

## Attachment A

PHA Goal: Expand the supply of assisted housing

Objectives:

1. Apply for additional rental vouchers:
  - a. Progress:
    - i. Obtained 55 new vouchers as a result of a closed Section 236 project in the area
  - b. Ongoing:
    - i. (Significant Amendment) Apply for project based or housing choice vouchers as part of Voluntary Conversion of PH units
    - ii. (Amendment) Apply for HOME funds via the Omaha HOME funds consortia.
2. Leverage private or other public funds to create additional housing opportunities:
  - a. Progress:
    - i. (Amendment) BHA partnered with BHA Foundation to obtain 2 CDBG Grants
    - ii. Repeated applications for other funding opportunities
    - iii. (Amendment) BHA leveraged equity in existing market stock for new construction of 4 duplex units.
  - b. Ongoing:
    - i. BHA applies for additional CDBG funds as applicable.
    - ii. (Significant Amendment) Apply for community investment grants to expand housing stock.
    - iii. (Significant Amendment) Use funds from home sales from Voluntary Conversion to fund additional development of low and moderate income units.
3. Acquire or build units or developments
  - a. Progress:
    - i. Two unsuccessful tax credit applications were submitted.
  - b. Ongoing:
    - i. (Amendment) Bellevue Housing Authority Foundation (a controlled affiliate) is partnering with a local developer to apply for tax credit financing for a new elderly housing project in Bellevue

PHA Goal: Improve the quality of assisted housing

Objectives:

1. Improve public housing management:
  - a. Progress:
    - i. 7/11 Substandard rating was increased to standard in the 7/12 audited rating
    - ii. A proposed recovery plan was submitted to HUD in 2/2013 to help improve the score for the 7/2013 and future fiscal years.
    - iii. (Significant Amendment) Score referenced in items i. and ii. Above were increased to Standard Performer.
  - b. Ongoing:

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- i. (Significant Amendment) Use Voluntary Conversion to complete all necessary capital work that was identified in a 2015 Capital Funds Needs Analysis. (Attachment C)
2. Improve voucher management:
  - a. Progress:
    - i. The Housing Choice Voucher program is currently scored as a high performer.
3. Increase customer satisfaction:
  - a. Progress:
    - i. Periodic customer service phone calls and interviews are made with residents by the resident commissioner.
    - ii. Routine questionnaires are sent to residents.
4. Concentrate on efforts to improve specific management functions:
  - a. Decrease unit turnaround time to increase occupancy rates.
    - i. Progress:
      1. Turnaround time within the last fiscal year was approximately 10 days (capital turnaround excluded)
  - b. Maintain budgetary comparisons monthly.
    - i. Progress:
      1. Budgets are monitored monthly.
5. Renovate or modernize public housing units:
  - a. Progress:
    - i. 2007 Capital Needs Analysis needs have been 100% completed.
    - ii. One additional unit has been converted to a wheelchair accessible unit.
    - iii. Capital needs are maintained and updated at each annual inspection.
    - iv. HA is in process of soliciting bids for a Green Physical Needs Analysis.
    - v. 90% of annual capital funding is obligated within 24 months
    - vi. 100% of annual capital funding is expended within 48 months
    - vii. HA will seek out alternatives to and additions to public housing capital funding
    - viii. HA will consider conversion of public housing via RAD or other similar funding sources
    - ix. (Significant Amendment) 2015 Capital Needs Analysis was completed by an outside vendor. Information from this analysis is included as Attachment C.
  - b. Ongoing:
    - i. (Significant Amendment) After Voluntary Conversion, use available equity to complete required modernization of retained units.
6. Demolish or dispose of obsolete public housing:
  - a. Progress:
    - i. (Amendment) 8301 9<sup>th</sup> Street was demolished per approved application.
  - b. Ongoing:
    - i. (Significant Amendment) After Voluntary Conversion, identify units where modernization is not cost effective and offer these units for open market sale.
7. Provide replacement public housing:

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- a. Progress:
  - i. There are currently no funds available for replacement of housing via public housing funds. BHA intends to expand affordable housing by other means and funding.
- b. Ongoing:
  - i. (Significant Amendment) Voluntary Conversion will de-federalize and convert all current public housing inventory. This item will be obsolete.
  - ii.

PHA Goal: Increase assisted housing choices

Objectives:

1. Maintain 100% voucher utilization as budget allows
  - a. Progress:
    - i. 100% utilization of vouchers and/or funding has been achieved 5/5 years.
2. Conduct outreach efforts to potential voucher landlords
  - a. Progress:
    - i. We have increased our landlord base by an average of 8 new landlords per year.
    - ii. Landlord briefings are held to increase awareness of need for additional quality landlords
    - iii. Outreach lunches have been held to draw community involvement
3. Seek out funding sources for other voucher types, (ex: HOME funds, FUP vouchers, etc.).

PHA Goal: Increase homeownership opportunities for current and future program participants

Objective:

1. Implement voucher homeownership program;
2. Implement public housing or other homeownership programs;
  - a. (Amendment) Work with current residents to determine those households which potentially qualified for homeownership.
  - b. (Significant Amendment) Post Voluntary Conversion, offer current public housing single family units for sale to current qualified tenants.
3. Seek out other funding sources for homeownership programs.

PHA Goal: Provide an improved living environment

Objectives:

1. Implement public housing security improvements:
  - a. Encourage resident participation in Neighborhood initiatives
  - b. Progress:
    - i. Consistent police department outreach has been done to help with community development
    - ii. Outreach to neighbors in problem development
    - iii. (Amendment) Security cameras were installed at several properties.
    - iv. (Amendment) Security system was installed at one single family property.

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PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

1. Increase the number and percentage of employed persons in assisted families:
  - a. Progress:
    - i. A working preference was established for our waiting lists.
    - ii. Community volunteers work with our clients to mentor in their employment needs
    - iii. (Amendment) A Family Self Sufficiency Coordinator was hired to expand the FSS program. This is being funded by a partnership with the BHA Foundation.
  - b. Ongoing:
    - i. (Amendment) Apply for and obtain grants for expansion of Family Self Sufficiency program.
2. Provide or attract supportive services to improve assistance recipients' employability:
  - a. Progress:
    - i. An internship program has been developed with Bellevue University to develop self sufficiency efforts.
    - ii. Community partner outreach is done on an ongoing basis.
  - b. Ongoing:
    - i. (Amendment) Apply for and obtain grants for expansion of Family Self Sufficiency program.

PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

1. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
  - a. Progress:
    - i. Outreach to landlords has been made by the Fair Housing office.
2. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
3. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
  - a. Progress:
    - i. Outreach to community partners is maintained on a regular basis to ensure a variety of persons and needs on the waiting lists.