

Regular Meeting of the Board of
Commissioners
Thursday, August 6, 2020 8:30 AM
First Floor Boardroom
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. ACTION ITEMS
 - 5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION
 - 5.1.1. Minutes of Previous Regular Board Meeting
 - 5.1.2. Finance/Procurement/Operations
 - 5.1.2.1. Resolution 2020-44 OHA Past Due Write-Offs
 - 5.1.2.2. Resolution 2020-45 Carpet Contract
 - 5.1.2.3. Resolution 2020-46 Generator Maintenance
 - 5.1.2.4. Resolution 2020-47 Glass Services
 - 5.1.2.5. Resolution 2020-48 Janitorial Services
 - 5.1.2.6. Resolution 2020-49 Plumbing Services
 - 5.1.2.7. Resolution 2020-50 Waterproofing Benson & Pine Towers
 - 5.1.2.8. Resolution 2020-51 Waterproofing Evans Towers
 - 5.1.2.9. Resolution 2020-52 Waterproof Kay Jay Tower
 - 5.1.2.10. Resolution 2020-53 Revisions to ACOP and Administrative Plan and Criminal Background Check Procedures

6. STAFF AND COMMITTEE UPDATES

6.1. Housing Choice Voucher Program

6.2. Asset Management (Public Housing)

Asset Management Summary Report June 30, 2020

PROPERTY		RESERVES	TENANT ACCOUNTS RECEIVABLE						NET OPERATING INCOME					
PROJECT	Zone	Operating Reserves	Prior Balance	Current Charges	Amount Collected	TAR Collected Prior Mo	TAR % Collected Current Mo	TAR Trend	MONTHLY ACTUAL Before Non-Cash Items	MONTHLY BUDGET Before Non-Cash Items	MONTHLY VARIANCE Before Non-Cash Items	YTD ACTUAL Total NOI	YTD BUDGET Total NOI	TOTAL VARIANCE YTD

PUBLIC HOUSING														
Evans Tower	1	\$8,766	\$3,558	\$19,466	\$14,603	83%	63.4%	↓	-\$16,383	-\$3,820	-\$12,563	-\$53,741	\$15,613	-69,354
Florence Tower	1	\$63,973	\$10,743	\$15,707	\$10,254	58%	38.8%	↓	\$5,984	-\$6	\$5,990	-\$96,620	\$18,114	-114,733
Underwood Tower	1	\$121,805	\$14,396	\$25,667	\$21,075	64%	52.6%	↓	-\$8,132	\$5,800	-\$13,932	\$1,475	\$78,402	-76,926
Benson Tower	2	\$149,913	\$11,169	\$23,392	\$21,953	64%	63.5%	↓	\$3,077	-\$4,483	\$7,560	-\$68,910	-\$48,551	-20,360
Crown Tower	2	\$188,433	\$15,964	\$35,012	\$34,086	70%	66.9%	↓	\$20,905	\$610	\$20,295	-\$194,316	-\$351,729	157,413
Jackson Tower	3	\$74,096	\$33,680	\$30,000	\$16,313	48%	25.6%	↓	-\$2,013	-\$6,650	\$4,637	-\$67,864	\$20,495	-88,358
Key Jay Tower	3	-\$24,023	\$1,984	\$27,435	\$22,731	89%	77.3%	↓	-\$593	-\$4,044	\$3,451	-\$87,003	\$3,613	-90,617
Highland Tower	4	\$222,559	\$8,856	\$20,177	\$12,823	68%	44.2%	↓	\$287	\$4,947	-\$4,660	-\$69,354	\$59,299	-128,653
Park North Tower	4	-\$2,308	\$16,187	\$18,631	\$11,036	58%	31.7%	↓	-\$1,686	-\$10,004	\$8,318	\$560,835	-\$75,765	636,600
Park South Tower	4	\$89,725	\$24,640	\$20,458	\$12,279	38%	27.2%	↓	\$2,887	-\$2,179	\$5,066	-\$18,256	\$23,519	-41,774
Pine Tower	5	\$137,538	\$13,636	\$27,759	\$23,734	60%	57.3%	-	-\$989	\$293	-\$1,282	-\$64,662	-\$53,326	-11,336
Scattered Site SE	5	\$162,370	\$18,071	\$30,573	\$38,040	54%	78.2%	↑	\$10,242	\$126,229	-\$115,987	-\$19,668	\$712,833	-732,500
Scattered Site Monroe	5	\$14,556	-\$107	\$62	\$65	149%	104.8%	↓	\$612	\$79	\$533	\$17	-\$1,246	1,263
Southside Terrace	6	-\$4,685	\$30,305	\$67,117	\$58,559	69%	60.1%	↓	\$19,754	\$1,902	\$17,852	\$150,946	\$201,035	-50,089
Scattered Site KCC	7	\$62,181	\$10,430	\$1,820	\$1,685	3%	13.8%	↑	\$5,910	\$67	\$5,843	\$20,902	\$2,645	18,257
Scattered Site NW	7	\$235,915	\$97,220	\$39,294	\$47,339	25%	34.7%	↑	\$3,205	-\$607	\$3,812	\$20,900	\$57,380	-36,481
Scattered Site SW	7	\$19,877	\$33,215	\$22,457	\$24,447	46%	43.9%	↓	\$10,242	-\$1,782	\$12,024	-\$16,757	\$17,964	-34,721
Spencer Homes	7	-\$24,754	\$40,605	\$18,767	\$15,961	26%	26.9%	↑	-\$4,930	\$2,953	-\$7,883	-\$5,767	\$80,008	-85,775
Scattered Site NE	8	\$222,908	\$97,220	\$39,294	\$47,339	70%	34.7%	↓	-\$7,809	-\$2,358	-\$5,451.00	\$881,083	\$70,142	810,940
PH Units (Sub-Total)		\$1,718,845	\$481,771	\$483,086	\$434,320	53%	45.0%	↓	\$40,570	\$106,947.00	-\$66,377.00	\$873,240	\$830,445	\$42,796

HIO PUBLIC HOUSING/ MIXED INCOME														
Bayview	5	-\$133,461	\$9,179	\$4,488	\$2,125	25%	15.5%	↓	\$2,042	-\$3,293	\$5,335	\$9,342	-\$57,053	\$66,395
Keystone Crown Creek	7	-\$45,581	\$21,900	\$11,480	\$9,182	31%	27.5%	↓	\$3,826	-\$16,086	\$19,912	-\$107,201	-\$208,503	\$101,302
North Omaha Homes	8	-\$102,677	\$11,815	\$3,266	\$2,749	36%	18.2%	↓	-\$7,600	-\$4,537	-\$3,063	-\$162,404	-\$122,968	-\$39,436
Crown I	9	\$207,637	\$13,323	-\$2,636	\$2,569	22%	24.0%	↑	\$2,675	-\$5,091	\$7,766	-\$276	-\$90,548	\$90,272
Crown II	9	\$85,659	\$5,276	\$4,106	\$2,879	10%	30.7%	↑	-\$3,055	-\$3,048	-\$7	-\$8,180	-\$41,696	\$33,516
Ernie Chambers Court	9	-\$1,103,628	\$27,600	\$18,424	\$19,191	35%	41.7%	↑	-\$40,750	-\$24,009	-\$16,741	-\$289,849	-\$210,992	-\$78,856
Farnam	9	-\$339,372	\$10,819	\$9,432	\$10,097	30%	49.9%	↑	-\$12,581	-\$9,397	-\$3,184	-\$103,069	-\$143,925	\$40,856
Securities	9	-\$670,686	\$978	\$6,807	\$5,385	108%	69.2%	↓	-\$22,413	-\$11,686	-\$10,727	-\$95,280	-\$84,067	-\$11,213
HIO 56	9	-\$363,211	\$112,248	-\$9,044	\$29,088	16%	28.2%	↑	-\$21,865	-\$5,904	-\$15,961	-\$54,998	-\$38,448	-\$16,550
HIO PH/Mixed Total		-\$2,465,320	\$213,136	\$46,323	\$83,265	25%	32.1%	↑	-\$99,721	-\$83,051	-\$16,670	-\$811,915	-\$998,200	\$186,286
TOTAL - ALL PROPERTIES		-\$746,475	\$694,907	\$529,409	\$517,585	46%	42.3%	↓	-\$59,151	\$23,896.00	-\$83,047	\$61,325	-\$167,755	\$229,082

6.3. Housing in Omaha, Inc.

6.4. Compliance

6.5. Financials

6.6. Development

6.7. Procurement/Contracting/Capital Budgets

6.8. Human Resources

6.9. Family and Community Services

6.10. Legal

7. NEW BUSINESS

8. EXECUTIVE SESSION

9. ADJOURNMENT