

Regular Meeting of the Board of  
Commissioners  
Thursday, February 7, 2019 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. 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 2019-02 By-Law Amendments
      - 5.1.2.2. Resolution 2019-04 Fire Detection & Suppression Services Contract Renewal
    - 5.1.3. Development/External Affairs/Public Relations
  - 5.2. ADDITIONAL ITEMS FOR CONSIDERATION
    - 5.2.1. Finance/Procurement/ Operations
      - 5.2.1.1. Resolution 2019-03 Policy Change re: Employment of Family Members
      - 5.2.1.2. Resolution 2019-05 Vacated Tenant Account Write Offs
    - 5.2.2. Development/External Affairs/Public Relations

6. INFORMATIONAL ITEMS

6.1. Housing Choice Voucher Program

6.2. Asset Management (Public Housing)

# Memorandum



To: The Board of Commissioners

From: Property Management

Date: February 7, 2019

Re: Occupancy Report December 31, 2018

AMP Number	Public Housing Property	Total Units	12/31/2017 Vacancies	12/31/2018 Vacancies	12/31/2018 % Vacant	Units Rented	Units Vacated	Positive or Negative for the Month
1	Southside	359	32	19	5.29%	1	5	-4
2	Spencer	111	1	11	9.91%	0	2	-2
5	Kay Jay Tower	117	4	11	9.40%	3	2	1
6	Evans Tower	110	5	7	6.36%	2	1	1
7	Park North Tower	105	3	1	0.95%	5	5	0
8	Park South Tower	116	2	1	0.86%	2	3	-1
9	Benson Tower	143	3	4	2.80%	2	2	0
10	Pine Tower	143	22	1	0.70%	2	2	0
11	Florence Tower	106	2	5	4.72%	1	3	-2
12	Highland Tower	106	2	1	0.94%	0	1	-1
13	Jackson Tower	207	28	26	12.56%	4	3	1
14	Underwood Tower	104	5	3	2.88%	2	4	-2
15	Crown Tower	149	2	4	2.68%	2	0	2
16	Scat-Site North East	247	18	11	4.45%	2	3	-1
17	Scat-Site South East	158	10	10	6.33%	1	1	0
18	Scat-Site North West	112	3	4	3.57%	1	0	1
19	Scat-Site South West	75	5	3	4.00%	0	0	0
20	Timber Creek	45	2	5	11.11%	0	0	0
21	Chambers Court	32	5	6	18.75%	0	0	0
22	Keystone Crown Creek	37	3	3	8.11%	3	0	3
23	North Omaha Homes	24	3	4	16.67%	0	0	0
24	Securities	35	4	5	14.29%	0	0	0
25	Crown I	16	0	1	6.25%	0	0	0
26	Crown II	12	1	2	16.67%	0	0	0
27	Bayview	12	1	4	33.33%	0	0	0
28	Farnam	20	2	5	25.00%	1	0	1
29	SCKC RHF	3	0	0	0.00%	0	0	0
30	3619 Monroe St.	1	0	0	0.00%	0	0	0
	<b>Total</b>	<b>2705</b>	<b>168</b>	<b>157</b>	<b>5.80%</b>	<b>34</b>	<b>37</b>	<b>-3</b>

**Note:**

Vacant units 157 less 0 HUD Approved Vacant units = 94% Occupancy Rate

HUD Delinquency Reporting Rate: No Report Due to Government Shutdown

**Total Public Housing Units** 2705

Total Number of Vacant Units 157

Total Number of Leased Units 34

Total Number of Move Outs 37

Total Number of Evictions 18

**Public Housing Intake**

December - New Applications 208

Approved Applicant Offer Letters Mailed 36

# Memorandum



To: The Board of Commissioners

From: Property Management

Date: February 7, 2019

Re: Occupancy Report December 31, 2018

<b>PHAS Occupancy Report:</b>		<b>1/31/2018- 12/31/18</b>	
<b>12/31/2018</b>			
		<b>Unit Months Available</b>	<b>Units Months Leased</b>
<b>Property</b>	<b>Occupancy</b>		
<b>Sites</b>	<b>%</b>		
Southside	93.99%	4308	4049
Spencer	96.77%	1332	1289
Scat-North East	94.60%	2964	2804
Scat-South East	93.99%	1896	1782
Scat-North West	95.46%	1344	1283
Scat-South West	94.00%	900	846
Benson	97.73%	1716	1677
Crown	97.04%	1788	1735
Evans	94.92%	1320	1253
Florence	96.93%	1272	1233
Highland	99.45%	1272	1265
Jackson	90.18%	2484	2240
Kay Jay	94.16%	1404	1322
Park North	98.89%	1260	1246
Park South	99.21%	1392	1381
Pine	98.43%	1716	1689
Underwood	97.92%	1248	1222
Bayview Building	70.83%	144	102
Chambers Court	83.59%	384	321
Crown 1	95.31%	192	183
Crown 11	89.58%	144	129
Farnam Building	75.42%	240	181
Keystone Crown Creek	85.14%	444	378
NOAH	82.29%	288	237
Securities Building	83.57%	420	351
SCMO	100.00%	12	12
SCKC	100.00%	36	36
Timber Creek	91.30%	540	493
<b>TOTAL =</b>	<b>94.70%</b>	<b>32460</b>	<b>30739</b>

6.3. Financials

6.4. Development

6.5. Procurement/Contracting/Capital Budgets

6.6. Human Resources

6.7. Family and Community Services

6.8. Public Safety

6.9. Legal

6.10. Housing in Omaha, Inc.

7. NEW BUSINESS

8. EXECUTIVE SESSION

9. ADJOURNMENT