

Regular Meeting of the Board of
Commissioners
Thursday, October 7, 2021 8:30 AM
First Floor Boardroom
1823 Harney Street
Omaha, NE 68102

1. ANNOUNCEMENT OF OPEN MEETINGS LAW
2. ROLL CALL
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. Development/External Affairs/Public Relations
 - 5.1.2.1. Resolution 2021-64 Submit Acquisition Proposal for North Villas
 - 5.1.2.2. Resolution 2021-65 Purchase North Villas
 - 5.1.2.3. Resolution 2021-66 Lease Rooftop Space at Kay Jay to Verizon
 - 5.1.2.4. Resolution 2021-67 2022 Annual Plan
 - 5.2. ADDITIONAL ITEMS FOR CONSIDERATION
 - 5.2.1. Resolution 2021-68 Move Dec & Jan Board Meetings to December 16, 2021 & January 13, 2022
 - 5.2.2. Resolution 2021-69 Past Due Write Offs

OHA Past Property Write Off Summary September 27, 2021

Property	Site Manager	Total AR				Total AR Over		Units	Avg \$/Unit
		Under 30 Days	31-60 Owed	61-90 Owed	Over 90 Owed	30 Days	Total Write-Off		
bn - Benson Tower	Denise Schuman	139.00	51.00	50.00	3,967.00	4,068.00	4,207.00	5	
ct - Crown Tower	Denise Schuman	0.00	0.00	0.00	715.00	715.00	715.00	1	
ev - Evans Tower	Brenna Moray	221.00	281.00	0.00	0.00	281.00	502.00	2	
fl - Florence Tower	Brenna Moray	298.00	143.00	926.00	4,118.00	5,187.00	5,485.00	5	
hl - Highland Tower	Jonetta Henry	0.00	11.00	0.00	0.00	11.00	11.00	1	
jt - Jackson Tower	Carnela Smith	0.00	440.00	0.00	1,696.01	2,136.01	2,136.01	2	
kj - Kay Jay Tower	Carnela Smith	0.00	0.00	0.00	285.00	285.00	285.00	1	
pn - Park North Tower	Jonetta Henry	0.00	50.00	38.00	854.00	942.00	942.00	2	
ps - Park South Tower	Jonetta Henry	0.00	3,952.00	100.00	1,400.00	5,452.00	5,452.00	4	
pt - Pine Tower	Sabrina Crawford	0.00	0.00	0.00	1,100.00	1,100.00	1,100.00	1	
pv - Pleasant View		0.00	0.00	0.00	0.00	0.00	0.00	-	
ut - Underwood Tower	Brenna Moray	0.00	0.00	0.00	3,566.00	3,566.00	3,566.00	2	
Tower Sector		658.00	4,928.00	1,114.00	17,701.01	23,743.01	24,401.01	26	938.50
scnw	Cindy Cosentino	0.00	0.00	0.00	0.00	0.00	0.00	-	
scsw	Cindy Cosentino	211.00	39.00	0.00	0.00	39.00	250.00	1	
scne	Kavetta Thompson	0.00	5,270.46	620.00	4,214.00	10,104.46	10,104.46	5	
scse	Sabrina Crawford	0.00	0.00	0.00	11,872.95	11,872.95	11,872.95	2	
sckc	Cindy Cosentino	0.00	0.00	0.00	0.00	0.00	0.00	-	
scmo	Sabrina Crawford	0.00	0.00	0.00	0.00	0.00	0.00	-	
Total Scattered Site		211.00	5,309.46	620.00	16,086.95	22,016.41	22,227.41	8	2,778.43
sp - Spencer Homes	Cindy Cosentino	85.00	113.00	267.00	3,924.00	4,304.00	4,389.00	4	
ss - SouthSide	Jennifer Dexter	1,958.00	2,131.00	514.00	8,368.00	11,013.00	12,971.00	13	-
Total Family Development		2,043.00	2,244.00	781.00	12,292.00	15,317.00	17,360.00	17	1,021.18
Public Housing Total		2,912.00	12,481.46	2,515.00	46,079.96	61,076.42	63,988.42	51	1,254.67
Business Activities									
Home Voucher 4home		0.00	0.00	0.00	0.00	0.00	0.00	-	
Business Activities Total		-	-	-	-	-	-	-	-
Housing in Omaha 4hio 56 Units									
villas	Denise Schuman	0.00	5,493.00	957.00	7,726.79	14,176.79	14,176.79	5	
9bv - Bay View Operations	Sabrina Crawford	0.00	0.00	0.00	0.00	0.00	0.00	-	
9crown1 - Crown I Homes	Kavetta Thompson	1,180.00	900.00	25.00	2,668.00	3,593.00	4,773.00	1	
9crown2 - Crown I Homes	Kavetta Thompson	0.00	0.00	0.00	0.00	0.00	0.00	-	
9ec - Chambers Court	Denise Schuman	0.00	0.00	410.00	503.00	913.00	913.00	1	
9far - Farnam Building	Denise Schuman	0.00	0.00	0.00	0.00	0.00	0.00	-	
9kcc - Keystone Crown Creek	Denise Schuman	0.00	0.00	0.00	0.00	0.00	0.00	-	
9noah - NOAH	Kavetta Thompson	0.00	0.00	0.00	0.00	0.00	0.00	-	
9sec - Securities Building	Denise Schuman	0.00	64.00	18.00	0.00	82.00	82.00	1	
HIO - Tax Credit Partnerships Total		1,180.00	6,457.00	1,410.00	10,897.79	18,764.79	19,944.79	8	2,493.10
Commercial Property									
4comm		0.00	0.00	0.00	0.00	0.00	0.00	-	-
Commercial Propety Total		-	-	-	-	-	-	-	-

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Property	Site Manager	Total AR				Total AR Over		Units	Avg \$/Unit
		Under 30 Days	31-60 Owed	61-90 Owed	Over 90 Owed	30 Days	Total Write-Off		
Total Write-Off		4,092.00	18,938.46	3,925.00	56,977.75	79,841.21	83,933.21	59	1,422.60
Report Total		4,092.00	18,938.46	3,925.00	56,977.75	79,841.21	83,933.21	59	
		-	-	-	-	-	-	-	
		7pubhsg	704bus	villas	7hioinc	4comm			
		Public Housing Total	Business Activities	Housing in Omaha HIO 56 Units	HIO - Tax Credit Partnerships	Commercial Property		Grand Total	
Late Fee Charge		1,220.00	0.00	0.00	100.00	0.00		1,320.00	
Legal Fee		390.00	0.00	0.00	0.00	0.00		390.00	
Maintenance Charge		18,212.41	0.00	0.00	2,543.00	0.00		20,755.41	
Non-Dwelling		0.00	0.00	0.00	0.00	0.00		0.00	
NSF Charge		0.00	0.00	0.00	0.00	0.00		0.00	
Repayment Agreement		24,199.00	0.00	0.00	0.00	0.00		24,199.00	
Rent Charge		19,298.01	0.00	13,414.00	3,125.00	0.00		35,837.01	
Retro Rent		0.00	0.00	0.00	0.00	0.00		0.00	
Security Deposit Charge		0.00	0.00	73.79	0.00	0.00		73.79	
Utility Reimbursement		0.00	0.00	0.00	0.00	0.00		0.00	
Other		669.00	0.00	689.00	0.00	0.00		1,358.00	
Total Write-Off		63,988.42	0.00	14,176.79	5,768.00	0.00		83,933.21	
							Units		59
							Average Write-Off Per Unit		\$ 1,422.60

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

6.2. Asset Management (Public Housing)

6.3. Housing in Omaha, Inc.

6.4. Compliance

6.5. Financials

6.6. Development



VIEW OF TYPICAL TOWNHOUSE UNITS WITH ATTACHED TWO-FLAT



VIEW OF TYPICAL TOWNHOUSE UNITS



VIEW OF TYPICAL COURTYARD UNITS

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