

Regular Meeting of the Board of
Commissioners
Thursday, January 13, 2022 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 (12/16/21)
 - 5.1.2. Minutes of the Previous Annual Board Meeting (12/16/2021)
 - 5.1.3. Minutes of Previous Special Board Meeting (12/28/2021)
 - 5.1.4. Finance/Procurement/Operations Committee Resolutions
 - 5.1.4.1. Resolution 2022-01 OHA Past Due Write-Offs
 - 5.1.4.2. Resolution 2022-02 Retirement Plan Consultation Contract
 - 5.1.4.3. Resolution 2022-03 Terracon Lead Based Paint Contract Renewal
 - 5.1.5. Development/External Affairs/Public Relations Committee Resolutions
 - 5.1.5.1. Resolution 2022-04 Brinshore as Development Partner for Southside Terrace
 - 5.1.5.2. Resolution 2022-05 Application for Disposition of Old Central Office
 - 5.1.5.3. Resolution 2022-06 Memorandum of Agreement with Brinshore Development

5.1.5.4. Resolution 2022-07 Application for Rental Assistance
Demonstration (RAD)

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

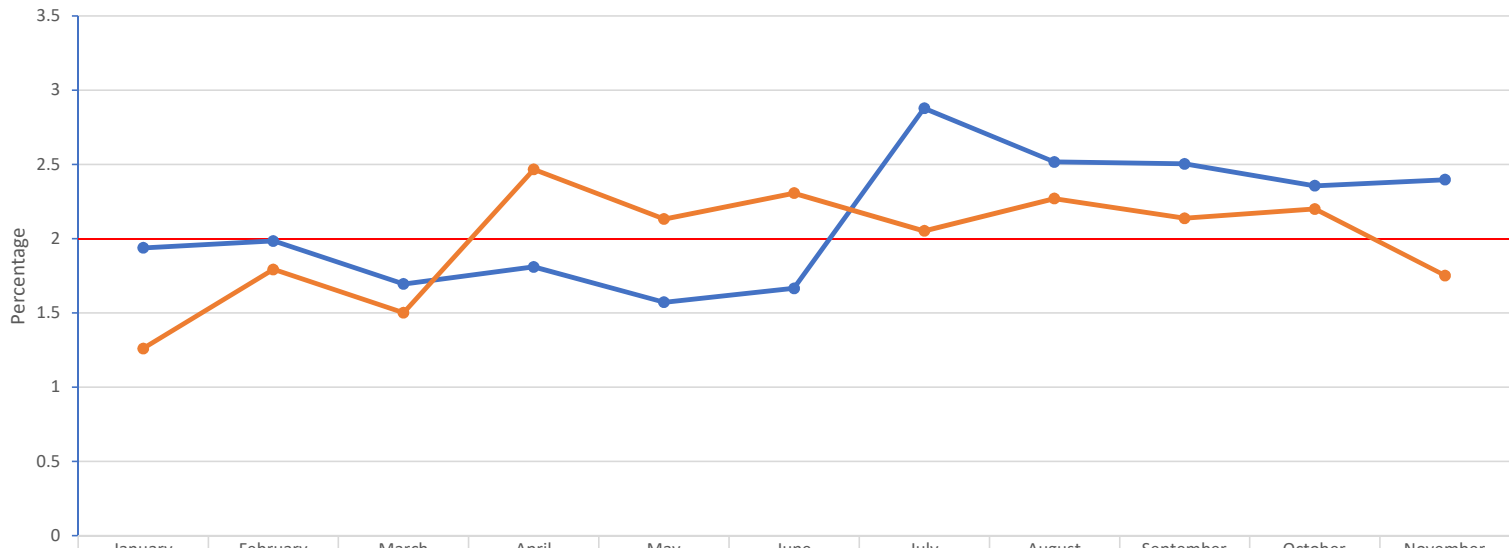
6.2. Asset Management (Public Housing)

6.3. Housing in Omaha, Inc.

6.4. Compliance

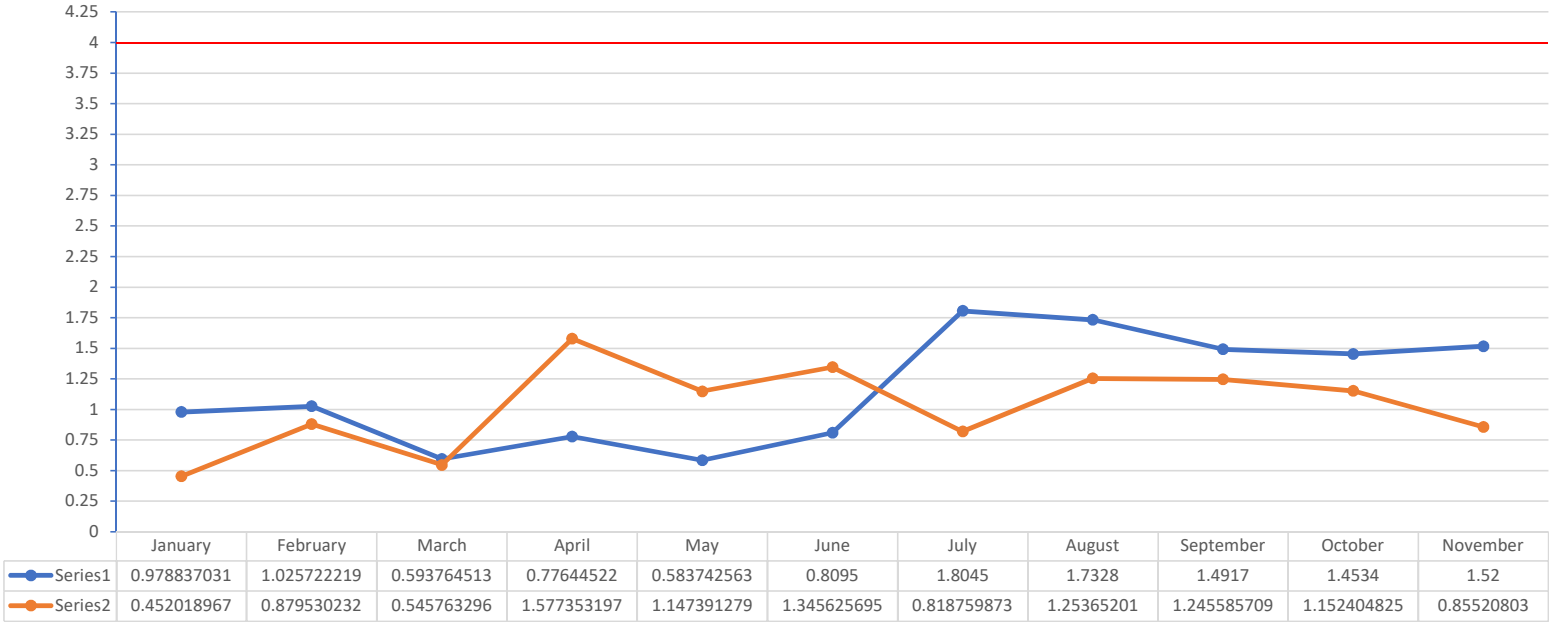
6.5. Financials

Public Housing Quick Ratio

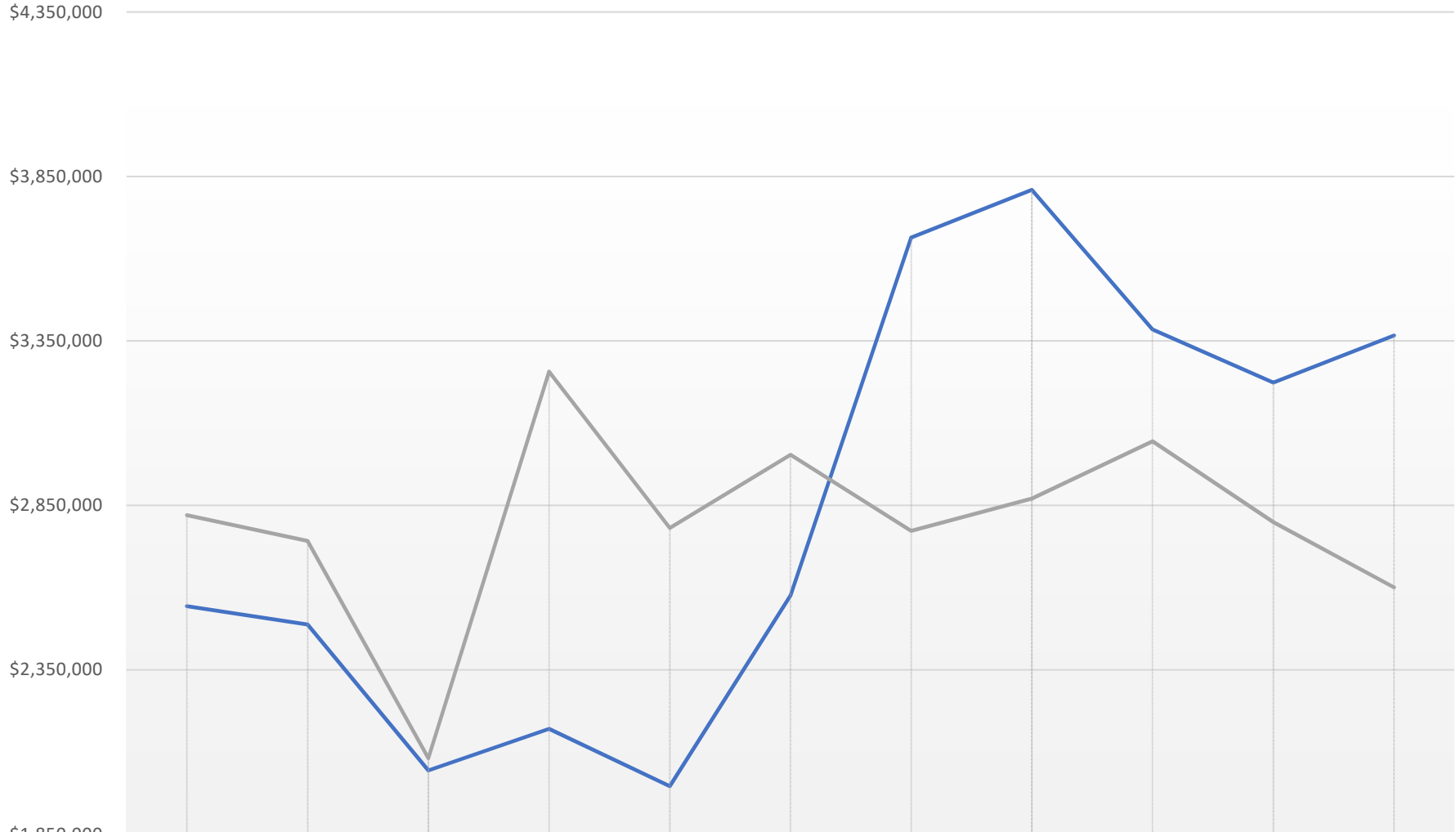


	January	February	March	April	May	June	July	August	September	October	November
● 2021	1.938207526	1.984440708	1.69413988	1.809379783	1.571642386	1.66573381	2.877773101	2.516276532	2.503743762	2.356462052	2.396397852
● 2020	1.260195703	1.792629431	1.501166257	2.466503276	2.131383589	2.306418611	2.051694129	2.269788445	2.137547	2.199923611	1.751775658

Public Housing MENAR
Months expended Net Asset Ratio

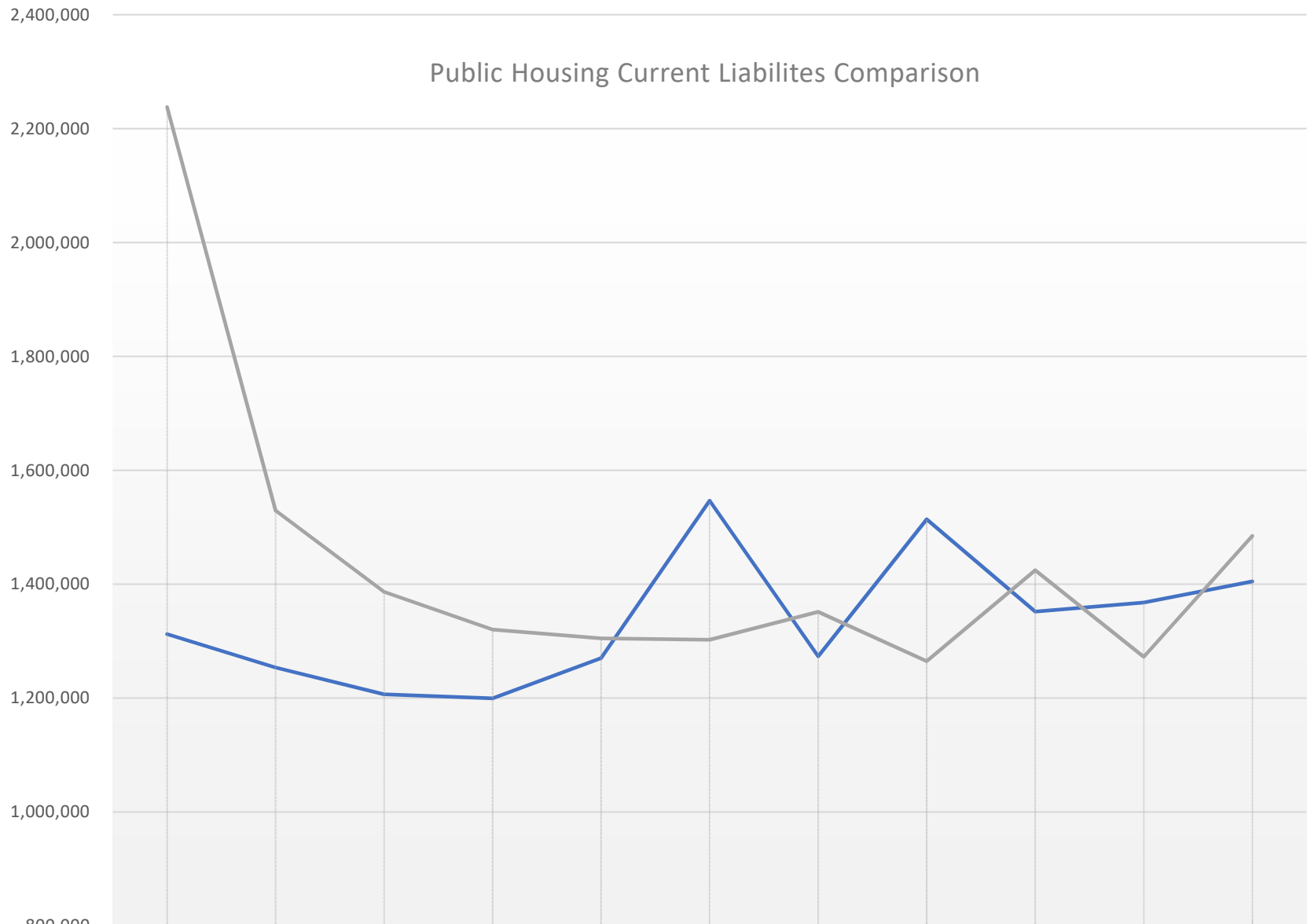


Public Housing Current Asset Comparison



	January	February	March	April	May	June	July	August	September	October	November
— 2021	\$2,543,376	\$2,487,806	\$2,043,912	\$2,170,380	\$1,996,187	2,576,064	3,664,280	3,809,230	3,384,596	3,223,136	3,366,395
— 2020	\$2,820,042	2,741,660	2,081,205	\$3,256,655	\$2,781,219	3,003,988	2,772,483	2,870,665	3,044,774	\$2,799,251	\$2,600,793

Public Housing Current Liabilites Comparison



800,000

January

February

March

April

May

June

July

August

September

October

November

— 2021

1,312,231

1,253,656

1,206,460

1,199,516

1,270,128

1,546,504

1,273,304

1,513,836

1,351,814

1,367,786

1,404,773

— 2020

2,237,781

1,529,407

1,386,392

1,320,353

1,304,889

1,300,447

1,351,314

1,264,728

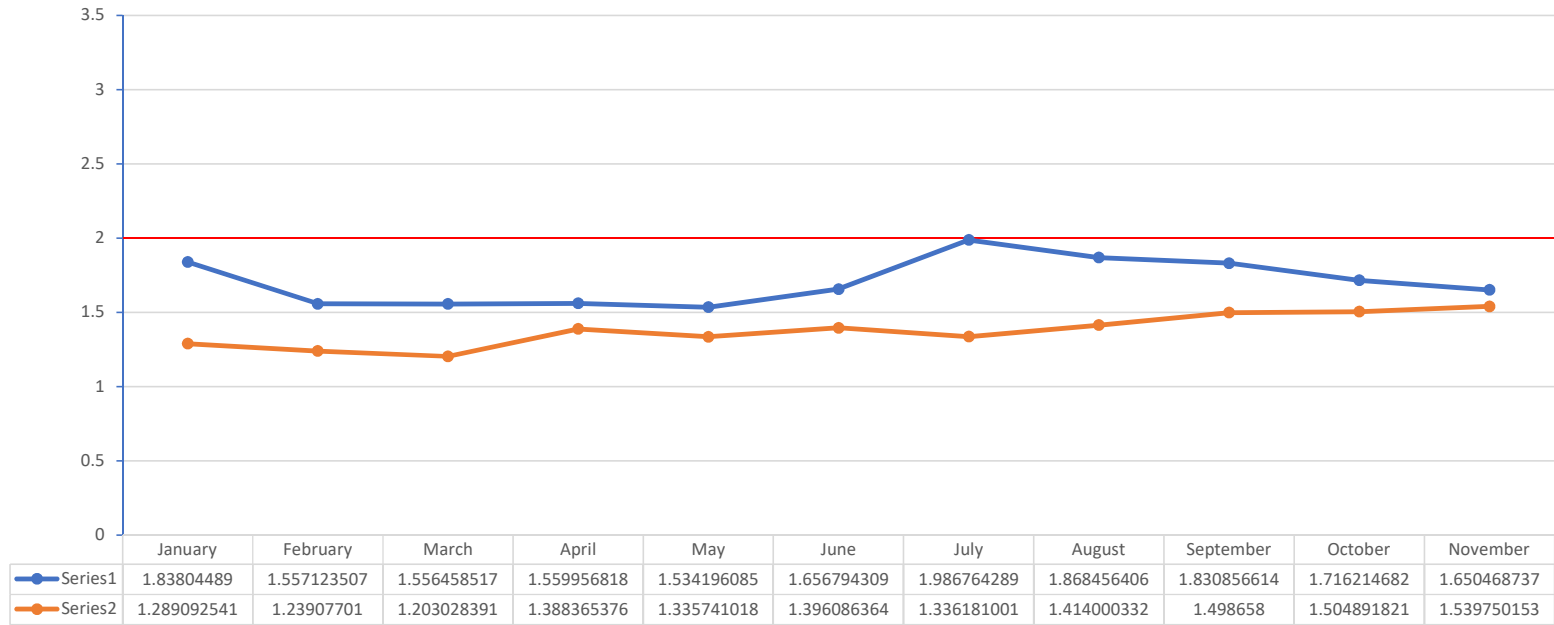
1,424,424

1,272,431

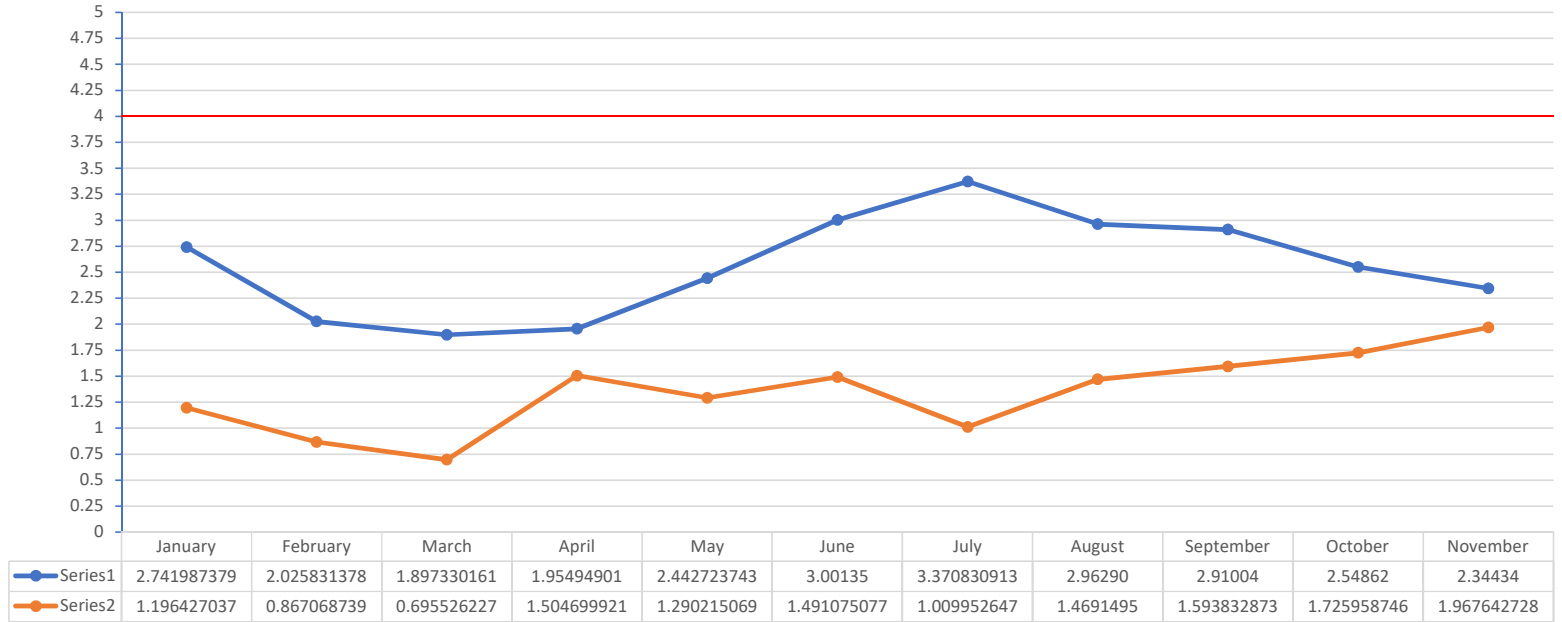
1,484,661

MONTHS

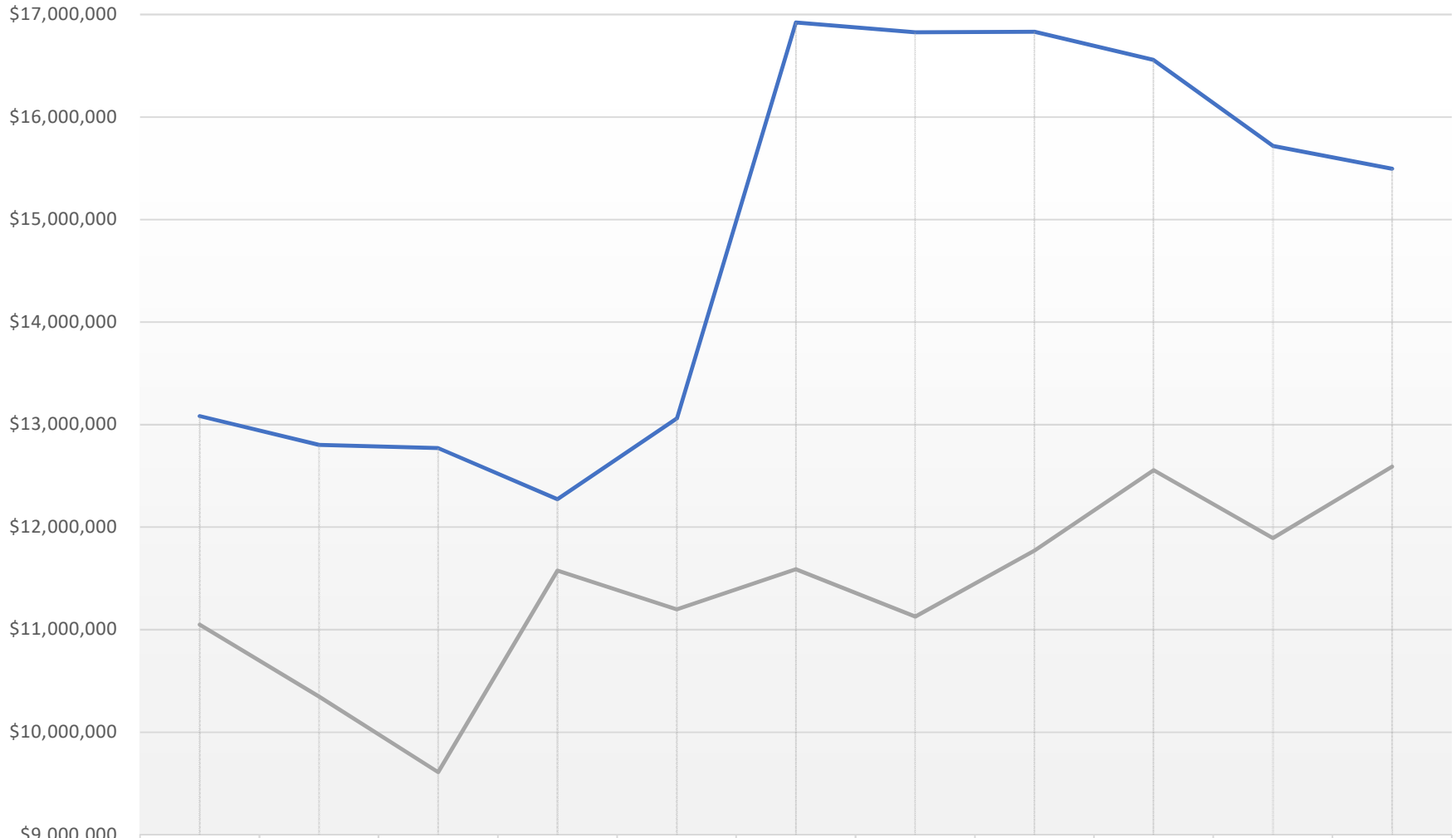
Agency - Wide Quick Ratio



Agency - Wide MENAR Months Expended Net Assets Ratio

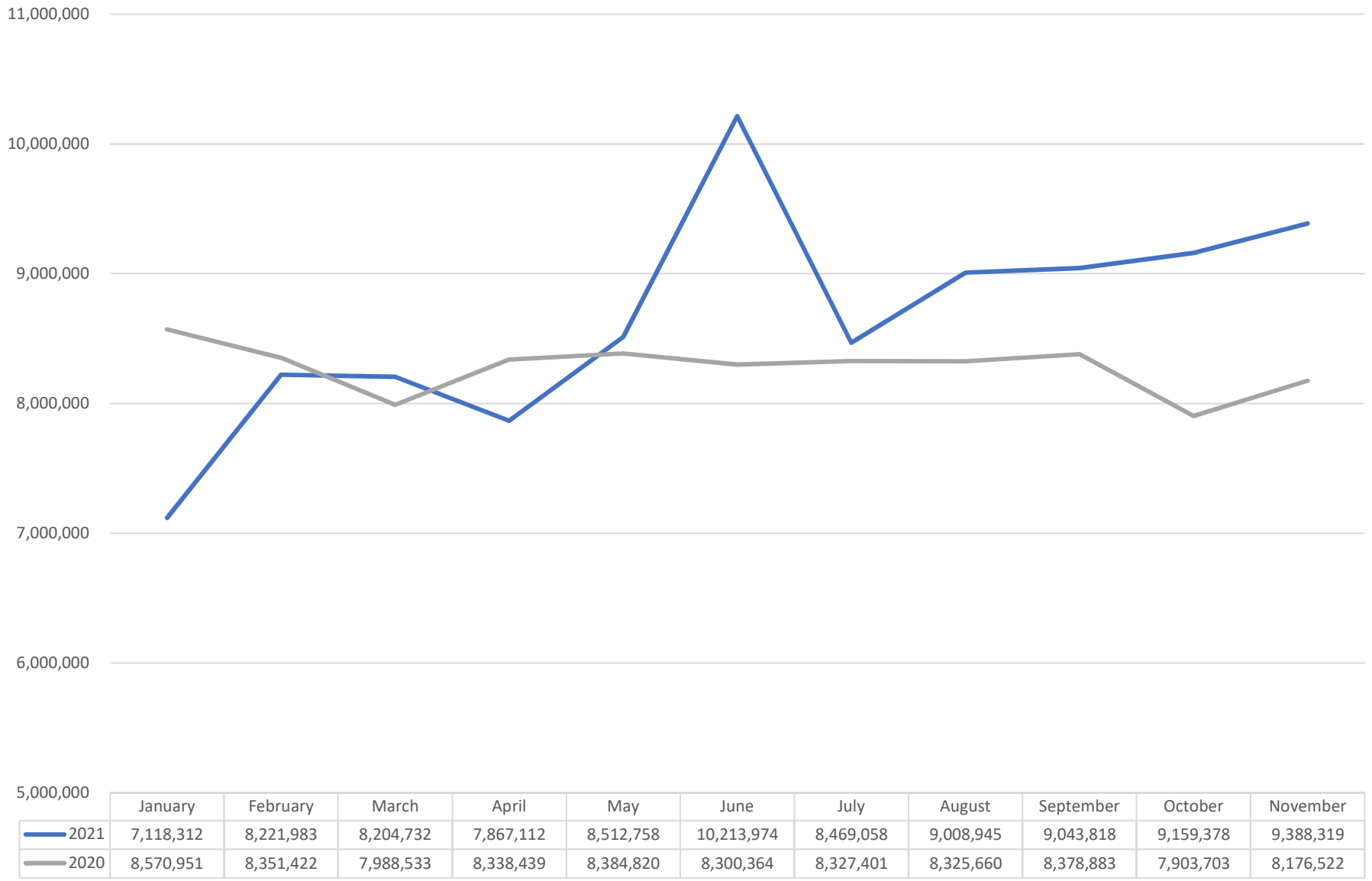


Agency - Wide Current Asset Comparison



	January	February	March	April	May	June	July	August	September	October	November
— 2021	\$13,083,77	\$12,802,64	\$12,770,32	\$12,272,35	\$13,060,24	16,922,454	16,826,022	16,832,821	16,557,934	15,719,459	15,495,127
— 2020	\$11,048,74	\$10,348,05	\$9,610,432	\$11,576,80	\$11,199,94	11,588,025	11,126,915	11,772,486	12,557,084	\$11,894,21	\$12,589,80

Agency Wide Current Liabilities Comparison



Months

AMP #	Property Name	# of Units	2021		2020	
			FASS SCORE	FASS SCORE AVG.	FASS SCORE	FASS SCORE AVG.
1	Southside	336	13.27	1.96	2	0.29
2	Spencer Homes	55	21.61	0.52	2	0.09
5	Kay Jay Tower	107	2	0.09	2	0.10
6	Evans Tower	103	2	0.09	2	0.09
7	Park South	116	12.95	0.66	12.76	0.61
8	Park North	105	2	0.09	2	0.09
9	Benson Tower	125	21.12	1.16	21.32	1.25
10	Pine Tower	143	21.97	1.38	21.5	1.26
11	Florence Tower	104	13.85	0.63	9.76	0.43
12	Highland Tower	106	20.97	0.98	24.58	1.07
13	Jackson Tower	164	2	0.14	2	0.17
14	Underwood Tower	104	22.6	1.03	22.39	0.96
15	Crown Tower	149	23.44	1.54	23.22	1.42
16	SCNE	227	21.45	2.14	20.79	1.96
17	SCSE	144	25	1.58	25	1.48
18	SCNW	112	25	1.23	25	1.15
19	SCSW	75	2	0.07	10.37	0.32
		2275	15.30		12.74	

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 FOR LEGAL, REAL ESTATE, AND/OR PERSONNEL
MATTERS (if necessary)

9. ADJOURNMENT