

Regular Meeting of the Board of  
Commissioners  
Thursday, July 12, 2018 8:30 AM  
1805 Harney St, Omaha, Nebraska 68102  
1823 Harney Street  
Omaha , NE 68102

1. ROLL CALL
2. ANNOUNCEMENT OF OPEN MEETINGS LAW
3. PUBLIC COMMENTS
4. REPORT OF CHIEF EXECUTIVE OFFICER
5. CONSENT AGENDA
  - 5.1. Minutes of Previous Regular Board Meeting
  - 5.2. Resolution 2018-56 Vacated Tenant Write-offs
  - 5.3. Resolution 2018-57 Recommendation to Approve Amendment to Foundation Bylaws
  - 5.4. Resolution 2018-58 Recommendation to Approve Amendment to Foundation's Articles of Incorporation
6. BUDGET AND FINANCES
  - 6.1. Program Financials
  - 6.2. Agency Wide Balance Sheet
  - 6.3. Vendor Payables
7. ASSET MANAGEMENT
  - 7.1. Omaha Housing Authority
  - 7.2. Housing In Omaha
8. HOUSING CHOICE VOUCHER PROGRAM

9. HOUSING IN OMAHA, INC. (HIO)

10. SUPPORT DEPARTMENT REPORTS

10.1. Development

10.2. Procurement/Contracting/Capital Budgets

10.3. Human Resources

10.4. Family and Community Services

# Memorandum



To: OHA Board of Commissioners  
From: Sal Issaka, Director of Resident Initiatives  
Date: July 12, 2018  
Re: Monthly Board Report

## Synergy of Services = Self-Sufficiency

**Outreach**

**Academic Achievement**

**Transportation**

**Elderly and Disabled Services**

**Resident Education and Employment**

**Family Self-Sufficiency**

**Homeownership**



**Family Services and Community Outreach (FSCO) Program**

Goal: The primary goal of the Family Services and Community Outreach Program is to assess, upon lease-up, the needs of public housing residents and strategically connect them to community resources and internal OHA programs that stabilize their housing situations; provide access to education and employment opportunities; and offer youth tutoring and mentoring as well as quality services that allow the elderly to age-in-place. Additionally, the FSCO Program assists the overall agency through: assistance with collection of non-payment of rent through referral resources; enhanced public safety through resident mediation; formal and informal HCV and Public Housing hearings; incentive transfer; and the development of the Community Service/Section 3 Resident program, Resident Associations and the Central Advisory Committee.

Snapshot of Services/Referrals	The Impact (households served)
New Intake Family Assessments/Home Visits/Outreach	545
Study Centers (Youth & Adult)/Computer Lab	305
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	78
Employment Referrals (Job Readiness/Employment Leads/Job Placement)	134
Youth/Adult (Cultural/Recreational/Educational)	300
Transportation to all activities	219
IntraAgency Service Coordination & Support	12
Cultural/Recreational Activities	10
Referral to FSS/HOP	9
Service Coordination with Property Management	29

**Resident Education and Employment Program (REEP)**

Goal: The primary goal of the Resident Education and Employment Program (REEP) is to provide meaningful opportunities for Public Housing and Section 8 residents to receive job readiness training, soft and life skill development, post-secondary education, GED/ABE/ESL, job search assistance and resume preparation. By connecting residents with Metro-area employers REEP seeks to provide employment opportunities that lead to economic self-sufficiency.

Snapshot of Service Coordination	The Impact (households served)
Job Placement (YMCA, Step-Up Omaha, Boys & Girls Club, Burger King, McDonald’s, Marriot, Goodwill, Mosaic, NESCO, Airlite Plastics, People Ready, Cintas, Meraki, Job Corp, Warren Distribution, Ameristar Casino, Omaha Steak, Heartland Solution, UPS, Youngblood Lawn Care, Sitel Corp., West Corp., and Courtyard)	34
Job Readiness Training/Referral and Job Fair	134
Direct Employment Leads/Flyers	662
Post-Secondary Education (Certificate Programs/2/4 year University)	15
Job and Life Skill Development	19

**Family Self-Sufficiency Program (HCV/PH) (FSS)**

Goal: The primary goal of the Family Self-Sufficiency Program is to empower families to become economically self-sufficient. Through the provision of intensive case management services, financial literacy counseling, asset development, life skills workshops, goal planning (ITSP) and strategic service coordination through the Program Coordinating Committee (PCC) residents are equipped with the skills necessary to live and lead self-sufficient lives.

Snapshot of Service Coordination	The Impact (households served)
Intensive One-on-One Case Management (HCV & PH)	HCV:144/PH:68
TANF Recipients (Welfare To Work)	HCV:7 PH:5
Recommendation for Graduation	0
Recommendation for Termination	0
Program graduates	3
New Enrollment	8
Employment/Job Training/Referrals	100
Post Secondary Education (YTD)	48
Employed full-time (YTD)	HCV-81/PH-33
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	25
Asset Development (Escrows)	HCV: \$545,043.16 PH: \$111,422.36 Total:\$656,465.52
Life Skills	40
Service Coordination (PCC)	30

**How We Impact OHA and the Community?**

**ACHIEVEMENTS:**

- Two (2) tenants were approved for mortgage loan, another closed and two (2) are waiting to close soon.
- Four (4) residents graduated from the FSS program this month.
- Over 28 OHA’s INCYTE high school seniors still continuing to work on different college scholarships and enrollment applications. (OHA was awarded \$10,000 AAUF grant)
- 18 residents attended the Homeownership and FSS Orientation this month.
- Eight (8) new FSS contracts were signed and set asset building.
- OHA hosted Education, Community, and Family Expo event this month with 15 community partners and over 550 residents attended.
- Meeting with County Commissioner Chris Rogers and Sharlon Rogers with Methodist regarding Harper Family Foundation Methodist Mobile 3D Health Truck to provide an ongoing services to OHA residents.

- Continue to partner with Creighton University REACH program to provide physical activities and health disparities resources throughout OHA properties. (CDC Cooperative Agreement meeting).
- Partnership with Heartland Food Bank to provide after-school meal at Spencer and Southside during the school year. (356 were served this month)
- Met with 75 North and Sporting KC Executive staff on May 22, 2018 regarding possible New Sport Complex in North Omaha.
- OHA was awarded a transportation grant through 5310 MAPA for new transit bus or van.
- Partnership meeting with the City Planning Dept. on May 22, for Neighborhood Revitalization program near Evans tower. (New benches, Planters for Herbs, Ornamental plants, temporary arts, etc.)
- Met with Lozier Foundation for Summer Sun Dawg program and slots for OHA students for Mandala School May. The Foundation commitment of \$17,000 to support our scholarship & Youth programs.
- Staff attended HS graduation in May to support over 40 OHA HS graduates.
- Partnership with the City of Omaha, Simple Foundation and Scott Foundation to renovate Miguel/Keith Park with a full size Turf soccer field, walking path, playground and restrooms.
- Over 350 residents were referred to Employment Readiness/Training opportunities/Hiring Events- Alorica Hiring event May 24, Landscapes Unlimited Hiring event May 21, Goodwill Community Career event May 10, Nesco Resources hiring event May 30, Warren Distribution hiring event May 5, MCC Career Services event May 23, CenturyLink hiring event May 12-15, Hilton Omaha hiring event May 2, SAC Federal Credit Union hiring event May 21, John Hammons Hotels & Resorts hiring event May 14, The Office Cleaners hiring event May 30, US Cellular Retail hiring event May 17, Steading Hands Painting Hiring event May 20, Crown Services Inc. May 9, Walmart hiring event May 10, Lanola Nurseries hiring event May 11, and Youngblood Construction hiring event May 16.
- Nitsch Insurance Agency continues to visit OHA tower residents on a weekly basis. (86 served this month)
- OHA staff continues to bridge communication barriers with the Sudanese and Somalia Bantu population throughout OHA. (42 residents were served)
- PhysMed Home Health Care conducted 74 home visit at the towers.
- Partnership meetings-Global leadership, City of Omaha Planning, Creighton TRIO program, INCommon, One World Nelson Mandala School,, Omaha Community Foundation, Food Bank, State Child Support Enforcement, PACE, Indian Hills School, Lozier Foundation, Step-Up Omaha, Peter Kiewit Foundation, Charles Drew, Kroc center, 75 North, Northstar Foundation, Metro-Community College, Creighton University, HWS, Simple Foundation, and Scott & Ruth Williams Foundation.

#### **UPCOMING EVENTS:**

- OHA upcoming Bridges to Homeownership session 1 & 2 and FSS Orientation-June 6 and 19.
- CDC and Creighton University (Dr. Brown, Dr. Lasika and Aminatu Issaka regarding Cooperative Agreement for new REACH grant application meeting June 15 and 21.
- Partnership with Child Support Service and DHHS meeting this month.
- Peter Kiewit Summer Fun program will start in June for both Spencer and Southside.
- Partnership with One World Health Center for Sexual Health Classes/workshop starting in June.

- Partnership with Simple Foundation and Indian Hill elementary school for a Community Event on July 25.
- Partnership with City Planning and Project Houseworks to clean-up areas along highway 75 near Spencer development.
- Working with HUD on ROSS Services Coordinator Survey starting in June.
- OHA & Simple Foundation to provide ongoing Soccer training sessions & Mentoring at Lozier Mandela School starting in June.
- OHA was awarded for 2018 summer on-site Kitchen Cruisin Food Truck to provide OHA youth hot Breakfast and lunch at Southside and Spencer starting in June.
- Heartland Workforce partner meeting June 15.
- Step-Up Omaha Orientation with 25 participate on June 18.
- HUD Strong Families Imitative Activates- Interview Basic and Resume writing June 11, Job Fair June 15, and Health Awareness event at Evans tower June 14.
- Upcoming Employment Readiness/Training opportunities/Hiring Events-UPS Site tour June 13, Mosaic hiring event June 21, Cintas hiring event June 19, Goodwill Job Fair June 10, Metro-Community Job Fair June 24, Cox Cable hiring event June 14, GBW Railcar Services Open House event every Friday in June, College World Series hiring event June 1-7, Valmont hiring event June 1, Caesars Entertainment hiring event June 18, Eppley Airfield hiring event June 19, Baxter Auto hiring event June 20, Mama Pizza hiring event June 19, Sid Dillon hiring event June 18, Nelnet hiring event June 14, Fisher hiring event June 15, Aksarben Heating & Cooling hiring event June 15, YRC Freight hiring event June 13, Budget hiring event June 12, Tender Hearts Childcare hiring event June 10, Warren Distribution hiring event June 5, Landscaping Unlimited hiring event June 5, Nebraska Children Home Society hiring Job training event June 12, 14 & 21, Hilton hiring event June 6, Gallup hiring event June 7, Job Source USA hiring event June 12, Office Cleaners hiring event June 13, Gorman's Job Fair June 5 & 6, Marianna hiring event June 5, Tyson Food hiring event June 7 and American National Bank hiring event June 7.

Charles Drew Health Center  
 Public Housing Tower Health Clinics  
 Productivity May, 2018

1. Crown Tower
  - a) # Patients seen at tower: 21 (3 residents, 4 encounters)
  - b) # Patients seen at CDHC Grant St: 4
  - c) # Patients seen at CDHC Grant St BH: 0
  - d) # Patients seen at St. Richards: 2
  - e) # Patients seen at St. Richards BH: 0
  - f) # Patients seen at Kellom School: 0
  - g) # Patients seen at CDHC Dental: 1

Total Medical seen at/from Crown Tower = 27  
 Total Dental seen from Crown Tower = 1  
 Total Behavioral Health seen from Crown Tower = 0  
 Total CDHC Crown Tower Encounters: 28

2. Florence Tower

- a) # Patients seen at Florence BH: 0
  - b) # Patients seen at CDHC Grant St: 7
  - c) # Patients seen at CDHC Grant St BH: 1
  - d) # Patients seen at St. Richards: 1
  - e) # Patients seen at St. Richards BH: 1
  - f) # Patients seen at Crown Tower: 0
  - g) # Patients seen at Northwest High School: 0
  - h) # Patients seen at King Science SBHC BH: 0
  - i) # Patients seen at CDHC Dental: 0
- Total Medical seen from Florence Tower = 8  
 Total Dental seen from Florence Tower = 0  
 Total Behavioral Health seen from Florence Tower = 2  
 Total CDHC Florence Tower Encounters: 10

3. Evans Tower
- a) # Patients seen at CDHC Grant St: 6
  - b) # Patients seen at CDHC Grant St. BH: 3
  - c) # Patients seen at St. Richards: 3
  - d) # Patients seen at St. Richards BH: 1
  - e) # Patients seen at Jackson Tower: 0
  - f) # Patients seen at CDHC Dental: 2
- Total Medical seen from Evans Tower = 9  
 Total Dental seen from Evans Tower = 2  
 Total Behavioral Health seen from Evans Tower = 4  
 Total CDHC Evans Tower Encounters: 15

4. Jackson Tower
- a) # Patients seen at tower: 32 (8 residents, 10 encounters)
  - b) # Patients seen at Jackson BH: 0
  - c) # Patients seen at CDHC Grant St: 2
  - d) # Patients seen at CDHC Grant St BH: 0
  - e) # Patients seen at St. Richards: 2
  - f) # Patients seen at St. Richards BH: 0
  - g) # Patients seen at Siena Francis BH: 3
  - h) # Patients seen at CDHC Dental: 2
- Total Medical seen at/from Jackson Tower = 34  
 Total Dental seen from Jackson Tower = 2  
 Total Behavioral Health seen from Jackson Tower = 3  
 Total CDHC Jackson Tower Encounters: 39

Total Medical = 78                      Total Dental = 5 Total Behavioral Health = 9

Four events were held by Reproductive Health at all four towers the month of May provided by Reproductive Health. They educated individuals on available screenings such as mammograms, colorectal and cervical cancer as well as sexually transmitted diseases. The Reproductive Health Navigators also gave out condoms and assisted in making appointments for screenings.

Behavioral Health presented two times in the tower. They were unable to utilize the space at all four sites due to Election Day as the towers were being used as polling booths.

Weekly behavioral health group sessions will begin soon as the provider is back in the office. The Behavioral Health Department will assist in coordinating the therapist's schedule so he is available.

This report reflects medical/dental/behavioral health services utilized by tower residents at all CDHC sites as well as other public housing residents who have been seen in the tower clinics.

The Community Health Worker is focusing on communicating with residents of the above listed towers to assist them in obtaining services at CDHC with emphasis on making/keeping new appointments at Crown Tower and/or Jackson Tower and bringing former patients that have not utilized CDHC services in more than 2 years back to CDHC.

Community Health Worker Report:

# of Unique Residents CHW spoke with (Monthly)	# Outreach Touches	# of Tower Activities	# of tower residents NEW to CDHC Clinics (Kept Appointment)	# of Residents returning to CDHC clinic after > 2 years	% of residents utilizing CDHC services annually
37	87	6	7	1	26%

Unique residents are defined as an individual the CHW has talked to for the first time so this will be slightly lower after most of the tower residents have met the CHW. The goal for the number of outreach touches per month is 80; 20 people per tower, per month.

10.5. Public Safety

10.6. Legal

11. NEW BUSINESS

11.1. AFSCME Local 251 Contract

12. EXECUTIVE SESSION

13. Adjournment