1.98	3.90	48
3	I have a good understanding of the needs and service gaps in my community	4.00	10.00	7.71	1.80	3.25	48

## What county are you and/or your agency/organization located?

What county are you and/or your agency/organization located?

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Douglas County

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Dawes

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Otoe

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Lancaster

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Lancaster

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Lincoln

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Douglas

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Adams

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Lancaster

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Lancaster

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Merrick

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Jefferson, Thayer, Fillmore, York, Seward, Saline, Gage

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Lancaster

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Douglas

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Madison

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Buffalo

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Scotts Bluff

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Box Butte, Cherry, Dawes, Sheridan, and Sioux

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Hall County

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Scottsbluff

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Hall

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Lancaster

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Main office is in Loup City but agency covers 21 counties

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lancaster and others

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Lancaster County

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Adams



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Hall

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Lancaster

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Lancaster

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Buffalo County

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Lancaster

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Dodge

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Douglas, Lancaster, Hall, Lincoln [county] and Scottsbluff [county]

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Dakota

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Keith

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27 counties- Nuckolls to Keith, Buffalo to Kansas boarder

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All counties through statewide service delivery

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Antelope, Burt, Cedar, Cuming, Dakota, Dixon, Dodge, Knox, Madison, Pierce, Stanton, Thurston, Washington, Wayne

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Lincoln

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Dodge

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Perkins County

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Buffalo and Kearney counties

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Lincoln

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Lancaster/Saunders

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Lancaster, Douglas, Hall

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Scotts Bluff, Cheyenne, Morrill, Kimball, Banner, Box Butte, Dawes, Sheridan & Sioux

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Which of the following best describes you.

#	Answer	%	Count
1	I am or have previously accessed assistance from agencies serving households experiencing homelessness and/or households at risk of experiencing homelessness	2.08%	1
2	I am a service provider at a community agency	39.58%	19
3	I work at an agency focused on developing and/or advocating for policies that address housing and homelessness	8.33%	4
4	I am a community member	4.17%	2
5	I serve in an administrative role in a community or government agency	31.25%	15
6	I work in an area related to community planning and/or housing development	6.25%	3
7	Other	8.33%	4
	Total	100%	48

Q8\_7\_TEXT - Other

Other - Text

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I work in public health so I work at the intersections of health and housing

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Legal Assistance (statewide)

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Public library system, supporting individuals experiencing homelessness but not financially

# Appendix C

**Q5 - Which of the following best describes your organization or affiliation? (check all that apply)**

#	Answer	%	Count
1	Continuum of Care member	23.19%	16
2	Public housing agency	2.90%	2
3	Other public agency (local government, state agency, etc.)	15.94%	11
4	Homeless service provider	21.74%	15
5	Domestic violence service provider	2.90%	2
6	Veteran service provider	4.35%	3
7	Youth service provider	5.80%	4
8	Mental health/substance use treatment provider	2.90%	2
9	Organization that advocates for fair housing, civil rights, etc.	5.80%	4
10	Developer	4.35%	3
11	Other	10.14%	7
	Total	100%	69

**Q33 - What is the name of your agency or organization?**

What is the name of your agency or organization?

Nebraska Homeless Assistance Program (NHAP)

COPE

Thunder Valley Community Development Corporation

Mayor's Property Resolution Team, Nebraska Commission on Housing and Homeless, BOD The Connection

Community Action Partnership of Mid NE

NDE

Hoppe Development

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Mesner Development Co.

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Hope Crisis Center

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Ne DHHS

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Legal Aid of Nebraska

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Norfolk Housing Agency

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RAFT

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Cirrus House, Inc.

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Northwest Community Action Agency

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Hope Harbor

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Community Action Partnership Of Western Nebraska

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Hope Harbor

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Nebraska Emergency Management Agency

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Central Nebraska Community Action Partnership

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Lincoln City Libraries

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Maryland Living Center

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Hope Harbor

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Dept of Health and Human Services

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RAFT

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Region V Systems

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Nebraska Commission for the Deaf and Hard of Hearing

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Heartland Counseling Services, Inc.

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CAP of Mid NE

---

Central Plains Center for Services

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NORTHEAST NEBRASKA COMMUNITY ACTION PARTNERSHIP INC

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North Platte Housing Authority

---

Southwest Nebraska Community Betterment Corporation

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Kearney Housing Agency

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The Connection Homeless Shelter, Inc.

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Matt Talbot

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Nebraska Western Iowa VA Health Care System

The DOVES Program

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## Q2 - What is the primary population served by your agency? (check all that apply)

#	Answer	%	Count
1	Single adults	17.61%	25
2	Families	22.54%	32
3	Unaccompanied youth	9.15%	13
4	Veterans	9.86%	14
5	Individuals/families with disabling conditions	12.68%	18
6	Individuals/families with substance use disorders	11.97%	17
7	Individuals/families with history of domestic violence	12.68%	18
8	Other	3.52%	5
	Total	100%	142

### Q2\_8\_TEXT - Other

Other - Text

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Those facing Housing Instability

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Aging

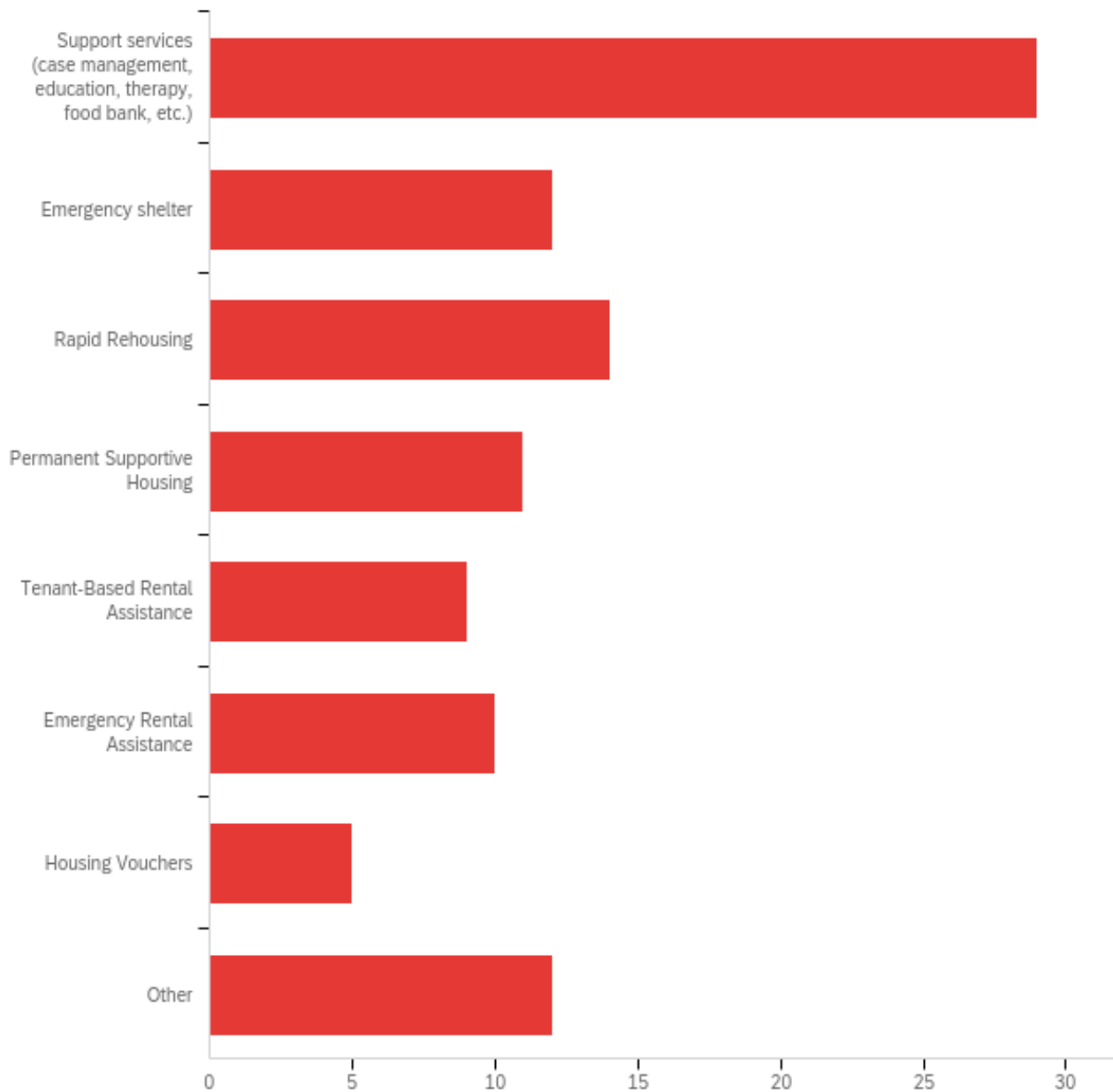
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we service low income individuals in our service delivery area

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Everyone

## Q3 - Which of the following services does your agency provide? (Check all that apply)



#	Answer	%	Count
1	Support services (case management, education, therapy, food bank, etc.)	28.43%	29
2	Emergency shelter	11.76%	12
3	Rapid Rehousing	13.73%	14
4	Permanent Supportive Housing	10.78%	11
5	Tenant-Based Rental Assistance	8.82%	9

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6	Emergency Rental Assistance	9.80%	10
7	Housing Vouchers	4.90%	5
8	Other	11.76%	12
	Total	100%	102

## Q3\_8\_TEXT - Other

Other - Text

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Financial Supportive Assistance to agencies that provide all of the above.

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Housing Development

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Legal Services

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Transitional Housing

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Supported Employment

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Head Start/Weatherization

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We refer people in need to the community organizations

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Transitional Housing

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Assist in Hearing Aid Banks, Nebraska Specialized Telecommunications Equipment Program, Equipment and Media Loan Programs and Equipment Demo Program. Education and advocacy.

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Permanent Affordable Housing

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Public Housing

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Transitional Housing



# Appendix C

**Q6 - Please rank in order which of these activities are most needed to address homelessness and housing insecurity in your service area. (Drag and drop in order from top to bottom.)**

#	Field	Minimum	Maximum	Mean	Std Deviation	Variance	Count
1	Development and/or preservation of affordable rental housing	1.00	4.00	1.55	0.80	0.65	20
2	Rental assistance for tenants	1.00	4.00	2.50	0.87	0.75	20
3	Supportive services (housing counseling, child care, job training, legal service, case management, etc.)	1.00	4.00	2.75	1.04	1.09	20
4	Development of non-congregate shelter (shelter with private rooms, hotel vouchers, etc.)	1.00	4.00	3.20	1.03	1.06	20

#	Question	1	2	3	4	Total				
1	Development and/or preservation of affordable rental housing	60.00%	12	30.00%	6	5.00%	1	5.00%	1	20
2	Rental assistance for tenants	15.00%	3	30.00%	6	45.00%	9	10.00%	2	20
3	Supportive services (housing counseling, child care, job training, legal service, case management, etc.)	15.00%	3	25.00%	5	30.00%	6	30.00%	6	20
4	Development of non-congregate shelter (shelter with private rooms, hotel vouchers, etc.)	10.00%	2	15.00%	3	20.00%	4	55.00%	11	20

## Q11 - What suggestions do you have on how the funding could be used towards development or preservation of affordable rental housing? What specific needs should be prioritized in this area?

What suggestions do you have on how the funding could be used towards development or preservation of affordable rental housing? What specific needs should be prioritized in this area?

Gap financing for LIHTC and non-LIHTC housing options.

Funding for smaller multifamily apt buildings would be helpful across rural Nebraska. There are some economies that could be met for 6-8 unit apt. buildings that would help keep rents down and more affordable to lower income families. Communities that can't accommodate large numbers of units could still provide some housing for the persons they have needing homes.

Safe, clean and more housing availability.

First they need housing, then they need a quality job source so they can pay rent and bills. Reliable transportation to get there, They will also need quality child care where they know their children will be safe and it must be affordable. Quality health care. Free college education to learn skills to help get better paying Job that will supply insurance and health benefits you must take care of the children so the cycle can stop. Be sure they are getting early on health care pre and post natal, and that they are getting early education beginning while they are still infants to be sure that their minds are being stimulated and then in to an early education program such as Early Head Start and then Head Start and so on and so on, all this has to be done while working with the parents to get them educated to get a better paying job. All children need to be looked after so they do not fall into the cracks and get left behind-then they can get into college when they get older and the cycle of poverty can stop. You must work with the mothers and the children. Education is the only way to end poverty.

more affordable housing for non-elderly, non-disabled, non-veterans. more incentives for affordable housing for families,

Need more 1 bedroom units

We need the ability to purchase and rehabilitate more bricks and mortar housing so that we can add additional affordable housing units to the communities we serve.

We need developers who are interested to become involved and build affordable housing. We also have low-income housing units that need to be repaired.

Funding could be used by agencies to help them put forth competitive offers on properties that land owners are selling at with the goal of developing affordable housing that serves the population that is needing permanent supportive, larger family units for larger households, or a place to live while they build good rental history.

Building more low income housing. Single and Family units for the lack of.

Affordable housing is a concern across the entire nation so development of adequate, affordable housing is needed

I believe that Region 2 needs Permanent Supportive Housing units as well as units for families that prioritizes those experiencing homelessness.

The city of Kearney is looking at trying to build some affordable housing apartments. The issue is there are families that won't qualify and need more case management and support services to help them get to a point to be eligible for the apartments. They have barriers such as poor credit, money owed to landlords, and other barriers.

More Supportive/Permanent housing units in the rural part of Southeast NE.

The big issue is to focus on affordable units for households of all sizes. We are in need of more 1-2 bedroom residences and in dire need of 3-4 bedrooms. Being affordable is key, so that clients are not set up for inability to sustain.

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Communication and technology accommodations for service providers to access and use in order to provide effective services when one is need to serve individuals with disabilities who are Deaf, DeafBlind or Hard of Hearing (as well as those who have multiple or other disabilities).

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Build more affordable units! Renovate old buildings and properties. The housing stock is old in South Sioux City and Sioux City. Landlords are charging rent over FMV which in turn makes their units ineligible for Section 8 vouchers. Sometimes landlords do not accept any outside funding from clients.

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Building or remodeling individual family units--allowing tenants to "work off" some of the rent via mowing, snow removal.

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Funds should be used for Homeowners as well as Renters...COVID has changed household dynamics dramatically since March 2020 and it is a continuing challenge and crisis for homeowners to maintain mortgage and utilities payments. Because a person has a mortgage on a home does not make them EXEMPT from the possibility of losing their home for many different reasons, to name a few, employment stability, COVID illness of individual, children or disabled adults that would enable household provider to go to work for extended period(s) of time...and all the same reason a Renter would be getting or nearing possible eviction.

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Affordable housing for low income families. Three and four bedroom units.

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Affordable and safe rental units in more communities. Not just the larger ones.

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Need to develop more income-based affordable housing We need more ( in-person) case management availability to help people maintain their affordable and income-based housing Homeowners assistance programs to help repair their property ( landlords should not qualify for these programs)

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Prioritize using funds with other housing programs so that other program funds are specifically directed to serving this population and helping the most people.

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Rental Assistance for tenants - Currently the local rental assistance service for our area has a significant waiting list for rental assistance.

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Housing Vouchers and Tenant Based Assistance should be prioritized.

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New build projects with inhouse services that include intense and long term case management, educational opportunities, child care and housing counseling. Housing development that include comprehensive and encompassing supportive services. Financial assistance for current landlords to improve the quality of the housing they are currently renting and incentives to rent at affordable rates. Services for problem/difficult/at risk tenants that includes case management, housing counseling and educational opportunities to assist landlords with being more comfortable in renting to households.

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Tiny house program, affordable housing (less than \$350/month),

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Development of project based housing where utilities are included. As well as supportive services on site. Including case management, transportation services, counseling, and other services to assist the recipient in living in the community as independently as possible.

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There is a definite need for more safe and affordable housing.

## Q13 - What suggestions do you have on how the funding could be used towards tenant based rental assistance? What specific needs should be prioritized in this area?

What suggestions do you have on how the funding could be used towards tenant based rental assistance? What specific needs should be prioritized in this area?

Not familiar

Tenants we work with have problems navigating the systems that have been in place for rental assistance.

As a domestic violence service provider, short-term rental assistance with some long-term rental assistance continues to be a need.

There should be sliding scales and programs that encourage going to school to learn a trade.

more rent assistance to those who suffer loss of income, loss of wages, prioritize these individuals

Tenants need resources when they are banned from public housing. They also need education and case management to maintain housing.

Rental Assistance, FMR rent waiver, funds to repair units for housing

The biggest expense for those renting can be the first months rent and deposit. This can be such a barrier for those who have experienced or are experiencing homelessness.

We will need the availability of tenant based units there is a lack of . We need landlords willing to work with these programs

While the program had its hiccups the data is clear - rental assistance prevented homelessness and this needs to be considered

More accessible agencies in rural areas to help with rental services.

Creating a team of landlords in the area is important. Focusing part of the funding on reaching them, could be a benefit.

Education on Money Matters / Rent Wise programs with communication and technology accommodations included, when requested.

Rental assistance is always needed. Maybe offer 3-6 months eligibility.

medical costs, transportation costs should be considered and given priority

Same as above

Not having to stay in FMR range since rent is higher than FMR, and available units being built so something is available.

Rental assistance for prevention/diversion purposes to keep individuals housed or quickly find and secure housing.

Build more affordable housing that is within HUD's Fair Market Rents. Provide case management services to help people maintain their affordable housing.

tenant-based rental assistance in areas with waitlists for housing choice vouchers.

Landlord incentives and damage deposits that include landlords to maintain an affordable rental rate of FMR or below. Greater levels of case management and housing counseling to address barriers and improve stability and tenancy behaviors

more assistance for people who are working to get deposit and first few months rent

Provide incentives to property managers.

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I feel there is quite a bit of rental assistance available - it's just too difficult to find appropriate units.

## Q15 - What suggestions do you have on how the funding could be used towards support services? What specific needs should be prioritized in this area?

What suggestions do you have on how the funding could be used towards support services? What specific needs should be prioritized in this area?

Not familiar

Need for continued case management - increased shelter until housing can be located. Once safe, clean, affordable housing is located then rental assistance.

College classes available for the working parent that offers free quality child care for their children, Weekend course, night time courses. Perhaps alternating them to benefit everyone and transportation for those who have none.

more support services for those seeking alternative housing, getting physically moved in to new housing

Rent Wise, for example is a great program to help teach renter skills but many also need someone to do more intensive teaching and case management.

More funding to hire staff for intensive case management.

Funding could be used to develop an agency that does mediation for tenants and POMS (Property Owners/Managers). This agency would help with navigating the rental search process, mediate between tenants and POMS, as well as be able to offer a mitigation fund for POMS to assist with upkeep of rentals to keep tenants in their units.

More intensive case management. Some have significant medical needs.

Our agency currently provides these services

Housing navigation and advocacy

More out reach services in the rural areas.

With living expenses on the rise, many community members are in need of assistance. Including case management and assisting with budgeting is necessary to assist clients in adapting to a new financial plan, budgeting classes are an excellent addition to these services.

Support services should include communication and technology accommodations.

Clients need help finding housing, furnishing units, utilities, job searching, transportation, child care

Helping tenants maintain clean housing units

Medical costs for SSDI diagnosis so they can complete SOAR applications.

Supportive services through one-on-one coaching provides the individual or family the skills they need to successfully maintain their housing and end their homelessness.

Fund a Central navigation center for any individual regardless of age or family status to receive an assessment of needs then assisted with applying for, or referred to the appropriate community resources, In-person Case management services, Affordable Substance Abuse treatment programs, adequate Mental Health services, Case management services to assist individuals in becoming successful tenants

extra supports for tenants that live in rental housing that is built with these funds.

Increasing availability and access to all support services for homeless and at risk households.

continued case management, training on how to live in an apartment/rental

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Case management services to support those in housing.

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Our community would benefit from several "free-lance" Advocates/Navigators who are not attached to the agencies in the community but can help anyone. Often, individuals don't qualify for this agency or that agency or have used their quota of services from specific agencies but still need help. Many are struggling with substance use and mental health issues.

## Q16 - What type of support services are needed in your community?

What type of support services are needed in your community?

With our current economy - food, gas in addition to rent and utility assistance. While we wish mental health services was a priority, when in trauma this is not the primary need for most of our clientele.

Quality Childcare 24/7, Free transportation or reasonable transportation 24/7

more laws protecting tenants against discriminatory and abusive renting practices

Initial rent security deposits

More community based case management.

financial literacy, nutritional education, vocational rehabilitation

Rental assistance, tenant education around tenant and POMS rights and responsibilities, case management for those high risk renters

More intensive case management, Out reach services.

daycare

Mental healthcare in other languages

more intense case management

Out reach, Substance abuse specific case management, more access to behavioral health providers

Case management from all aspects of living is important and our community does a great job on hitting on these needs. having groups to join for support with normal day stresses, would be a great addition.

Sign Language Interpreter and Captioning Service Providers. Technologies that aide in providing signaler alerts in case of fire, weather hazards, and other audio noises/sounds.

help finding housing, furnishing units, utilities, job searching, transportation, child care

supported and subsidized housing for those with disabilities

Financial budgeting and importance of saving especially in these UNCERTAIN times

SSDI application process that isn't as regulated as SOAR so folks who are not dual diagnosed and homeless can apply.

Family and individual coaching. Housing navigation

Mental Health, childcare and transportation.

Case management ( one-on-one, in person), Family support workers, Affordable Substance Abuse treatment programs, Qualified Mental Health case management services, Case management services to become a successful tenant

overcoming barriers to access basic services. Substance use treatment with housing for other family.

Long-term community case management, housing counseling and educational services that help address factors that lead to homelessness

Same as above



Transportation, case management, meal services, job training.

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More accessible substance use and mental health services.

## Q17 - What suggestions do you have on how the funding could be used towards the development of non-congregate shelter? What specific needs should be prioritized in this area?

What suggestions do you have on how the funding could be used towards the development of non-congregate shelter? What specific needs should be prioritized in this area?

Not familiar

We like the idea of non-congregate shelters. Perhaps funding available to rehab places into non-congregate shelters AND then ongoing funding to support the operations of shelters.

What I have learned is that 3 D printing is rather cheap and houses can be built quickly and are insulated well. I think it would be a great idea to make a village that would offer 1-3 and some 4 bedroom rooms that are disabled friendly that will offer transportation around the clock, that have a college and schools close by with quality daycare and will be close to col

more available shelters for families (minor children)

Additional funding for City/State for Rescue Missions and entities working everyday with homeless individuala

Purchase and Rehabilitation grants for existing structures to be developed by Supportive Housing providers.

Need have funding for damages to hotels motels as we have limited motels that will work with us due to non-payment of damages.

Hotel vouchers would be helpful to be able to house an individual or family that has a lead on a rental unit but it's not available yet. Hotel vouchers would also help if a tenant needs to temporarily leave the unit while the POM does maintenance or fixes issues.

They may have longer stay to focus on their individualized housing plan and goals.

Again, PSH units in Region 2 should be a priority

Motel vouchers would be utilized, but there isnt any housing, available, so this is not a very good long term answer

More shelters

Specific needs to be piroritized: Income levels really could be looked at being raised. Many of our community members are above the income levels for assistance but their incomes simply cannot stretch far enough to survive with even only having the basics to pay for and being above income leaves them without assistance and creates a downward spiral putting them at a high risk of homelessness.

If non-congregate shelter, it be great considering the safety of the individual who may be unaware of their surroundings when they can't hear well or at all.

build/renovate for a shelter similar to Siena Francis in Omaha. They have great programming as well.

My focus is mainly on homeowners needing assistance with mortgage and utilities BEFORE they are in forecloser of their homes

Transitional housing units.

Development income based housing with case management services and Development of Affordable Housing within areas Fair Market rents

NCS for families fleeing domestic violence. Different ages of children. Hard to find if have older sons.

Funding could be allowed to go toward remodeling current shelters to create non-congregate sleeping areas. Funding toward the cost of renovating efficiency motels to non-congregate shelters.

A "wet house" where those with continuing substance use issues could safely stay

## Appendix C

Funds could be used to build non-congregate shelter space for the general community. A "homeless" shelter is too hard to manage and couldn't meet the needs of the entire Panhandle. But a few non-congregate complexes potentially could. DOVES is also interested in building non-congregate shelter space for survivors of sexual, domestic and dating violence.

## Q21 - What resources are currently available in your community to assist individuals and families that are experiencing homelessness or are at-risk of experiencing homelessness?

What resources are currently available in your community to assist individuals and families that are experiencing homelessness or are at-risk of experiencing homelessness?

Homeless shelters are available in our region and coordinated entry systems are also available. Mental health services vary in availability. Our problem is one of separating the adults (mostly male) from young women who are homeless. Not enough protection for women and children within our shelter services.

Blue Valley Community Actions Partnership, Hope Crisis Center (if fleeing domestic violence), York Mission

There are homeless shelters, but not enough and they are not really family friendly. Non-profit organizations that do what they can to feed and help people get furniture when they can. get a place to live.

temporary shelter

Rescue Mission

Community Action has NHAP funds but I don't believe they are able to serve all the needs that are referred to them.

Rental and Utility assistance, mental health services

CNAP, Heartland United Way, Hope Harbor

Our agency provides temporary shelter/ prevention funding, Emergency shelter as Motel, Rapid rehousing, Youth housing, Permanent Supportive Housing

Our agency currently provides numerous services that address the needs of individuals and families experiencing homelessness. See listing of COC eligible activities

Congregate living, transitional living, etc.

rental assistance, support services, shelters

PCM services in Lancaster county

Emergency shelter, housing assistance, utilities assistance, food pantries.....

Communication and technology accommodation is usually a challenge to obtain in order to obtain resources/assistance effectively. A lot of non-profit organizations do not have the additional funding to hire interpreters and caption service providers constantly. It is usually an unforeseeable cost.

NENCAP and Dakota County Comm Resource

Our churches, our crisis intervention program (SCIP), individuals who care

One time need, Financial counseling

NHAP, United Way, SA, some ARPA,

Community action agencies and YHDP

NENCAP's various Family Services Programs

We have shelters, transitional housing, permanent housing, and caseworkers. We need more.

The Connection Homeless Shelter provides emergency shelter and services. Community Action does homeless prevention, diversion, and Rapid Rehousing. Families 1st Partnership does housing assistance for at-risk households.

RDAP provides shelter for domestic violence victims that are fleeing.

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Matt Talbot, Gathering Place, City Mission, Homeless Diversion, Rapid Rehousing, Perm. Supportive Housing

# Appendix C

**Q23 - Does your community have specialized services for individuals and families fleeing domestic violence?**

#	Answer	%	Count
1	No	6.67%	2
2	Yes	90.00%	27
3	Don't know	3.33%	1
	Total	100%	30

## Q24 - In your community what do you see as being the biggest unmet needs for people experiencing homelessness or housing insecurity?

In your community what do you see as being the biggest unmet needs for people experiencing homelessness or housing insecurity?

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Availability of safe, affordable housing

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Availability of appropriate housing.

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Housing availability

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I have already named them. Education/Childcare/Quality Medical/ mental Health care/ better paying jobs transportation not necessarily in that order. We must look at Maslow's Hierarchy of needs.

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enforcement of housing standards/conditions

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more space available for longer term homelessness

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Lack of basic community living skills and basic money management skills. Also a lack of employment skills.

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Lack of housing and affordable housing - many units are over FMR

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Available housing that is safe and affordable. We do not have permanent supportive housing in Hall County and this is a high need in our area.

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Funding, Lack of affordable units, Lack of housing choice availability landlords

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Mental health services

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Affordable housing units that are low barrier - or even lower barrier (not requiring clean credit or background, etc)

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Housing and transportation

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No access to resources in the rural areas.

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affordable, yet desirable (clean, upkept, safe) housing

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Many individuals who are Deaf, DeafBlind and Hard of Hearing have challenges accessing effective support/treatment/education in all areas involved: Mental Health, Substance Use, Case Management, Education Services, Outreach Services and Legal Services. Sensitivity training for service providers are needed. Funding for communication and technology services are lacking.

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affordable housing and case management

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Knowing where to go for help

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Not all the services listed above are available in all communities. Transportation is an issue to get to services that are miles away. DV is covered in our region. Medical of any kind is limited. Providers may not be located there. DHHS services for daycare is only option. Food pantries are spread out with limited hrs of operation. Look at 211 for list.

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Mental health resources. Connection to a trusted adult for life coaching.

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Sustaining high rent costs. If they have found appropriate and safe housing available.

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Rapid Rehousing Opportunities with ongoing case management

Safe housing for families experiencing homelessness.

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not enough housin

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Emergency Housing

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Access to supportive services. Current services are overwhelmed by the need in the community and long term waits can be difficult to those experiencing homelessness or housing insecurity. There is also no prioritization for individuals experiencing homelessness in the majority of available services. Child care is a barrier as there are large waiting lists. Housing counseling providers are limited.

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Finding places that will accept them that they can afford

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Housing stock is limited. More property managers are electing to not accept subsidized housing vouchers.

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A place for them to go.



# Appendix C

**Q34 - In your community are any of the following groups over-represented among those experiencing or at-risk of experiencing homelessness? (check all that apply)**

#	Answer	%	Count
1	Veterans	4.76%	3
2	Families with children	19.05%	12
3	Individuals/families fleeing domestic violence	14.29%	9
4	African American individuals/families	6.35%	4
5	Native American individuals/families	9.52%	6
6	Hispanic individuals/families	7.94%	5
8	Individuals/families with disabling conditions	20.63%	13
9	Other	3.17%	2
10	Unaccompanied youth/young adults (ages 13-24)	14.29%	9
	Total	100%	63

Q34\_9\_TEXT - Other

Other - Text

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Caucasian

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Any others without disabilities

# Appendix C

**Q35 - In your community are there any groups that are underserved? (check all that apply)**

#	Answer	%	Count
1	Veterans	3.64%	2
2	Families with children	16.36%	9
3	Individuals/families fleeing domestic violence	12.73%	7
4	African American individuals/families	7.27%	4
5	Native American individuals/families	10.91%	6
6	Hispanic individuals/families	10.91%	6
8	Individuals/families with disabling conditions	20.00%	11
9	Other	0.00%	0
10	Unaccompanied youth/young adults (ages 13-24)	18.18%	10
	Total	100%	55

Q35\_9\_TEXT - Other

Other - Text

## Q25 - Please share any other suggestions or feedback you have regarding HOME ARP funding

Please share any other suggestions or feedback you have regarding HOME ARP funding

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**\*\*construction of affordable housing**

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Consider providing funds for communication and technology accommodation needs for service providers who are awarded HOME ARP funds so they may effectively serve individuals with disabilities

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I don't know about the underserved--I feel people do not know where to go or what questions to ask to get help.

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Disabled individuals who are in the application process but do not qualify for SOAR services by need help applying.

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With this source I suggest using primarily for families fleeing domestic violence and young adults.

# Summary of Survey Feedback

# Appendix D

Activity	Region 1	Region 2	Region 3	Region 4	Region 5	Multi-Region
<b>Affordable Housing</b>	<p>Building more low income housing. Single and Family units for the lack of.</p> <p>There is a definite need for more safe and affordable housing.</p> <p>We need developers who are interested to become involved and build affordable housing. We also have low-income housing units that need to be repaired.</p> <p>We need the ability to purchase and rehabilitate more bricks and mortar housing so that we can add additional affordable housing units to the communities we serve.</p>	<p>Affordable housing is a concern across the entire nation so development of adequate, affordable housing is needed.</p> <p>Funding could be used by agencies to help them put forth competitive offers on properties that land owners are selling at with the goal of developing affordable housing that serves the population that is needing permanent supportive, larger family units for larger households, or a place to live while they build good rental history.</p> <p>I believe that Region 2 needs Permanent Supportive Housing units as well as units for families that prioritizes those experiencing homelessness.</p>	<p>Building or remodeling individual family units-allowing tenants to work off some of the rent via mowing, snow removal.</p> <p>Housing Vouchers and Tenant Based Assistance should be prioritized.</p> <p>Need to develop more income-based affordable housing. We need more (in-person) case management availability to help people maintain their affordable and income-based housing. Homeowners assistance programs to help repair their property (landlords should not qualify for these programs)</p> <p>New build projects with inhouse services that include intense and long term case management, educational opportunities, child care and housing counseling. Housing development that include comprehensive and encompassing supportive services. Financial assistance for current landlords to improve the quality of the housing they are currently renting and incentives to rent at affordable rates. Services for problem/difficult at risk tenants that includes case management, housing counseling and educational opportunities to assist landlords with being more comfortable in renting to households.</p> <p>Rental Assistance for tenants - Currently the local rental assistance service for our area has a significant waiting list for rental assistance.</p> <p>The city of Kearney is looking at trying to build some affordable housing apartments. The issue is there are families that won't qualify and need more case management and support services to help them get to a point to be eligible for the apartments. They have barriers such as poor credit, money owed to landlords, and other barriers.</p>	<p>More Supportive/Permanent housing units in the rural part of Southeast NE.</p> <p>Safe, clean and more housing availability.</p>	<p>Affordable and safe rental units in more communities. Not just the larger ones.</p> <p>Build more affordable units? Renovate old buildings and properties. Landlords are charging rent over FMR which in turn makes their units ineligible for Section 8 vouchers. Sometimes landlords do not accept any outside funding from clients.</p> <p>Funding for smaller multifamily apt buildings would be helpful across rural Nebraska. There are some economies that could be met for 6-8 unit apt. buildings that would help keep rents down and more affordable to lower income families. Communities that can't accommodate large numbers of units could still provide some housing for the persons they have needing homes.</p> <p>Funds should be used for Homeowners as well as Renters. COVID has changed household dynamics dramatically since March 2020 and it is a continuing challenge and crisis for homeowners to maintain mortgage and utilities payments. Because a person has a mortgage on a home does not mean they EXEMPT from the possibility of losing their home for many different reasons, to name a few, employment stability, COVID illness of individual, children or disabled adults that would enable household provider to go to work for extended period(s) of time, and all the same reason a renter would be getting or meeting possible eviction.</p> <p>Need more 1 bedroom units</p> <p>More affordable housing for non-elderly, non-disabled, non-veterans, more incentives for affordable housing for families.</p> <p>*Prioritize using funds with other housing programs so that other program funds are specifically directed to serving this population and helping the most people.</p> <p>Education on Money Matters / Rent Wise programs with communication and technology accommodations included, when requested.</p>	<p>*Affordable housing for low income families. Three and four bedroom units.</p> <p>*Communication and technology accommodations for service providers to access and use in order to provide effective services when one is used to serve individuals with disabilities who are Deaf, DeafBlind or Hard of Hearing (as well as those who have multiple or other disabilities).</p> <p>*Development of project based housing where utilities are included. As well as supportive services on site. Including case management, transportation services, counseling, and other services to assist the recipient in living in the community as independently as possible.</p> <p>First they need housing, then they need a quality job source so they can pay rent and bills. Reliable transportation to get there. They will also need quality child care where they know their children will be safe and it must be affordable. Quality health care. Free college education to learn skills to help get better paying job that will supply insurance and health benefits you must take care of the children so the cycle can stop. Be sure they are getting early on health care pre and post natal, and that they are getting early education beginning while they are still infants to be sure that their minds are being stimulated and then in to an early education program such as Early Head Start and then Head Start and so on and so on, all this has to be done while working with the parents to get them educated to get a better paying job. All children need to be looked after so they do not fall into the cracks and get left behind then they can get into college when they get older and the cycle of poverty can stop. *You must work with the mothers and the children. Education is the only way to end poverty.</p> <p>*Gap financing for LIHTC and non-LIHTC housing options.</p> <p>*More affordable housing for non-elderly, non-disabled, non-veterans, more incentives for affordable housing for families.</p> <p>*Prioritize using funds with other housing programs so that other program funds are specifically directed to serving this population and helping the most people.</p> <p>Education on Money Matters / Rent Wise programs with communication and technology accommodations included, when requested.</p>
<b>Rental Assistance</b>	<p>I feel there is quite a bit of rental assistance available - it's just too difficult to find appropriate units.</p> <p>Rental Assistance, FMR rent waiver, funds to repair units for housing.</p> <p>Tenants need resources when they are banned from public housing. They also need education and case management to maintain housing.</p> <p>We will need the availability of tenant based units there is a lack of. We need landlords willing to work with these programs</p>	<p>The biggest expense for those renting can be the first months rent and deposit. This can be such a barrier for those who have experienced or are experiencing homelessness.</p> <p>While the program had its hiccup the data is clear - rental assistance prevented homelessness and this needs to be considered</p>	<p>Build more affordable housing that is within HUD's Fair Market Rents. Provide case management services to help people maintain their affordable housing.</p> <p>Landlord incentives and damage deposits that include landlords to maintain an affordable rental rate of FMR or below. Greater levels of case management and housing counseling to address barriers and improve stability and tenancy behaviors.</p> <p>Medical costs, transportation costs should be considered and given priority.</p>	<p>As a domestic violence service provider, short-term rental assistance with some long-term rental assistance continues to be a need.</p> <p>More accessible agencies in rural areas to help with rental services.</p>	<p>Creating a team of landlords in the area is important. Focusing part of the funding on reaching them, could be a benefit.</p> <p>more assistance for people who are working to get deposit and first few months rent</p> <p>Rental assistance is always needed. Maybe offer 3-6 months eligibility.</p> <p>Initial rent security deposits</p> <p>Tenants we work with have problems navigating the systems that have been in place for rental assistance.</p>	<p>More rent assistance to those who suffer loss of income, loss of wages, prioritize these individuals</p> <p>Not having to stay in FMR range since rent is higher than FMR, and available units being built so something is available. Provide incentives to property managers.</p> <p>Rental assistance for prevention/diversion purposes to keep individuals housed or quickly find and secure housing.</p> <p>Tenant-based rental assistance in areas with waitlists for housing choice vouchers.</p> <p>There should be sliding scales and programs that encourage going to school to learn a trade.</p>
<b>Support Services</b>	<p>More funding to hire staff for intensive case management.</p> <p>More intensive case management. Some have significant medical needs. Our community would benefit from several free-fee line Advocates/Navigators who are not attached to the agencies in the community, but can help anyone. Often, individuals don't qualify for this agency or that agency or have used their spots of services from specific agencies but still need help. Many are struggling with substance use and mental health issues. Rent Wise, for example is a great program to help teach renter skills but many also need someone to do more intensive teaching and case management.</p> <p>Financial literacy, nutritional education, vocational rehabilitation</p> <p>More accessible substance use and mental health services.</p> <p>More community based case management.</p> <p>More intensive case management, Out reach services.</p>	<p>Funding could be used to develop an agency that does mediation for tenants and POMs (Property Owners/Managers). This agency would help with navigating the rental search process, mediate between tenants and POMs, as well as be able to offer a mitigation fund for POMs to assist with upkeep of rentals to keep tenants in their units.</p> <p>Housing navigation and advocacy</p> <p>Our agency currently provides these services</p>	<p>Fund a Central navigation center for any individual regardless of age or family status to receive an assessment of needs then assisted with applying for, or referred to the appropriate community resources. In-person Case management services, Affordable Substance Abuse treatment programs, adequate Mental Health services, Case management services to assist individuals in becoming successful tenants.</p> <p>Helping tenants maintain clean housing units</p> <p>Increasing availability and access to all support services for homeless and at risk households.</p>	<p>More out reach services in the rural areas.</p> <p>Need for continued case management - increased shelter until housing can be located. Once safe, clean, affordable housing is located then rental assistance.</p> <p>Out reach, Substance abuse specific case management, more access to behavioral health providers</p> <p>With our current economy - food, gas in addition to rent and utility assistance. While we wish mental health services was a priority, when in trauma this is not the primary need for most of our clientele.</p>	<p>Clients need help finding housing, furnishing units, utilities, job searching, transportation, child care</p> <p>continued case management, training on how to live in an apartment/rental</p> <p>With living expenses on the rise, many community members are in need of assistance. Including case management and assisting with budgeting is necessary to assist clients in adapting to a new financial plan, budgeting classes are an excellent addition to these services.</p> <p>Help finding housing, furnishing units, utilities, job searching, transportation, child care</p> <p>Case management from all aspects of living is important and our community does a great job on hitting on these needs, having groups to join for support with normal day stresses, would be a great addition.</p> <p>Financial budgeting and importance of saving especially in these UNCERTAIN times</p> <p>Mental Health, childcare and transportation.</p>	<p>Case management services to support those in housing.</p> <p>College classes available for the working parent that offers free quality child care for their children. Weekend courses, night time courses. Perhaps alternating them to benefit everyone and transportation for those who have none.</p> <p>Extra supports for tenants that live in rental housing that is built with these funds.</p> <p>Medical costs for SDSD diagnosis so they can complete SOAR applications. More support services for those seeking alternative housing, getting physically moved in to new housing.</p> <p>Support services should include communication and technology accommodations.</p> <p>Supportive services through one-on-one coaching provide the individual or family the skills they need to successfully maintain their housing and end their homelessness.</p> <p>Education on Money Matters / Rent Wise programs with communication and technology accommodations included, when requested.</p> <p>more rent assistance to those who suffer loss of income, loss of wages, prioritize these individuals</p> <p>Not having to stay in FMR range since rent is higher than FMR, and available units being built so something is available.</p> <p>Provide incentives to property managers.</p> <p>Rental assistance for prevention/diversion purposes to keep individuals housed or quickly find and secure housing.</p> <p>There should be sliding scales and programs that encourage going to school to learn a trade.</p>
<b>Non-congregate shelter</b>	<p>Funds could be used to build non-congregate shelter space for the general community. A homeless shelter is too hard to manage and couldn't meet the needs of the entire Panhandle. But a few non-congregate complexes potentially could. DOTES is also interested in building non-congregate shelter space for does maintenance or fixes issues.</p> <p>Need have funding for damages to hotels motels as we have limited motels that will work with us due to non-payment of damages.</p> <p>Purchase and Rehabilitation grants for existing structures to be developed by Supportive Housing providers.</p> <p>They may have longer stay to focus on their individualized housing plan and goals.</p>	<p>Again, PSH units in Region 2 should be a priority. Hotel vouchers would be helpful to be able to house an individual or family that has a lead on a rental unit but it's not available yet. Hotel vouchers would also help if a tenant needs to temporarily leave the unit while the POM efficiency notes to non-congregate shelters.</p> <p>Motel vouchers would be utilized, but there is not any housing, available, so this is not a very good long term answer.</p>	<p>Development income based housing with case management services and development of affordable housing within area fair market rents</p> <p>Affordable Substance Abuse treatment programs, adequate Mental Health services, Case management services to assist individuals in becoming successful tenants.</p> <p>Funding could be allowed to go toward remodeling current shelters to create non-congregate sleeping areas. Funding toward the cost of renovating efficiency notes to non-congregate shelters.</p>	<p>More shelters</p> <p>We like the idea of non-congregate shelters. Perhaps funding available to rehab places into non-congregate shelters AND then ongoing funding to support the operations of shelters.</p>	<p>A wet house where those with continuing substance use issues could safely stay</p> <p>Additional funding for City/State for Rescue Missions and entities working everyday with homeless individuals</p> <p>Build/renovate for a shelter similar to Siena Francis in Omaha. They have great programming as well.</p> <p>My focus is mainly on homeowners needing assistance with mortgage and utilities BEFORE they are in foreclosure of their homes.</p> <p>Specific needs to be prioritized. Income levels really could be looked at being raised. Many of our community members are above the income levels for assistance but their incomes simply cannot stretch far enough to survive with even only having the basics to pay for and being above income leaves them without assistance and creates a downward spiral putting them at a high risk of homelessness.</p>	<p>If non-congregate shelter, it is a great considering the safety of the individual who may be unaware of their surroundings when they can't hear well or at more available shelters for families (minor children)</p> <p>NCS for families fleeing domestic violence. Different ages of children. Hard to find if have older son.</p> <p>Not familiar</p> <p>Transitional housing units.</p> <p>What I have learned is that 3 D printing is rather cheap and houses can be built quickly and are insulated well. I think it would be a great idea to make a village that would offer 1-3 and some 4 bedroom rooms that are disabled friendly that will offer transportation around the clock, that have a college and schools close by with quality daycare and will be close to eat</p>
<b>Biggest unmet need</b>	<p>A place for them to go.</p> <p>Funding, lack of affordable units, lack of housing choice availability landlords.</p> <p>Lack of basic community living skills and basic money management skills. Also a lack of employment Rental assistance, tenant education around tenant and POMs rights and responsibilities, case management for lack of housing and affordable housing - many units those high risk renters are over FMR.</p>	<p>Daycare</p> <p>Mental healthcare in other languages</p> <p>Rental assistance, tenant education around tenant and POMs rights and responsibilities, case management for those high risk renters</p>	<p>Access to supportive services. Current services are overwhelmed by the need in the community and long term waits can be difficult to those experiencing homelessness or housing insecurity. There is also no prioritization for individuals experiencing homelessness in the majority of available services. Child care is a barrier as there are large waiting lists. Housing counseling providers are limited.</p> <p>Emergency Housing</p> <p>Housing and transportation</p> <p>Knowing where to go for help</p> <p>Not enough housing or nearby shelters Rapid Rehousing Opportunities with ongoing case management</p>	<p>Housing availability</p> <p>No access to resources in the rural areas.</p>	<p>Affordable housing and case management.</p> <p>Affordable, yet desirable (clean, upkeep, safe) housing.</p> <p>Availability of appropriate housing.</p> <p>Finding places that will accept them that they can afford.</p> <p>More space available for longer term homelessness.</p> <p>Sustaining high rent costs. If they have found appropriate and safe housing available.</p>	<p>Availability of safe, affordable housing enforcement of housing standards/conditions</p> <p>Housing stock is limited. More property managers are electing to not accept subsidized housing vouchers.</p> <p>I have already named them. Education Childcare/Quality Medical/mental Health care/ better paying jobs/transportation not necessarily in that order. We must look at Maslow's Hierarchy of needs. y</p> <p>Many individuals who are Deaf, DeafBlind and Hard of Hearing have challenges accessing effective support/treatment/education in all areas involved: Mental Health, Substance Use, Case Management, Education Services, Outreach Services and Legal Services. Sensitivity training for service providers are needed. Funding for communication and technology services are lacking.</p> <p>Mental health resources. Connection to a trusted adult for life coaching.</p> <p>Not all the services listed above are available in all communities. Transportation is an issue to get to services that are miles away. DV is covered in our region. Medical of any kind is limited. Providers may not be located there. DHHS services for daycare is only option. Food pantries are spread out with limited hours of operation. Look at 211 for list.</p> <p>Safe housing for families experiencing homelessness.</p>

# Public Hearing

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## **PROPOSED 2021 ANNUAL ACTION PLAN SUBSTANTIAL AMENDMENT | HOME-ARP**

**NEBRASKA**

Good Life. Great Opportunity.

# Introductions

## **Nebraska Department of Economic Development Representative**

- Rebecca Schademann, Consolidated Plan Coordinator
- Kim Jasa-Harris, HOME-ARP Manager
- Lynn Kohout, Director of Housing

# Technology

When the **microphone** icon is red, you're muted. Click Unmute when you want to talk, the icon will turn green when unmuted



Send a message to the host and the panelists by clicking on the **Chat** icon. The chat bubble will turn blue and the conversations will show up on the right panel.



# General Information

- Proposed 2021 Annual Action Plan Substantial Amendment Presentation
  - General questions will be accepted throughout the presentation.
- Official Public Comments will be accepted after the presentation.
- If participants have questions about the content, please contact [Kimberly.Jasa-Harris@nebraska.gov](mailto:Kimberly.Jasa-Harris@nebraska.gov).



January 9 – January 23, 2023

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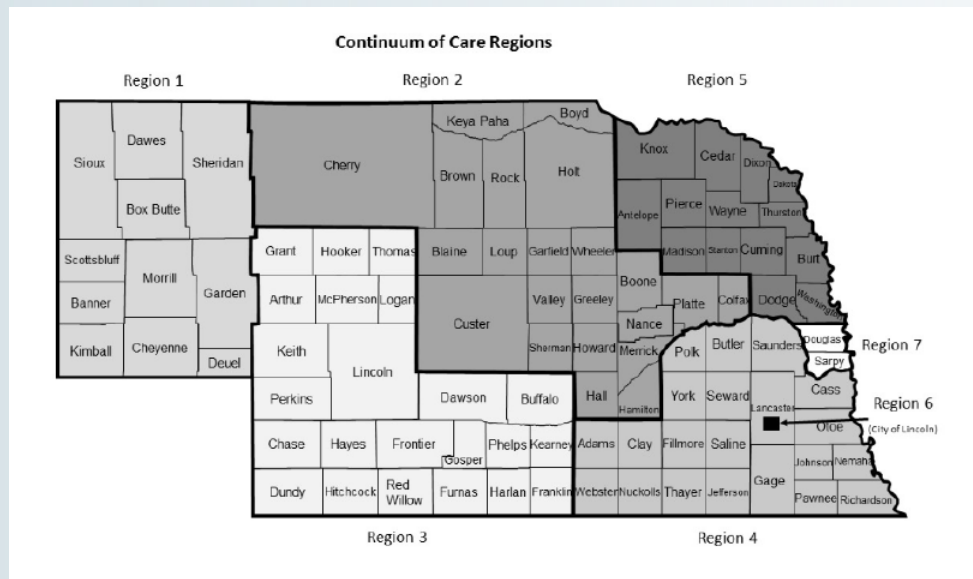
**PUBLIC COMMENT PERIOD**

# Submission of Public Comments

- **Verbal**
  - Dictated at the end of the presentation.
  - State and spell your name and provide the name of the organization you represent.
- **Prepared Written**
  - Provide to the host of the public hearing.
- **Mail**
  - Nebraska Department of Economic Development  
Attention: Proposed 2021 AAP – HOME-ARP  
245 Fallbrook Blvd, Suite 002  
Lincoln, NE 68521
- **Email**
  - [ded.publiccomment@nebraska.gov](mailto:ded.publiccomment@nebraska.gov)  
Subject: Proposed 2021 AAP – HOME-ARP

# HOME American Rescue Plan (HOME-ARP)

Congress appropriated \$5 billion in American Rescue Plan Funds to be administered through the HOME Investment Partnerships Program (HOME) to address the need for homelessness assistance and supportive services. The State of Nebraska was allocated \$15,080,477 for the Balance of State. The HOME-American Rescue Plan or “HOME-ARP” was created to perform four activities that must primarily benefit HOME-ARP qualifying populations.



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# HOME-ARP Qualifying Populations

1. Homeless, as defined by 24 CFR 91.5 *Homeless* (1), (2), or (3)
2. At risk of homelessness, as defined by 24 CFR 91.5 *At risk of homelessness*
3. Fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, as defined by 24 CFR 5.2003 except human trafficking definition is from Trafficking Victims Protection Act of 2000
4. Other populations
  - Those previously that have been qualified as homeless and receiving services
  - Those at greatest risk of housing instability
    - Annual income < or equal to 30% and experience severe cost burden (50% of monthly income to housing costs)
    - Annual income < or equal to 50% and meets one of the 7 conditions under roman numeral 3 of the McKinney Vento at risk of homelessness
- Veterans and families that include a veteran family member that meet the criteria in one of 1-4 above.

# Eligible Activities

- Development of affordable rental housing
- Tenant-based rental assistance (TBRA)
- Supportive Services
- Acquisition and development of non-congregate shelter units (NCS)

## Other Activities:

- Administration and Planning (up to 15%)
- Non-Profit Operating Expense Assistance (up to 5%)
- Non-Profit Capacity Building Assistance (up to 5%)

# HOME-ARP Allocation Plan

The HOME-ARP Allocation Plan describes the consultation process and data collection to evaluate the priority needs and gaps in services for the Nebraska Balance of State (BOS) and the manner in which program funding will be used to primarily assist the HOME-ARP qualifying populations.

Department of Economic Development contracted with Center on Children, Families, and the Law (CCFL) to collect and analyze data and information for the State of Nebraska's Allocation Plan.

- Consultation process
  - Survey was emailed to 142 stakeholders in the BOS on 08/29/2022
  - 52 participants opened the survey and 46 completed it
  - Consultation session was held at the September BOS Continuum of Care (CoC) meeting
- Assessment of unmet needs and gaps of the qualifying populations
  - Recommendation for eligible activities
  - Determining production goals
  - Determining the need for preferences

# Recommendation for Activities

While there is a need for all activities, it was determined the focus of the funding would be most beneficial in the development of affordable rental housing.

- Affordable rental housing was ranked the highest priority (1.55) on the survey
  - TBRA (2.5)
  - Supportive Services (2.75)
  - NCS (3.2)
- Feedback received during the consultation process stressed the lack of affordable housing options.
- There is a severe gap in affordable rental housing. Analysis identified:
  - For every 100 households with very low-income (31%-50% AMI), there are 48 units that are both affordable and available.
  - For every 100 households with extremely low-income (30% AMI or below) there are 48 units that are both affordable and available.
  - A gap of 10,835 units for households earning 30% or below AMI

Developing affordable rental housing should reduce the demand for emergency shelter and rental assistance. These units will also assist programs that do provide rental assistance and supportive services find eligible units for their assistance.

# Proposed HOME-ARP Budget

	Funding Amount	Percent of the Grant	Statutory Limit
Supportive Services	\$0		
Acquisition and Development of NCS	\$0		
Tenant-Based Rental Assistance	\$0		
Development of Affordable Rental Housing	\$11,318,405		
Non-Profit Operating	\$750,000	5%	5%
Non-Profit Capacity Building	\$750,000	5%	5%
Administration and Planning	\$2,262,072	15%	15%
Total HOME-ARP Allocation	\$15,080,477		

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# Production Housing Goals

It is estimated HOME-ARP funding will develop **60 to 80 new affordable rental units**. HOME-ARP projects will be encouraged to include partnerships of collaboration with agencies providing Permanent Supportive Housing and/or Rapid Rehousing programming.

# Preferences and Referral Method

## **Established preferences:**

1. Homeless, as defined by 24 CFR 91.5 *Homeless* (1), (2), or (3)
2. At risk of homelessness, as defined by 24 CFR 91.5 *At risk of homelessness*
3. Fleeing, or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking

## **Referral Method:**

- Balance of State Coordinated Entry (CE) System
  - CE is used to help ensure individuals and families with the highest vulnerability, service needs, and length of homelessness receive top priority in housing placement.
  - Prioritized based on the All Doors Lead Home (ADLH) Assessment Tool
  - ADLH CE System will make direct referrals to the HOME-ARP Projects

# Contact Information

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# Submission of Public Comments

- **Verbal**
  - Dictated at the end of the presentation.
  - State and spell your name and provide the name of the organization you represent.
- **Prepared Written**
  - Provide to the host of the public hearing.
- **Mail**
  - Nebraska Department of Economic Development  
Attention: Proposed 2021 AAP – HOME-ARP  
245 Fallbrook Blvd, Suite 002  
Lincoln, NE 68521
- **Email**
  - [ded.publiccomment@nebraska.gov](mailto:ded.publiccomment@nebraska.gov)  
Subject: Proposed 2021 AAP – HOME-ARP

## Table 1. HMIS Data by Region

Population	Emergency Shelter	Transitional Housing	Rapid Rehousing	Permanent Supportive Housing (PSH)	PSH Housing Only	Homeless Prevention	Street Outreach	Multiple Service Uses
<b>Balance of State</b>								
Single Adults (25+) (2061)	1124 (54.5%)	513 (24.9%)	316 (15.3%)	59 (2.86%)	6 (<.01%)	453 (21.98%)	5 (<.01%)	378 (18.34%)
Households without Children (592)	121 (20.4%)	36 (6.6%)	121 (20.4%)	15 (16.3%) 8 HH	0	365 (61.7%)	0	57 (9.6%)
Unaccompanied Youth (43)/Young Adults (341)	8 (88.4%)/147 (43.1%)	4 (32.6%)/127 (37.2%)	3 (7%)/125 (36.7%)	38 (11.2%)	0/0	1 (2.3%)/32 (9.4%)	0/1 (<.01%)	3 (30.2%)/104 (30.4%)
Households with Children (3172 people/896 Households)	15.7%/152 HH (17%)	333 (10.5%)/101 HH	670 (21.1%)/211 HH	55(1.7%)/ 19 HH	8 (.3%)/3HH	2009 (63.3%)/539 HH	0	356/115 HH
<b>Region 1</b>								
Single Adults (25+) (100)	65 (65%)	0	28 (28%)	3 (3%)	0	13 (13%)	5 (5%)	14 (14%)
Households without Children (46)	33 (71.7%)	2 (4.3%)/127 (37.2%)	14 (30.4%)	0	0	12 (26.1%)	0	13 (13%)
Unaccompanied Youth (23)/Young Adults (35)	23 (100%)/4 (11.4%)	0/11 (31.4)	0/12 (34.3%)	24 (68.6%)	0	0/1 (209%)	0/1 (2.9%)	10 (28.6%)
Households with Children (129 people/42 Households)	32 (24.8%)/11 HH	6 (4.7%)/3 HH	38 (29.5%)/14 HH	21(16.3%)/7 HH	0	54 (41.9%)/17 HH	0	19 (14.7%)/8 HH
<b>Region 2</b>								
Single Adults (25+) (603)	314 (52.1%)	237 (39.3%)	155 (25.7%)	18 (3%)	6 (1%)	74 (12.27%)	0	176 (29.2%)
Households without Children (127)	32 (25.2%)	20 (15.7%)	57 (44.9%)	4 (3.1%)	0	49 (38.6%)	0	26 (20.47%)
Unaccompanied Youth (3)/Young Adults (108)	0/33 (30.6%)	1 (33.3%)/45 (41.7%)	3 (100%)/67(62%)	0	0	0/3 (2.8%)	0	1 (33.3%)/36 (33.3%)
Households with Children (825 people/247 Households)	188 (22.8%)/54 HH	169 (20.5%)/51 HH	417 (50.5%)/132 HH	0	3 (4%)/1 HH	283 (30.9%)/72 HH	0	169 (20.5%)/53 HH
<b>Region 3</b>								
Single Adults (25+) (515)	264 (51.3%)	207 (40.2%)	44 (8.5%)	1 (2%)	0	83 (16.12%)	0	79 (15.33%)
Households without Children (61)	3 (4.9%)	10 (16.4%)	4 (6.6%)	0	0	45 (73.8%)	0	1 (0.2%)
Unaccompanied Youth (0)/Young Adults (66)	0/39 (59.1%)	0/25(37.9%)	0/5 (7.6%)	0	0	0/7 (10.6%)	0	0/8 (12.1%)
Households with Children (532 people/145 Households)	34 (6.4%)/13 HH	63 (11.8%)/20 HH	50 (9.4%)/14 HH	0	0	411 (77.3%)/109 HH	0	25 (4.7%)/10 HH
<b>Region 4</b>								
Single Adults (25+) (362)	289 (79.8%)	59 (16.3%)	28 (7.7%)	24 (6.6%)	0	51 (14.1%)	0	63 (17.4%)
Households without Children (60)	16 (26.7%)	6 (10%)	19 (31.7%)	19 (31.7%)	11 (18.3%)	0	32 (53%)	6 (10%)
Unaccompanied Youth (16)/Young Adults (81)	15 (93.8%)/47 (60.3%)	8 (81.3%)/39 (48.15%)	0/22 (28.2%)	7 (9%)	0	0/6 HH (7.4%)	0	12 (75%)/35 (43.2%)
Households with Children (399 people/112 Households)	134 (33.6%)/36 HH	53 (13.3%)/13 HH	107 (26.8%)/ 32 HH	24 (6%)/ 8 HH	5 (1.3%)/2 HH	304 (38.3%)/42 HH	0	77 (19.3%)/21 HH
<b>Region 5</b>								
Single Adults (25+) (413)	191 (46.2%)	9 (2.2%)	60 (14.5%)	13 (3.1%)	0	188 (45.5%)	0	45 (10.9%)
Households without Children (209)	36 (17.2%)	0	27 (12.9%)	0	0	162 (77.5%)	0	10 (4.7%)
Unaccompanied Youth (1)/Young Adults (50)	0/24 (48%)	0/7 (14%)	0/19 (38%)	7 (14%)	0	1 (100%)/14 (28%)	0	0/15 (30%)
Households with Children (751 people/215 Households)	109 (14.5%)/38 HH	40 (5.3%)/13 HH	58 (7.7%)/19 HH	10 (1.3%)/4 HH	0	611 (79.9%)/164 HH	0	64 (8.5%)/22 HH
<b>Homeless Prevention BOS Intake</b>								
Single Adults (25+) (20)	1 (5%)	1 (5%)	0	0	0	20 (100%)	0	1
Households without Children (89)	1 (1.1%)	1 (1.1%)	0	0	0	16 (17.98%)	0	1
Unaccompanied Youth /Young Adults (1)	0	0	0	0	0	1 (100%)	0	0
Households with Children	0	0	0	0	0	120 people	0	2(1 HH)
<b>Homeless Prevention CDBG</b>								
Single Adults (25+)	0	0	0	0	0	22	0	0
Households without Children	0	0	0	0	0	49	0	0
Unaccompanied Youth /Young Adults	0	0	0	0	0	0	0	0
Households with Children	0	0	0	0	0	226 people	0	0

## Table 2. Households Receiving ERA by AMI

Region	30% AMI	50% AMI	80% AMI	Total
Region 1	649	139	113	901
Region 2	1700	504	366	2570
Region 3	2106	736	371	3213
Region 4	2370	927	374	3671
Region 5	2293	1033	628	3954
Unknown	118	61	42	221
Total	9236	3400	1894	14530

### Table 3. 2018 CHAS Report per County

Region of County	4	5	3	1	2	2	1	2
Totals by County	Adams	Antelope	Arthur	Banner	Blaine	Boone	Box Butte	Boyd
<b>All Income Level Renter Households</b>	4,035	610	60	75	75	505	1,620	170
Total ELI Renter	855	190	10	10	10	75	370	25
Affordable Units	730	315	45	55	55	160	370	114
Surplus or Deficit of	(125)	125	35	45	45	85	0	89
Affordable Units per 100	85	166	450	550	550	213	100	456
Affordable and Available	245	105	4	10	10	55	150	24
Surplus or Deficit of	(610)	(85)	(6)	0	0	(220)	(220)	(1)
Affordable and Available	29	55	40	100	100	73	41	96
Total VLI Renter	1,865	300	20	20	20	14	170	60
Affordable Units	2,760	560	60	65	70	420	1,299	164
Surplus or Deficit of	895	260	40	45	56	250	579	104
Affordable Units per 100	148	187	300	325	500	247	180	273
Affordable and Available	1,590	275	22	18	14	185	644	58
Surplus or Deficit of	(275)	(25)	2	(2)	0	15	(76)	(2)
Affordable and Available	85	92	110	90	100	109	89	97
Total LI Renter	2,825	405	30	40	40	29	300	1,095
Affordable Units	3,935	610	64	69	74	520	1,584	168
Surplus or Deficit of	1,110	205	34	29	45	220	489	78
Affordable Units per 100	139	151	213	173	255	173	145	187
Affordable and Available	2,830	405	34	37	33	334	1,094	92
Surplus or Deficit of	5	0	4	(3)	4	34	(1)	2
Affordable and Available	100	100	113	93	114	111	100	102
0%-30% AMI Renter HH	640	100	4	10	0	25	240	4
30%-50% AMI Renter HH	225	10	4	0	0	25	20	4

Region of County	2	3	5	4	4	5	3	2
Totals by County	Brown	Buffalo	Burt	Butler	Cass	Cedar	Chase	Cherry
<b>All Income Level Renter Households</b>	370	6,990	720	735	1,850	640	390	1,000
Total ELI Renter	60	1,660	155	160	335	90	50	65
Affordable Units	144	1,215	260	129	500	315	185	520
Surplus or Deficit of	84	(445)	105	(31)	165	225	135	455
Affordable Units per 100	240	73	168	81	149	350	370	800
Affordable and Available	49	530	110	34	235	50	30	20
Surplus or Deficit of	(11)	(1,130)	(45)	(126)	(100)	(40)	(20)	(45)
Affordable and Available	82	32	71	21	70	56	60	31
Total VLI Renter	170	2,995	310	350	640	205	125	335
Affordable Units	364	4,060	595	558	1,450	620	345	730
Surplus or Deficit of	194	1,065	285	208	810	415	220	395
Affordable Units per 100	214	136	192	159	227	302	276	218
Affordable and Available	174	2,195	290	288	545	225	104	205
Surplus or Deficit of	4	(800)	(20)	(62)	(95)	20	(21)	(130)
Affordable and Available	102	73	94	82	85	110	83	61
Total LI Renter	235	4,685	515	465	1,210	335	210	540
Affordable Units	368	6,695	720	718	1,775	700	365	905
Surplus or Deficit of	133	2,010	205	253	565	365	155	365
Affordable Units per 100	157	143	140	154	147	209	174	168
Affordable and Available	238	4,540	524	442	1,205	394	201	459
Surplus or Deficit of	3	(145)	9	(23)	(5)	59	(9)	(81)
Affordable and Available	101	97	102	95	100	118	96	85
0%-30% AMI Renter HH	30	1,045	70	120	155	55	25	50
30%-50% AMI Renter HH	4	325	45	20	15	4	10	30

Region of County	1	4	2	5	2	5	1	3
Totals by County	Cheyenne	Clay	Collax	Cuming	Custer	Dakota	Dawes	Dawson
<b>All Income Level Renter Households</b>	1,385	550	1,080	1,155	1,475	2,550	1,280	2,900
Total ELI Renter	305	110	100	155	225	520	345	495
Affordable Units	355	170	219	325	420	360	390	550
Surplus or Deficit of	50	60	119	170	195	(160)	45	55
Affordable Units per 100	116	155	219	210	69	187	113	111
Affordable and Available	230	70	39	80	130	180	95	240
Surplus or Deficit of	(75)	(40)	(61)	(75)	(95)	(340)	(250)	(255)
Affordable and Available	75	64	39	52	58	35	28	48
Total VLI Renter	540	225	240	310	560	845	470	1,010
Affordable Units	1,180	490	833	940	1,225	1,140	1,010	1,910
Surplus or Deficit of	640	265	593	630	665	295	540	900
Affordable Units per 100	219	218	347	303	219	135	215	189
Affordable and Available	625	220	193	285	505	565	400	895
Surplus or Deficit of	85	(5)	(47)	(25)	(55)	(280)	(70)	(115)
Affordable and Available	116	98	80	92	90	67	85	89
Total LI Renter	850	345	550	665	960	1,405	800	1,805
Affordable Units	1,460	580	1,053	1,130	1,430	2,465	1,240	2,865
Surplus or Deficit of	610	235	503	465	470	1,060	440	1,060
Affordable Units per 100	172	168	191	170	149	175	155	159
Affordable and Available	985	368	518	655	930	1,380	795	1,815
Surplus or Deficit of	135	23	(32)	(10)	(30)	(25)	(5)	(10)
Affordable and Available	116	107	94	98	97	98	99	101
0%-30% AMI Renter HH	125	50	50	75	110	260	300	295
30%-50% AMI Renter HH	25	15	45	35	25	90	30	40

Region of County	1	5	5	7	3	4	3	3
Totals by County	Deuel	Dixon	Dodge	Douglas	Dundy	Fillmore	Franklin	Frontier
<b>All Income Level Renter Households</b>	200	495	5,735	83,135	255	610	225	280
Total ELI Renter	20	85	965	20,680	25	120	45	65
Affordable Units	59	160	850	9,020	205	220	125	109
Surplus or Deficit of	39	75	(115)	(11,660)	180	100	80	44
Affordable Units per 100	295	188	88	44	820	183	278	168
Affordable and Available	8	55	295	5,360	20	70	50	39
Surplus or Deficit of	(12)	(30)	(670)	(15,320)	(5)	(50)	5	(26)
Affordable and Available	40	65	31	26	80	58	111	60
Total VLI Renter	75	200	1,835	36,215	115	220	60	125
Affordable Units	149	350	3,380	41,160	245	570	215	233
Surplus or Deficit of	74	150	1,545	4,945	130	350	155	108
Affordable Units per 100	199	175	184	114	213	259	358	186
Affordable and Available	63	140	1,410	25,805	105	245	94	108
Surplus or Deficit of	(12)	(60)	(425)	(10,410)	(10)	25	34	(17)
Affordable and Available	84	70	77	71	91	111	157	86
Total LI Renter	130	285	3,680	55,460	155	350	130	210
Affordable Units	188	485	5,550	80,400	249	640	255	268
Surplus or Deficit of	58	200	1,870	24,940	94	290	125	58
Affordable Units per 100	145	170	151	145	161	183	196	128
Affordable and Available	121	284	3,670	56,895	149	383	168	196
Surplus or Deficit of	(9)	(11)	(10)	1,435	(6)	33	38	(14)
Affordable and Available	93	100	100	103	96	109	129	93
0%-30% AMI Renter HH	15	50	620	13,905	4	50	15	35
30%-50% AMI Renter HH	15	30	225	4,170	4	4	4	4

# Appendix F

Region of County	3	4	1	2	3	3	2	2
Totals by County	Furnas	Gage	Garden	Garfield	Gosper	Grant	Greeley	Hall
<b>All Income Level Renter Households</b>	600	2,885	200	195	240	75	210	8,670
Total ELI Renter	140	515	30	65	20	4	35	1,720
Affordable Units	200	750	110	90	105	70	105	1,225
Surplus or Deficit of	60	235	80	25	85	66	70	(495)
Affordable Units per 100	143	146	367	138	525	1,750	300	71
Affordable and Available	60	315	15	35	10	4	30	580
Surplus or Deficit of	(80)	(200)	(15)	(30)	(10)	0	(5)	(1,140)
Affordable and Available	43	61	50	54	50	100	86	334
Total VLI Renter	260	1,075	50	95	35	24	70	3,495
Affordable Units	470	2,190	175	170	190	74	204	5,145
Surplus or Deficit of	210	1,115	125	75	155	50	134	1,650
Affordable Units per 100	181	204	350	179	543	308	291	147
Affordable and Available	190	1,025	49	85	22	28	73	2,590
Surplus or Deficit of	(70)	(50)	(1)	(10)	(13)	4	3	(905)
Affordable and Available	73	95	98	89	63	117	104	74
Total LI Renter	405	1,835	100	125	75	49	115	5,335
Affordable Units	535	2,955	195	170	225	74	208	8,485
Surplus or Deficit of	130	1,120	95	45	150	25	93	3,150
Affordable Units per 100	132	161	195	136	300	151	181	159
Affordable and Available	350	1,970	103	109	70	52	126	5,315
Surplus or Deficit of	(55)	135	3	(16)	(5)	3	11	(20)
Affordable and Available	86	107	103	87	93	106	110	100
0%-30% AMI Renter HH	95	255	4	40	15	4	30	1,255
30%-50% AMI Renter HH	10	135	4	0	10	0	10	570

Region of County	2	3	3	3	2	3	2	4
Totals by County	Hamilton	Harlan	Hayes	Hitchcock	Holt	Hooker	Howard	Jefferson
<b>All Income Level Renter Households</b>	710	305	125	325	1,175	115	605	920
Total ELI Renter	70	70	20	55	215	10	160	205
Affordable Units	225	145	90	135	345	40	215	400
Surplus or Deficit of	155	75	70	80	130	30	55	195
Affordable Units per 100	321	207	450	245	160	400	134	195
Affordable and Available	40	45	20	30	115	10	110	135
Surplus or Deficit of	(30)	(25)	0	(25)	(100)	0	(50)	(70)
Affordable and Available	57	64	100	55	53	100	69	66
Total VLI Renter	195	150	35	125	380	25	275	360
Affordable Units	569	265	125	264	925	105	499	810
Surplus or Deficit of	374	115	90	139	545	80	224	450
Affordable Units per 100	292	177	357	211	243	420	281	225
Affordable and Available	189	140	45	99	405	24	279	305
Surplus or Deficit of	(6)	(10)	10	(26)	25	(1)	4	(55)
Affordable and Available	97	93	129	79	107	101	96	85
Total LI Renter	430	205	60	200	650	85	440	665
Affordable Units	699	295	125	304	1,245	109	609	929
Surplus or Deficit of	269	90	65	104	595	24	169	264
Affordable Units per 100	163	144	208	152	192	128	138	140
Affordable and Available	438	199	60	188	735	78	443	679
Surplus or Deficit of	8	(6)	0	(12)	85	(7)	3	14
Affordable and Available	102	97	100	94	113	92	101	102
0%-30% AMI Renter HH	60	30	15	30	155	0	70	95
30%-50% AMI Renter HH	10	10	0	10	20	4	4	10

Region of County	4	3	3	2	1	5	3	
Totals by County	Johnson	Kearney	Keith	Keya Paha	Kimball	Knox	Lancaster	Lincoln
<b>All Income Level Renter Households</b>	450	735	1,130	80	460	985	49,025	5,205
Total ELI Renter	105	140	320	40	95	215	11,260	1,275
Affordable Units	120	224	420	30	125	555	5,210	1,135
Surplus or Deficit of	15	84	100	26	30	340	(6,050)	(140)
Affordable Units per 100	114	160	131	750	132	258	46	89
Affordable and Available	60	74	220	4	60	175	2,360	610
Surplus or Deficit of	(45)	(66)	(100)	0	(35)	(40)	(8,900)	(665)
Affordable and Available	57	53	69	100	63	81	21	48
Total VLI Renter	180	220	550	14	185	355	21,380	2,145
Affordable Units	415	549	995	65	315	880	26,415	2,960
Surplus or Deficit of	235	329	445	51	130	525	5,035	815
Affordable Units per 100	231	250	181	464	170	248	124	138
Affordable and Available	205	118	570	8	175	355	14,725	1,515
Surplus or Deficit of	25	(102)	20	(6)	(10)	0	(6,655)	(630)
Affordable and Available	114	54	104	57	95	100	69	71
Total LI Renter	315	465	800	44	265	580	32,715	3,420
Affordable Units	475	659	1,190	75	465	980	47,220	4,760
Surplus or Deficit of	160	194	390	31	200	400	14,505	1,340
Affordable Units per 100	151	142	149	170	175	169	144	139
Affordable and Available	359	398	850	46	290	599	32,405	3,120
Surplus or Deficit of	44	(67)	50	2	25	19	(310)	(300)
Affordable and Available	114	86	106	105	109	103	99	91
0%-30% AMI Renter HH	65	80	130	4	50	95	7,850	705
30%-50% AMI Renter HH	15	40	15	4	0	15	2,820	270

Region of County	3	2	3	5	2	1	2	4
Totals by County	Logan	Loup	McPherson	Madison	Merrick	Morrill	Nance	Nemaha
<b>All Income Level Renter Households</b>	100	45	65	4,890	890	545	350	805
Total ELI Renter	4	4	4	1,280	200	60	65	170
Affordable Units	60	40	30	1,049	234	200	145	395
Surplus or Deficit of	56	36	26	(231)	34	140	80	225
Affordable Units per 100	1,500	1,000	750	82	117	333	223	232
Affordable and Available	4	4	4	499	59	15	35	175
Surplus or Deficit of	0	0	0	(781)	(141)	(45)	(30)	5
Affordable and Available	100	100	100	39	30	25	54	103
Total VLI Renter	19	14	14	1,915	360	160	135	345
Affordable Units	100	44	50	3,254	689	430	310	779
Surplus or Deficit of	81	30	36	1,339	329	270	175	434
Affordable Units per 100	526	314	357	170	191	269	230	226
Affordable and Available	27	18	18	1,474	309	145	130	404
Surplus or Deficit of	8	4	4	(441)	(51)	(15)	(5)	59
Affordable and Available	142	129	129	77	86	91	96	117
Total LI Renter	49	18	24	3,185	480	345	225	510
Affordable Units	104	44	60	4,709	804	535	350	889
Surplus or Deficit of	55	26	36	1,524	324	190	125	379
Affordable Units per 100	212	244	250	148	168	155	156	174
Affordable and Available	65	26	26	3,184	459	345	224	594
Surplus or Deficit of	16	8	2	(1)	(21)	0	(1)	84
Affordable and Available	133	144	108	100	96	100	100	116
0%-30% AMI Renter HH	0	0	0	720	130	45	35	60
30%-50% AMI Renter HH	0	0	4	150	20	0	15	20

# Appendix F

Region of County		4	4	4	3	3	5	2	4
Totals by County		Nuckolls	Otoe	Pawnee	Perkins	Phelps	Pierce	Platte	Polk
<b>All Income Level Renter Households</b>		465	1,805	200	275	1,110	725	3,640	410
Extremely Low Income (less than or equal to 30% of HAMFI) Households	Total ELI Renter	145	295	70	60	290	105	550	95
	Affordable Units	210	315	100	75	280	230	855	170
	Surplus or Deficit of	65	20	30	15	(10)	125	305	75
	Affordable Units per 100	145	107	143	125	97	219	155	179
	Affordable and Available	80	135	45	15	110	65	330	70
	Surplus or Deficit of	(65)	(160)	(25)	(45)	(180)	(40)	(220)	(25)
Very Low Income (less than or equal to 50% of HAMFI) Households	Affordable and Available	55	46	64	25	38	62	60	74
	Total VLI Renter	295	610	120	90	445	170	1,305	200
	Affordable Units	405	1,285	195	194	859	660	2,330	360
	Surplus or Deficit of	110	675	75	104	414	490	1,025	160
	Affordable Units per 100	137	211	163	216	193	388	179	180
	Surplus or Deficit of	270	505	115	63	379	175	890	200
Low Income (less than or equal to 80% of HAMFI) Households	Affordable and Available	(25)	(105)	(5)	(27)	(66)	5	(415)	0
	Total LI Renter	385	1,200	145	145	455	2,005	255	100
	Affordable Units	460	1,730	199	239	1,099	720	3,420	410
	Surplus or Deficit of	75	530	54	94	414	265	1,415	155
	Affordable Units per 100	119	144	137	165	160	158	171	164
	Surplus or Deficit of	378	1,145	144	133	699	453	1,920	274
0%-30% AMI Renter HH		35	115	30	35	165	55	270	30
	30%-50% AMI Renter HH	4	120	0	4	10	15	260	20

Region of County		3	4	2	4	7	4	1	4
Totals by County		Red Willow	Richardson	Rock	Saline	Sarpy	Saunders	Scotts Bluff	Seward
<b>All Income Level Renter Households</b>		1,180	865	170	1,540	20,095	1,790	4,530	1,850
Extremely Low Income (less than or equal to 30% of HAMFI) Households	Total ELI Renter	235	245	20	225	2,470	395	400	400
	Affordable Units	260	404	110	260	1,490	489	1,110	449
	Surplus or Deficit of	25	159	90	35	(980)	94	115	49
	Affordable Units per 100	111	165	550	116	60	124	112	112
	Affordable and Available	105	154	30	65	500	204	525	164
	Surplus or Deficit of	(130)	(91)	10	(160)	(1,970)	(191)	(470)	(236)
Very Low Income (less than or equal to 50% of HAMFI) Households	Affordable and Available	45	63	150	29	20	52	53	41
	Total VLI Renter	580	390	45	675	6,015	750	1,940	805
	Affordable Units	1,005	748	185	910	7,580	1,349	2,675	1,389
	Surplus or Deficit of	425	358	140	235	1,565	599	735	584
	Affordable Units per 100	173	192	411	135	126	180	138	173
	Surplus or Deficit of	495	358	59	340	3,925	634	1,550	619
Low Income (less than or equal to 80% of HAMFI) Households	Affordable and Available	(85)	(32)	14	(335)	(2,090)	(116)	(390)	(186)
	Total LI Renter	885	570	105	1,065	11,285	1,140	3,015	1,210
	Affordable Units	1,200	838	189	1,495	18,995	1,764	4,305	1,754
	Surplus or Deficit of	315	268	84	430	7,710	624	1,290	544
	Affordable Units per 100	136	147	180	140	168	155	143	145
	Surplus or Deficit of	915	572	128	1,035	11,330	1,144	2,905	1,124
0%-30% AMI Renter HH		175	75	10	150	1,735	140	530	240
	30%-50% AMI Renter HH	65	15	0	70	825	100	230	75

Region of County		1	2	1	5	4	3	5	2
Totals by County		Sheridan	Sherman	Sioux	Stanton	Thayer	Thomas	Thurston	Valley
<b>All Income Level Renter Households</b>		640	315	155	410	485	80	875	475
Extremely Low Income (less than or equal to 30% of HAMFI) Households	Total ELI Renter	160	20	15	80	65	10	275	115
	Affordable Units	315	155	70	100	195	45	345	230
	Surplus or Deficit of	155	135	55	20	130	35	70	115
	Affordable Units per 100	197	775	467	125	300	450	125	200
	Affordable and Available	135	10	4	20	55	10	180	120
	Surplus or Deficit of	(25)	(10)	(11)	(60)	(10)	0	(95)	5
Very Low Income (less than or equal to 50% of HAMFI) Households	Affordable and Available	84	50	27	25	85	100	65	104
	Total VLI Renter	230	65	40	140	135	35	445	165
	Affordable Units	575	309	120	210	445	65	764	410
	Surplus or Deficit of	345	244	80	70	310	30	319	245
	Affordable Units per 100	250	475	300	150	330	186	172	248
	Surplus or Deficit of	250	64	75	65	160	24	414	190
Low Income (less than or equal to 80% of HAMFI) Households	Affordable and Available	20	(1)	(13)	(27)	25	(11)	(31)	25
	Total LI Renter	109	98	(18)	54	119	69	93	115
	Affordable Units	440	125	75	200	265	55	605	330
	Surplus or Deficit of	235	194	75	180	490	80	899	485
	Affordable Units per 100	153	255	200	190	185	145	149	147
	Surplus or Deficit of	479	123	69	185	314	54	634	365
0%-30% AMI Renter HH		90	10	10	55	25	4	145	55
	30%-50% AMI Renter HH	4	4	4	25	4	4	55	10

Region of County		5	5	4	2	4	4
Totals by County		Washington	Wayne	Webster	Wheeler	York	Balance of Lancaster
<b>All Income Level Renter Households</b>		1,730	1,310	340	105	1,670	1,170
Extremely Low Income (less than or equal to 30% of HAMFI) Households	Total ELI Renter	395	530	85	10	380	150
	Affordable Units	655	330	200	85	465	260
	Surplus or Deficit of	260	(200)	115	75	85	110
	Affordable Units per 100	166	62	235	850	122	173
	Affordable and Available	265	110	75	10	220	90
	Surplus or Deficit of	(130)	(420)	(10)	0	(160)	(60)
Very Low Income (less than or equal to 50% of HAMFI) Households	Affordable and Available	67	21	88	100	58	60
	Total VLI Renter	800	715	175	25	720	395
	Affordable Units	1,410	930	310	105	1,245	685
	Surplus or Deficit of	610	215	135	80	525	290
	Affordable Units per 100	176	130	177	420	173	173
	Surplus or Deficit of	700	510	165	28	620	300
Low Income (less than or equal to 80% of HAMFI) Households	Affordable and Available	(100)	(205)	(10)	3	(100)	(95)
	Total LI Renter	88	71	94	112	86	76
	Affordable Units	1,080	955	235	35	1,025	660
	Surplus or Deficit of	1,660	1,250	345	105	1,615	1,125
	Affordable Units per 100	580	295	110	70	590	465
	Surplus or Deficit of	154	131	147	300	158	170
0%-30% AMI Renter HH		150	415	35	4	180	45
	30%-50% AMI Renter HH	95	75	25	4	50	55



**Table 4. 2018 CHAS Report Counties Totaled**

Totals of Regions		Nebraska	Balance of State	Region 1	Region 2	Region 3	Region 4	Region 5	Region 6	Region 7
<b>All Income Level Renter Households</b>		<b>255,510</b>	<b>101,875</b>	<b>11,090</b>	<b>22,310</b>	<b>22,765</b>	<b>25,430</b>	<b>22,830</b>	<b>47,855</b>	<b>103,230</b>
Extremely Low Income (less than or equal to 30% of HAMFI) Households	Total ELI Renter	55,650	20,870	2,405	3,813	5,007	5,125	5,040	11,110	23,150
	Affordable Units	42,868	27,048	3,159	5,721	5,748	6,931	5,849	4,950	10,510
	Surplus or Deficit of	(12,782)	6,178	754	1,908	741	1,806	809	(6,160)	(12,640)
	Affordable Units per 100	77	130	131	150	115	135	116	45	45
	Affordable and Available	18,345	10,035	1,247	1,839	2,244	2,696	2,189	2,270	5,860
Very Low Income (less than or equal to 50% of HAMFI) Households	Surplus or Deficit of	(37,305)	(10,835)	(1,158)	(1,974)	(2,763)	(2,429)	(2,851)	(8,840)	(17,290)
	Affordable and Available	33	48	52	48	45	53	43	20	25
	Total VLI Renter	104,109	40,049	4,430	8,187	9,202	10,530	8,545	20,985	42,230
	Affordable Units	148,607	72,997	7,993	15,765	15,338	19,348	15,693	25,730	48,740
	Surplus or Deficit of	44,498	32,948	3,563	7,578	6,136	8,818	7,148	4,745	6,510
Low Income (less than or equal to 80% of HAMFI) Households	Affordable Units per 100	143	182	180	193	167	184	184	123	115
	Affordable and Available	78,038	33,318	3,946	6,651	7,280	9,113	6,893	14,425	29,730
	Surplus or Deficit of	(26,071)	(6,731)	(484)	(1,536)	(1,922)	(1,417)	(1,652)	(6,560)	(12,500)
	Affordable and Available	75	83	89	81	79	87	81	69	70
	Total LI Renter	164,978	64,773	7,155	13,166	14,832	16,675	14,350	32,055	66,745
0%-30% AMI Renter HH	Affordable Units	247,279	99,324	10,866	21,725	21,819	25,121	22,258	46,095	99,395
	Surplus or Deficit of	82,301	34,551	3,711	8,559	6,987	8,446	7,908	14,040	32,650
	Affordable Units per 100	150	153	152	165	147	151	155	144	149
	Affordable and Available	165,856	64,511	7,223	13,103	14,360	16,873	14,332	31,740	68,225
	Surplus or Deficit of	878	(262)	68	(63)	(472)	198	(18)	(315)	1,480
30%-50% AMI Renter HH	Affordable and Available	101	100	101	100	97	101	100	99	102
	0%-30% AMI Renter HH	35,622	11,917	1,419	2,397	2,906	2,590	2,865	7,805	15,640
30%-50% AMI Renter HH		11,869	4,019	332	1,064	847	997	869	2,765	4,995

Percentage of Total Renter Household	Region 1	Region 2	Region 3	Region 4	Region 5	Region 6	Region 7
Extremely Low Income	21.69%	17.09%	21.99%	20.15%	22.08%	23.22%	22.43%
Very Low Income	39.93%	36.70%	40.42%	41.41%	37.43%	43.85%	40.91%
Low Income	64.52%	59.01%	65.15%	65.57%	62.86%	66.98%	64.66%