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In Nebraska's First Class Cities

A Formula for Allocation of Housing Assistance

Author's Note: Dr. David R. DiMartino, senior research fellow and Jody Josephs, graduate assistant were major contributors to this study. The original report of 118 pages, titled "A Housing Allocation Formula for Nebraska Cities of the First Class," was published by CAUR in October, 1978. Copies are on file in the Center's library.

By Jack Ruff
Housing Coordinator

In recent years, many governmental agencies and private businesses have expressed an interest in the housing needs of Nebraska communities. Government agencies are concerned with the needs of various communities in order to allocate resources, and the private sector needs information to determine the profitability of a capital venture.

Although different agencies have developed data bases which they use to indicate the needs in various communities, these are most often designed for their specific program requirements. Even though many data have been available which indicate that certain communities may have more need than others, actual attempts to quantify those needs have been few.

This project set about to determine the need of Nebraska's cities of the first class for assisted housing by developing a process for updating and combining various data bases. The City of Bellevue was the chief sponsor of this project with financial support provided by the Nebraska Department of Economic Development and the Old West Regional Commission. The goals of the project were: 1) the project would develop the data base and methodology for determining the housing needs in Nebraska cities of the first class, 2) data used in the project should be relatively easily available so that a community or agency could update the project without having to do survey research, and 3) the outcome of the process should be an estimating tool, not a projection tool.

Building the Data Base

Because readily available, disaggregated data for smaller urban areas are somewhat scarce, procedures for using and updating different data sources needed to be devised. The desired results were current estimates of the population of each community, the number of households, distribution of population according to family size, and the percentage of each income group which fell below the income limits for HUD subsidy of existing units under Section 8 of the Housing and Community Development Act. Each of the above categories was divided according to the elderly and non-elderly population.

The data sources used for developing this information were the 1970 census, Nebraska Economic and Business Report No. 17, death certificates from the State Department of Health, the Annual Housing Report from the Division of Community Affairs of the Nebraska Department of Economic Development, fair market rent ceilings from the Department of Housing and Urban Development, and data from the Bureau of Sociological Research's Nebraska Annual Social Indicators Survey.

Methodology

Although many of the techniques used to update the data for this report are commonly used, two new techniques were developed. One question the researchers needed to answer was, "What is the ceiling below which a household is eligible for housing assistance?" To determine the number of families which fell below the Section 8 existing ceiling, HUD standards of eligibility were used.1

Under this procedure, a household (or family) of four is eligible for assistance if its income is less than 80 percent of the median income for its area. Eligibility levels for larger or smaller families are then computed as an adjustment from the four-person household standard. Table 1 shows the percentage of the median income ceiling for each family size.

<table>
<thead>
<tr>
<th>Persons per Household</th>
<th>Percent of Median Income</th>
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<tbody>
<tr>
<td>1 person</td>
<td>60</td>
</tr>
<tr>
<td>2 persons</td>
<td>64</td>
</tr>
<tr>
<td>3 persons</td>
<td>72</td>
</tr>
<tr>
<td>4 persons</td>
<td>80</td>
</tr>
<tr>
<td>5 persons</td>
<td>85</td>
</tr>
<tr>
<td>6 persons</td>
<td>90</td>
</tr>
<tr>
<td>7 persons</td>
<td>95</td>
</tr>
<tr>
<td>8 persons</td>
<td>100</td>
</tr>
</tbody>
</table>

TABLE 1 - INCOME CEILINGS AS A PERCENTAGE OF MEDIAN AREA INCOME BY FAMILY SIZE

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The annual housing cost was computed by multiplying the monthly fair market rent for a particular household size in a specific area by 12 months.2 Next, using the 25 percent of income convention, the assumption was made that the annual housing cost would total one-fourth of a household’s total income. So the annual housing cost was divided by 25 percent to arrive at the number of its households requiring assistance. The second column ranks each city according to the percentage of its households requiring assistance. The highest was 32 percent for Beatrice, the lowest 18 percent for Chadron and Plattsmouth. The third column depicts the rank of these communities according to the percentage of their total eligible households which were elderly. The range was from 2 percent in Fairbury to 2 percent in LaVista.

The study demonstrates first that much of the data needed to determine a need is available. Second, the study demonstrates that the data available could be updated and integrated for this analysis. Third, although the processes used to determine housing needs necessitated making certain assumptions, a framework has been provided within which the housing needs of specific communities can be defined.


2 Fair market rents were obtained from the March 29, 1978 Federal Register.

The picture is of Lexington, Nebraska’s conventional elderly public housing project. The Springfield Housing Authority was completed in 1964.
Three Workshops Offer Training to Iowa Corrections Personnel

This is the second in a series of three articles about community service activities developed or sponsored by the Center for Applied Urban Research. The first, "Nebraska Child Welfare Workers Given Legal Training Program," appeared on page 7 of the February issue of the Review. The next article will be on the Foster Parent Training Program. This series will serve as a reminder to readers of the variety of ways in which CAUR responds to community needs and interests.

For a more complete description of the services available through CAUR, write for a copy of the brochure, "Service to Community." The address is given on the last page of this issue.

By Janet Porter

During the last 15 years, law enforcement agencies in the criminal justice system have emphasized the professionalism of police officers, and the high visibility of law enforcement personnel has made the public increasingly aware of their role and function. Perceived shortcomings of law enforcement officers have been accompanied by a concomitant demand for increased training. In-service training, training academies, and specialized inter-agency programs have become common training opportunities or requirements for police officers in all parts of the country. The correctional component of the criminal justice system has had less public scrutiny of its role and function, and less demand exists for accountability or training. Such corrections academies have been established to many corrections agencies have an orientation program for new workers but little other systematic training.

Correction workers bring varied backgrounds, experience, and education to their work with the offender. In most correctional facilities, a worker may have a high school education whereas the community-based corrections worker often has a baccalaureate degree in sociology, psychology, criminal justice, or related field. Training needs and expectations of the workers will vary considerably, therefore, within a correctional system.

Iowa Training Programs

Iowa has provided training for its corrections workers for several years, but not all community-based corrections workers have participated in these programs. During 1979, the Iowa Department of Social Services (the State Administrative Agency responsible for community-based corrections) plans to offer a variety of staff development programs. Specific courses include income maintenance training, institutional training, (presumably the prospective stages), management/supervisory training, social service training, and support worker training. Much of the present training focuses on the social service case worker who provides services to welfare recipients rather than upon the community-based corrections worker who provides services to the criminal offender. However, the social service component includes such programs as case assessment, planning and recording, basic counseling skills, and stress management for the human service professional. These are important skills and information for the community-based corrections worker as well as the social service worker.

The 1977 Iowa Assembly provided statutory language for the Iowa Social Service Agency to promulgate administrative rules relating to community-based corrections. Each local district in Iowa is to provide at a minimum the following community-based corrections services: pretrial services, pre-sentence investiga-
munications developed curriculum for the Department of Corrections and the Department of Community and Criminal Justice Services. The training, therefore, is based on the community-based corrections worker, improvement of professional skills, counseling skills related to their work with the offender, and interpersonal and management skills to enrich job performance and satisfaction.

Training Program Developed

A two-day training program for 150 community-based corrections workers in three different geographical locations was proposed. This training "package" included six modules. Module 1 included an introduction to the training. Module 2 familiarized the trainees with the history, trends, and contemporary issues of community corrections in America with a special emphasis on the dynamics of community-based corrections. Module 3 addresses the dynamics of roles, procedures, relationships, and responsibilities of the community-based worker as he/she interacts with other persons in the criminal justice system (police, prosecutors, judges, and community agency personnel). Module 4 presents a variety of verbal and non-verbal communication skills essential to effective job performance. Module 5 includes awareness of personal and organizational management problems through a discussion of planning techniques, decision-making, conflict management, and techniques of time management. Module 6 reviews group and individual counseling techniques, behavioral contracts, assertiveness training, and work planning techniques.

The training program was approved by the training division of the Iowa Department of Corrections in the fall, 1978, and funded through a Law Enforcement Assistance Administration (LEAA) grant.

UNO Facility Involved

UNO faculty from the Criminal Justice Department and the Department of Communications developed curriculum materials for a training manual and trainee materials. In each module there is a self-assessment inventory or pre-assessment quiz, learning activities, a lesson abstract, definitions, and a bibliography. At the conclusion of the training program, a training manual will become the property of the Iowa Department of Social Services and will be available for training, with modifications, in future years. Costs subsequent to the initial training programs will be minimal, and the agency could revise, improve, or offer similar training to future community-based corrections workers using their own trainers or UNO personnel.

Most of the faculty members involved in the current series of workshops have had active experience in criminal justice agencies. The training, therefore, is based on the community-based corrections worker, improvement of professional skills, counseling skills related to their work with the offender, and interpersonal and management skills to enrich job performance and satisfaction.

STAFF ACTIVITIES

1. "A Computerized Demonstration of the Central Limit Theorem in Statistics," a paper by Paul J. Lee of the Center for Applied Urban Research prepared a training proposal for community-based corrections personnel in the eight judicial districts of Iowa. Workshops had requested training on the specific roles of the key personnel in the criminal justice system as they relate to the community-based corrections worker, improvement of professional skills, counseling skills related to their work with the offender, and interpersonal and management skills to enrich job performance and satisfaction.

2. "Murray Frost, coordinator of research, has been nominated to be a candidate for the governing board of the Center for University Institutes for Urban Affairs."

3. "Dr. Frost has had an article, "The Jewish Community in Shanghai," published in the December, 1978 issue of Judaica Philatelic Journal. He also served as a consultant in the development of the Millard Public Schools ninth grade curriculum unit on the Holocaust, and has been nominated to be a candidate for the governing board of the Center for University Institutes for Urban Affairs."

4. "Jack Ruff, housing coordinator, is assisting the City of Omaha in developing a plan which will identify areas within the city which would benefit from particular types of community development efforts. He has prepared a program for the improvement of these areas."

5. "Mr. Ruff is also the principal investigator in a Rural Development Act (P.L. 86) grant for a study of the development accomplishments of community leaders. The primary purpose of this study will be to determine the payoffs of investments in leadership training within the communities of Nebraska."

6. "The Nebraska Mexican American Commission has awarded a research grant to CAUR for a study of the needs of elderly Hispanics in the Omaha area. Dr. David J. Martino is the principal investigator."

7. "A related program planning and development grant has also been made from the Gerontological Center. Genevieve Burch and Jack Ruff are principal investigators."

8. "CAUR co-sponsored a workshop on Sanitary and Improvement Districts for Sarpy County public officials held in Papillion on March 10. Other sponsors were the City of Papillion, Chiles, Heider, and.. (Continued on Page 8)"
and Company; and the Omaha-Council Bluffs Metropolitan Area Planning Agency (MAPA).

- Don Deppe has been appointed to the Nebraska Advisory Committee to the United States Civil Rights Commission. Senator Shirley Marsh of Lincoln is chairman of the committee.

- Armin Ludwig attended the National Urban Development Services Corporation Workshop in Miami on February 14-16 and then went on to Belize, Central America, where he is exploring the opportunities for cooperative programs with that country through the International Studies and Programs Department of the University.