

Regular Meeting of the Board of
Commissioners
Thursday, March 3, 2022 8:30 AM
First Floor Boardroom
1823 Harney Street
Omaha, NE 68102

1. ANNOUNCEMENT OF OPEN MEETINGS ACT
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 (02/03/2022)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. February 3, 2022

STAFF PRESENT: Joanie Poore, Brian Hansen, Susan Wiggins, Susan Gilroy, Philisa Smith, Jeff Gorley, Sal Issaka, Jody Holston, Latina Jackson, Michelle Therkildsen, Jennifer Dexter

The meeting was called to order at 8:32 a.m.

1. ANNOUNCEMENT OF OPEN MEETINGS ACT:

The meeting falls under the Open Meetings Act and copies of the law are available.

2. ROLL CALL: Commissioners Present:

David Levy, Chair
Jennifer Taylor
Tony Veland
Eric Burgin
Joel Dougherty

Commissioners Absent:

Christine Johnson

3. PUBLIC COMMENTS:

Chair Levy questioned if there were any public comments. No public comments were received.

4. REPORT OF THE CHIEF EXECUTIVE OFFICER

4.1. 2021 Human Resources Update

Ms. Jackson discussed the 2021 Year End Annual Report, and discussed retirements, goals, and restructuring of the HR department. Ms. Jackson discussed diversity within the organization, and Ms. Poore noted that foundational training will be provided to all staff.

4.2. 2021 Collections Update

Mr. Hansen discussed the agency's collection efforts, noting that while HUD had encouraged the agency to pursue collection efforts on old debts, there is no Nebraska statute which requires it. Commissioner Dougherty noted the detriment these collection efforts have on individuals working to improve their credit score.

5. ACTION ITEMS

5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION

(All items listed under the Consent Agenda will be enacted by one motion unless a commissioner requires otherwise, in which event the item may be removed from the Consent Agenda and considered separately.)

5.1.1. Minutes of Previous Regular Board Meeting (01/13/2021)

MOTION by Commissioner Dougherty, seconded by Commissioner Burgin, to approve the consent agenda item.

Motion passed. Aye-5, Nay-0.

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye
Commissioner Burgin – Aye

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Finance/Procurement/Operations Committee Resolutions

5.2.1.1. Resolution 2022-08 OHA Past Due Write-Offs

MOTION by Commissioner Dougherty, seconded by Commissioner Veland, to approve Resolution 2022-08 OHA Past Due Write-Offs.

Motion passed. Aye-5, Nay-0.

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye
Commissioner Burgin – Aye

5.2.1.2. Resolution 2022-09 BayView Concrete Repairs

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2022-09 BayView Concrete Repairs

Motion passed. Aye-5, Nay-0.

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye
Commissioner Burgin – Aye

5.2.1.3. Resolution 2022-10 Underwood Tower Waterproofing Continuation

Mr. Hansen discussed that this resolution was to finish the waterproofing that had already started at Underwood Tower.

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2022-10 Underwood Tower Waterproofing Continuation

Motion passed. Aye-5, Nay-0.

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye
Commissioner Burgin – Aye

5.2.1.4. Resolution 2022-11 Elevator Door Control System Replacement

MOTION by Commissioner Taylor, seconded by Commissioner Dougherty, to approve Resolution 2022-11 Elevator Door Control System Replacement

Motion passed. Aye-5, Nay-0.

Commissioner Levy – Aye
Commissioner Dougherty – Aye

Commissioner Taylor – Aye
Commissioner Veland – Aye
Commissioner Burgin – Aye

5.2.1.5. Resolution 2022-12 FireGuard Contract

Mr. Hansen explained that General Fire stopped servicing our sites.

MOTION by Commissioner Taylor, seconded by Commissioner Dougherty, to approve Resolution 2022-12 FireGuard Contract

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye
Commissioner Burgin – Aye

5.2.1.6. Resolution 2022-13 Hayes Contract, Commercial HVAC

MOTION by Commissioner Dougherty, seconded by Commissioner Veland, to approve Resolution 2022-13 Hayes Contract, Commercial HVAC

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye
Commissioner Burgin – Aye

5.2.2. Development/External Affairs/Public Relations Committee Resolutions

5.2.2.1. Resolution 2022-14 Purchase 2914 Bristol Street

Mr. Hansen explained this Resolution is to acquire a site that is strategically important in the redevelopment of Spencer Homes. Mr. Hansen explained this is one of the underutilized lots in the immediate area.

MOTION by Commissioner Dougherty, seconded by Commissioner Veland, to approve Resolution 2022-14 Purchase 2914 Bristol Street

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye
Commissioner Burgin – Aye

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS (as necessary):

Staff stated they had provided their written reports and welcomed questions.

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **Compliance**
- **Financials**
- **Development**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
- **Family and Community Services**
- **Legal**

7. NEW BUSINESS:

There was no new business.

MOTION by Commissioner Dougherty, seconded by Commissioner Burgin, to move into Executive Session for real estate and personnel matters at 9:36 a.m.

Motion passed. Aye-5, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Veland – Aye
- Commissioner Burgin – Aye

8. EXECUTIVE SESSION:

MOTION by Commissioner Taylor, seconded by Commissioner Burgin, to move out of Executive Session at 9:46 a.m.

Motion passed. Aye-5, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Veland – Aye
- Commissioner Burgin – Aye

9. ADJOURNMENT:

MOTION by Commissioner Taylor, seconded by Commissioner Burgin, to adjourn the meeting at 9:46 a.m.

Motion passed. Aye-5, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Veland – Aye
- Commissioner Burgin – Aye

5.1.2. Finance/Procurement/Operations Committee Resolutions

5.1.2.1. Resolution 2022-15 OHA Past Due Write-Offs

RESOLUTION 2022-15
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS, a list of Charge Off for Vacated Tenant Account Receivables as of January 20, 2022 has been presented to the Board of Commissioners of the Housing Authority of the City of Omaha (Board); and

WHEREAS, the total charge-off for this period is \$133,451.00 which represents 41 its; and

WHEREAS, it is necessary to charge-off said amounts to comply with the findings of the Office of the Inspector General of the U.S. Department of Housing and Urban Development.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha that the CEO be authorized to grant approval for the total amount charged for all OHA properties.

This Resolution shall take effect immediately.

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held March 03, 2022.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

OHA Past Property Write Off Summary February 18, 2022

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	Sue Heiman	0.00	0.00	0.00	0.00	0.00	0.00	-	
ct - Crown Tower	Sue Heiman	2,753.00	1,769.50	1,037.00	8,120.00	10,926.50	13,679.50	4	
ev - Evans Tower	Brenna Moray	320.00	0.00	0.00	0.00	0.00	320.00	1	
fl - Florence Tower	Brenna Moray	0.00	0.00	0.00	0.00	0.00	0.00	-	
hl - Highland Tower	Richard Bruno	3,496.00	2,576.00	1,006.00	3,879.00	7,461.00	10,957.00	2	
jt - Jackson Tower	Geishila Brown-Lee	0.00	0.00	0.00	0.00	0.00	0.00	-	
kj - Kay Jay Tower	Richard Bruno	24.00	0.00	0.00	6.00	6.00	30.00	2	
pn - Park North Tower	Jonetta Henry	0.00	22.00	0.00	0.00	22.00	22.00	1	
ps - Park South Tower	Jonetta Henry	33.00	0.00	0.00	0.00	0.00	33.00	1	
pt - Pine Tower	Sabrina Crawford	2,110.00	316.00	50.00	175.00	541.00	2,651.00	3	
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	0.00	0.00	0.00	-	
Tower Sector		8,736.00	4,683.50	2,093.00	12,180.00	18,956.50	27,692.50	14	1,978.04
scnw	Sarah Nothhorn	3,577.50	2,295.00	2,270.00	6,209.00	10,774.00	14,351.50	2	
scsw	Sarah Nothhorn	0.00	0.00	0.00	3,255.00	3,255.00	3,255.00	1	
scne	Heather Larsen	2,596.00	888.00	738.00	669.00	2,295.00	4,891.00	3	
scse	Sabrina Crawford	174.00	334.00	0.00	3,212.00	3,546.00	3,720.00	2	
sckc	Sarah Nothhorn	0.00	132.00	0.00	0.00	132.00	132.00	1	
scmo	Sabrina Crawford	0.00	0.00	0.00	0.00	0.00	0.00	-	
Total Scattered Site		6,347.50	3,649.00	3,008.00	13,345.00	20,002.00	26,349.50	9	2,927.72
sp - Spencer Homes	Sarah Nothhorn	3,563.00	1,806.00	1,790.00	40,280.00	43,876.00	47,439.00	7	
ss - SouthSide	April Ramsey	14,557.00	3,558.00	1,921.00	8,282.00	13,761.00	28,318.00	9	-
Total Family Development		18,120.00	5,364.00	3,711.00	48,562.00	57,637.00	75,757.00	16	4,734.81
Public Housing Total		33,203.50	13,696.50	8,812.00	74,087.00	96,595.50	129,799.00	39	3,328.18
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	Sarah Nothhorn	0.00	0.00	0.00	0.00	0.00	0.00	-	
parkvill	Sarah Nothhorn	0.00	0.00	0.00	0.00	0.00	0.00	-	
9bv - Bay View Operations	Sabrina Crawford	0.00	0.00	0.00	0.00	0.00	0.00	-	
9crown1 - Crown I Homes	Heather Larsen	0.00	0.00	0.00	0.00	0.00	0.00	-	
9crown2 - Crown I Homes	Heather Larsen	0.00	0.00	0.00	0.00	0.00	0.00	-	
9ec - Chambers Court	Heather Larsen	0.00	450.00	91.00	0.00	541.00	541.00	1	
9far - Farnam Building	Geishila Brown-Lee	0.00	0.00	0.00	0.00	0.00	0.00	-	
9kcc - Keystone Crown Creek	Sarah Nothhorn	0.00	0.00	0.00	0.00	0.00	0.00	-	
9noah - NOAH	Heather Larsen	0.00	0.00	0.00	0.00	0.00	0.00	-	
9sec - Securities Building	Geishila Brown-Lee	0.00	0.00	0.00	3,111.00	3,111.00	3,111.00	1	
HIO - Tax Credit Partnerships Total		-	450.00	91.00	3,111.00	3,652.00	3,652.00	2	1,826.00
Commercial Propety									
4comm		0.00	0.00	0.00	0.00	0.00	0.00	-	-

**OHA Past Property Write Off Summary
February 18, 2022**

Property Commercial Property Total	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		33,203.50	14,146.50	8,903.00	77,198.00	100,247.50	133,451.00	41	3,254.90
Report Total		33,203.50	14,146.50	8,903.00	77,198.00	100,247.50	133,451.00	41	
		-	-	-	-	-	-	-	
		7pubhsg	704bus	villas-parkvill	7hioinc	4comm			
		Public Housing Total	Business Activities	Housing in Omaha HIO 56 Units	HIO - Tax Credit Partnerships	Commercial Property		Grand Total	
Late Fee Charge		3,166.00	0.00	0.00	200.00	0.00		3,366.00	
Legal Fee		4,422.00	0.00	0.00	0.00	0.00		4,422.00	
Maintenance Charge		21,324.50	0.00	0.00	0.00	0.00		21,324.50	
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		6,067.00	0.00	0.00	0.00	0.00		6,067.00	
Rent Charge		92,688.00	0.00	0.00	91.00	0.00		92,779.00	
Retro Rent		0.00	0.00	0.00	0.00	0.00		0.00	
Security Deposit Charge		0.00	0.00	0.00	0.00	0.00		0.00	
Utility Reimbursement		0.00	0.00	0.00	0.00	0.00		0.00	
Other		2,131.50	0.00	0.00	3,361.00	0.00		5,492.50	
Total Write-Off		129,799.00	0.00	0.00	3,652.00	0.00		133,451.00	
							Units		41
							Average Write-Off Per Unit		\$ 3,254.90

5.1.2.2. Resolution 2022-18 Legal Services, Affordable Housing
Development

Memorandum



To: The Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: March 3, 2022

Re: Recommendation for Contract Renewal – Affordable Housing Development Legal Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract renewal with Reno & Cavanaugh, PLLC for Affordable Housing Development Legal Services. The contract extension amount would not exceed \$100,000.00 for a total amount not to exceed \$200,000. This would be the first one-year renewal with OHA reserving the right to renew for three (3) additional terms with Board of Commissioner approval.

PREVIOUS ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expiration Date
Contract 21-LEGHD-16	2021-16	4/1/2021	\$100,000	\$100,000	4	1	3/31/2022

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expiration Date
First Renewal	2022-TBD	4/1/2022	\$100,000	\$200,000	3	1	3/31/2023

PROJECT COST:

Company Name	DBE	Section 3 Business	Expended as of 1/31/2022
Reno & Cavanaugh, PLLC	No	No	\$23,463

SOURCE OF FUNDS: COCC Budget, Capital Funds, Section32 Homeownership funds and Choice Neighborhood Implementation Grant Funds

SPONSOR(S):

Jennifer Dexter, Procurement Manager
Susan Wiggins, CFO
Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2022 – 18
CONTRACT WITH RENO & CAVANAUGH FOR LEGAL SERVICES

WHEREAS, staff of the Housing Authority of the City of Omaha (OHA) desires professional legal services to guide and represent OHA in housing development and mixed finance matters;

WHEREAS, OHA has a contract with Reno & Cavanaugh, PLLC effective beginning April 1, 2021 to provide legal services in housing development and mixed finance matters on an as-needed basis for a contract amount not to exceed \$100,000 and for a contract term of one year with an option to renew for four additional one-year terms; and

WHEREAS, OHA staff recommends that the Board of Commissioners approve renewal of the contract with Reno & Cavanaugh, PLLC to provide legal services in housing development and mixed finance matters on an as-needed basis, for a one-year term, with an increased contract amount of \$100,000;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners hereby approves renewal of the contract with Reno & Cavanaugh, PLLC, to provide legal services in housing development and mixed finance matters on an as-needed basis, for a one-year term, with an increased contract amount of \$100,000.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Assistant Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held March 3, 2022.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.1.2.3. Resolution 2022-19 Cellular Services, Verizon Wireless Contract

Memorandum



To: The Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: March 4, 2022
Re: Recommendation for Contract – Verizon

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve service with Verizon for cellular services for an amount not to exceed \$200,000.00. This service would be for a term of (1) one year with OHA reserving the right to renew for (4) four additional terms with the Board of Commissioner approval.

EXPLANATION:

OHA has utilized Verizon for cellular service. Verizon requests OHA document their agreement with a threshold agreement allowing OHA to continue to utilize their services which renews annually in March.

METHOD OF PROCUREMENT:

GSA, U.S. General Services Administration, acts as the federal government's procurement expert in helping federal agencies and government entities obtain services at a lower contracted rate than the general public. Verizon is a GSA-approved vendor. The current contract pricing through GSA is valid through June 10, 2025. Through utilizing this pricing, OHA is able to obtain pricing of only \$48.75 per line to include unlimited talk, text, data and mobile hotspot.

PROJECT COST: This contract will not exceed \$200,000.00.

SOURCE OF FUNDS: Department budgets for cellular device users

SPONSOR(S):

Jennifer Dexter, Procurement Manager
Mike Hale, IT Project and Vendor Manager
Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2022 – 19
CONTRACT WITH VERIZON FOR CELL SERVICES

WHEREAS, the Housing Authority of the City of Omaha (OHA) requires cellular services;

WHEREAS, OHA has existing cell services through Verizon;

WHEREAS, Verizon is a GSA-approved vendor procured by the federal government’s General Services Administration;

WHEREAS, OHA policies and HUD regulations permit OHA to contract with GSA-approved vendors without conducting a separate local procurement process; and

WHEREAS, OHA staff recommends that the Board of Commissioners approve a contract with Verizon in an amount based on staffing and usage, but not expected to exceed \$200,000.00, for a one-year term, with an option to renew for four additional one-year terms;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners hereby approves a contract with Verizon in an amount based on staffing and usage, but not expected to exceed \$200,000.00, for a one-year term, with an option to renew for four additional one-year terms.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Assistant Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held March 3, 2022.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.1.2.4. Resolution 2022-20 HR Systems Contract Renewal

Memorandum



To: The Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: March 3, 2022

Re: Recommendation for Contract Renewal – Human Resources Support Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract renewal with HR Systems to provide HR Support services for OHA. The amount not to exceed \$130,000. HR Systems is an HR Consultant company that offers a wide range of services which OHA can utilize that include recruiting/interviewing and selection, performing reference checks, professional consulting, employee training and development services, salary analysis, revisions of policies and procedures, and recreating the Affirmative Action Plan. This would be the first one-year renewal with OHA reserving the right to renew for two (2) additional terms with Board of Commissioner approval.

PREVIOUS ACTION:

	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Contract 20-HRSUPP-14	2020-14	3/23/2020	\$260,000	\$260,000	3	1	3/22/2022

PROPOSED ACTION:

	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
First Renewal	2022-TBD	3/23/2022	\$130,000	\$390,000	2	1	3/22/2023

PROJECT COST:

Company Name	DBE	Section 3 Business	Expended as of 9/30/2021
HR Systems	No	No	\$186,826

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: COCC funds

SPONSOR(S):

Jennifer Dexter, Procurement Manager

Latina Jackson, Director of Human Resources

Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2022 – 20
RENEW CONTRACT WITH HR SYSTEMS, INC.
FOR HUMAN RESOURCES SUPPORT SERVICES

WHEREAS, staff of the Housing Authority of the City of Omaha (OHA) desires services from a human resources consulting firm to provide hiring, training, and other consulting services, including assistance in developing personnel policies and procedures;

WHEREAS, OHA has a contract with HR Systems, Inc. effective beginning March 23, 2020 in an amount not to exceed \$130,000 per year, for a term of two years, with the option to renew for three additional one-year terms; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve renewal of the contract with HR Systems, Inc. in an amount not to exceed \$130,000, for a term of one year, with the option to renew for two additional one-year terms;

NOW, THEREFORE, BE IT RESOLVED THAT the OHA Board of Commissioners hereby approves renewal of the contract with HR Systems, Inc. in an amount not to exceed \$130,000, for a term of one year, with the option to renew for two additional one-year terms.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held March 3, 2022.

Joanie Poore, Secretary

5.1.2.5. Resolution 2022-22 Construction Contractors Pool

Memorandum



To: The Board of Commissioners
From: Jonathan Jenkins, Capital Improvements Manager
Date: March 3, 2022
Re: Recommendation for Contracts – Construction Contractors Pool

RECOMMENDED ACTION:

Omaha Housing Authority (hereinafter “OHA”) Staff recommends the OHA Board of Commissioners approve contracts with the listed vendors in the attached table to provide the general contracting services as described with the amounts not to exceed (NTE). These contracts would be for one (1) year with the right to renew four (4) additional terms with Board of Commissioner approval.

EXPLANATION:

OHA is required to solicit for three quotes when performing construction work that is over \$2,000, but below the formal bid threshold. This can be a time-consuming process which creates delays in completing work in a timely manner. In addition, due to the number of properties that OHA owns, each manager completing construction projects uses different contractors or potentially the same contractor without knowledge of the workload the vendor is currently completing for other OHA staff.

The published RFQ would provide pools for different services that create efficiencies when soliciting for quotes. OHA first conducted the RFQ process to receive technical proposals from contractors to qualify those firms to be placed in a Pool of Contractors eligible to provide construction services and ensure compliance with all HUD and Department of Labor mandates. The design of the RFQ and subsequent NTE contracts allow OHA to manage the construction pools efficiently as projects are available. As projects become available, the pool of contractors for the specific service is emailed as a group providing all equal opportunity to bid on the scope of work. The lowest competitive price from the pre-approved contractor pool will be selected for the project.

METHOD OF PROCUREMENT:

A Request for Qualifications (RFQ) was published on January 25, 2022. THE RFQ was advertised twice locally in the *The Record*. Procurement staff also contacted 119 general contractors and three contractor business exchange organizations encouraging participation in the project. The Construction Contractor RFQ attracted a total of nineteen proposals. The architecture of the RFQ allows us to reopen regularly in the interest of maintaining a “healthy pool of available contractors.” This re-opening may especially occur if, for example, additional contractors contact the OHA to inform us of their desire to compete for projects and to be placed in the pool; or may occur if the contractors already in the pool are not as competitive (both in participation and/or quoted costs). In any case, OHA will consider re-opening the pool typically once per every 6 or 12 months. When OHA does re-publish the RFQ, the contractors who have already been placed in the pool will not be required to again compete—such firms will just stay in the pool

A team of nine (9) maintenance and capital improvement team members reviewed the qualifications of all contractors. Last year we spent approximately \$1.4M on these services combined, we based the NTE for the contracts on that price estimate and the number of services they are providing.

RESPONSIVE AND RESPONSIBLE:

Staff evaluated all proposers to determine that they are responsive and responsible. All contractors listed received excellent references from multiple entities like OHA and have been deemed responsive and responsible.

MBE/WBE INFORMATION:

Eight of the attached contractors support OHAs MBE/WBE efforts providing contracts to disadvantaged business enterprises (DBE).

SOURCE OF FUNDS:

Larger jobs, typically those over \$5,000 at public housing sites, are budgeted in the Capital Fund Grants. The property's operating funds are budgeted for minor repairs.

SPONSOR(S):

- Jennifer Dexter, Procurement Manager _____
- Jonathan Jenkins, Capital Improvements Manager _____
- Jody Holston, Public Housing Director _____
- Susan Wiggins, CFO _____
- Brian Hansen, General Counsel _____

RECOMMENDED BY: _____
(Joanie Poore, CEO)

Contractors	Asphalt	Concrete Flatwork	Concrete Retaining Walls	Foundation Repairs	Painting	Windows	Deck Replacement	Siding	Gutters	Residential Roofing	Interior Rehabs	Total Proposed Services	NTE Contract Amount based on services provided
United Products					X	X	X	X	X	X	X	7	\$125,000
10 men roofing									X	X		2	\$50,000
Blaha Roofing									X	X		2	\$50,000
Davis Contracting		X	X	X	X	X	X	X	X	X	X	10	\$125,000
Excel Windows						X						1	\$25,000
Futures		X	X		X	X	X	X	X		X	8	\$125,000
Gazellas Bright					X			X		X	X	4	\$50,000
H&S Contracting									X	X		2	\$50,000
HHERS	X	X	X	X	X	X	X	X	X	X	X	11	\$125,000
Jensen								X	X	X		3	\$50,000
K&L Constructions			X		X	X	X		X	X	X	7	\$125,000
Ken & Associates		X	X	X	X	X	X				X	7	\$50,000
Nexterior	X	X	X		X	X	X	X	X	X	X	10	\$125,000
Pinnacle		X			X	X	X	X	X	X	X	8	\$125,000
The official handyman					X	X	X	X	X	X	X	7	\$125,000
TSR Construction	X	X	X		X	X	X	X	X	X	X	10	\$125,000
Tyler Complete Concrete		X			X							2	\$25,000
Totals	3	8	7	3	12	11	10	10	13	13	11		\$1,475,000

RESOLUTION NO. 2022 – 22
CONSTRUCTION CONTRACTOR POOL CONTRACTS

WHEREAS, the Housing Authority of the City of Omaha (OHA) frequently requires contractor services for specific work with a relatively low cost, below the dollar threshold requiring public bids, but requiring staff to obtain 3 quotes, which is a time-consuming process and not an effective use of OHA staff time given that much contractor work is required routinely and repeatedly on an ongoing basis by multiple property management divisions;

WHEREAS, OHA issued a public Request for Qualifications to establish a pool of pre-approved contractors available to handle specific routine work; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve contracts with the vendors listed on the attached table, to provide the general contracting services as described in the attached table, for contract amounts not to exceed the amount stated in the attached table, and for a contract term of one year, with an option to renew for 4 additional one-year terms;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves contracts with the vendors listed on the attached table, to provide the general contracting services as described in the attached table, for contract amounts not to exceed the amount stated in the attached table, and for a contract term of one year, with an option to renew for 4 additional one-year terms.

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held March 3, 2022.

Joanie Poore, Secretary

Contractors	Asphalt	Concrete Flatwork	Concrete Retaining Walls	Foundation Repairs	Painting	Windows	Deck Replacement	Siding	Gutters	Residential Roofing	Interior Rehabs	Total Proposed Services	NTE Contract Amount based on services provided
United Products					X	X	X	X	X	X	X	7	\$125,000
10 men roofing									X	X		2	\$50,000
Blaha Roofing									X	X		2	\$50,000
Davis Contracting		X	X	X	X	X	X	X	X	X	X	10	\$125,000
Excel Windows						X						1	\$25,000
Futures		X	X		X	X	X	X	X		X	8	\$125,000
Gazellas Bright					X			X		X	X	4	\$50,000
H&S Contracting									X	X		2	\$50,000
HHERS	X	X	X	X	X	X	X	X	X	X	X	11	\$125,000
Jensen								X	X	X		3	\$50,000
K&L Constructions			X		X	X	X		X	X	X	7	\$125,000
Ken & Associates		X	X	X	X	X	X				X	7	\$50,000
Nexterior	X	X	X		X	X	X	X	X	X	X	10	\$125,000
Pinnacle		X			X	X	X	X	X	X	X	8	\$125,000
The official handyman					X	X	X	X	X	X	X	7	\$125,000
TSR Construction	X	X	X		X	X	X	X	X	X	X	10	\$125,000
Tyler Complete Concrete		X			X							2	\$25,000
Totals	3	8	7	3	12	11	10	10	13	13	11		\$1,475,000

5.1.2.6. Resolution 2022-23 Contract Extension, Benson Tower
Waterproofing

Memorandum



To: The Board of Commissioners

From: Jonathan Jenkins, Capital Improvement Manager

Date: March 04 , 2022

Re: Recommendation for Contract Extension– Tower Waterproofing and Masonry Repair Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) Staff recommends the OHA Board of Commissioners approve a nine-month extension to the one-year firm-fixed contract, 20BNWTP-50 with **McGill Brothers Inc** to complete the waterproofing of Benson Tower.

EXPLANATION:

The OHA Board of Commissioners awarded one-year contract to McGill Brothers Inc for the waterproofing effective September 24, 2020 and ending September 23, 2021. The original contract did not include a provision for extensions of the contracts. McGill Brothers Inc was delayed while awaiting the review and approval of the 5-Yr Environmental Review and expects to complete the project within the next nine months.

PROJECT COST:

No additional funding.

SOURCE OF FUNDS:

2019 Capital Funds Grant.

ONGOING FISCAL IMPACT:

None.

SPONSORS:

Jonathan Jenkins, Capital Improvements Manager

Jody Holston, Public Housing Director

Susan Wiggins, CFO

Brian Hanson, General Counsel

RECOMMENDED BY:

Joanie Poore, CEO

RESOLUTION NO. 2022 - 23
CONTRACT EXTENSION FOR WATERPROOFING AT BENSON TOWERS

WHEREAS, staff of the Housing Authority of the City of Omaha (OHA) determined that waterproofing and masonry repair is needed at Benson Tower;

WHEREAS, in September 2020, OHA entered into a firm-fixed price contract with McGill Brothers to provide waterproofing and masonry repair at Benson Tower, in an amount not to exceed \$161,135, with a one-year contract term;

WHEREAS, completion of the contract work was delayed pending environmental reviews and approvals; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve an extension of the contract term of the contract with McGill Brothers to provide waterproofing and masonry repair at Benson Tower for work to be completed by December 31, 2022;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves an extension of the contract term of the contract with McGill Brothers to provide waterproofing and masonry repair at Benson Tower for work to be completed by December 31, 2022.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held March 3, 2022.

Joanie Poore, Secretary

5.1.2.7. Resolution 2022-24 Fire Panel Replacement, Kay Jay Tower

Memorandum



To: The Board of Commissioners

From: Jonathan Jenkins, Capital Improvements Manager

Date: March 3, 2022

Re: Recommendation for Contract – Replace Damaged Fire Panel at Kay Jay Tower

RECOMMENDED ACTION:

Omaha Housing Authority (hereinafter “OHA”) Staff recommends the OHA Board of Commissioners approve a contract with Johnson Controls to replace the damaged Kay Jay fire alarm panel components caused by water intrusion, for an amount not to exceed \$39,873. This contract would be for a term of six (6) months.

EXPLANATION:

The fire panel at Kay Jay tower resides below a plumbing stack that overflowed. The water leaked into the panel and shorted multiple electronic components that require replacement. OHA is also contracting with Signal 88 for fire watch responsibilities during shifts where public safety or site staff are not scheduled under a previously approved contract

We replaced damaged circuit boards in this panel for a similar issue when the plumbing stack overflowed in June of 2021. Some of the replaced boards were damaged again and additional boards were damaged in the November overflow. Before the new panel components are installed, a plan is being developed to prevent this from occurring in the future. OHA staff is researching different water diversion tactics such as a waterproof box with sealed connections and creating channels for water to be routed around the location if the plumbing stack overflows again. In addition, OHA staff is currently evaluating A&E firms for a plumbing stack replacement project.

METHOD OF PROCUREMENT:

OHA requested quotes from Fireguard, Continental, and Johnson Control to replace the Simplex Panel. Both Fireguard and Continental would be required to work with Johnson Control who is the sole company in Omaha who has the ability to replace this panel. Both companies can buy this panel from Johnson Control and then install it, this would have the Johnson Control Price plus their markup. Neither of these companies provided quotes with the understanding they would not be able to match the price of Jonson Control.

The components inside the panel are proprietary to the Simplex System installed and cannot be retrofitted with another brand of fire panel without replacing the complete system which includes fire alarms and sensors throughout the building. Re-evaluating the design of the fire panel systems will be considered for an A&E project in future years, allowing for a system that can be plug and play with multiple brands of components and vendors.

RESPONSIVE AND RESPONSIBLE:

Staff evaluated all bidders to determine that they are responsive and responsible. Johnson Controls received excellent references from multiple entities like OHA and has been deemed responsive and responsible.

PROJECT COST:

Project will not exceed \$39,873.

SOURCE OF FUNDS:

Capital Fund Grant 2020

SPONSOR(S):

Jonathan Jenkins, Capital Improvements Manager

Jody Holston, Public Housing Director

Susan Wiggins, CFO

Brian Hansen, General Counsel

RECOMMENDED BY: _____
(Joanie Poore, CEO)

RESOLUTION NO. 2022 - 24
CONTRACT TO REPLACE FIRE PANEL AT KJ TOWER

WHEREAS, the fire alarm panel at KJ Tower has been damaged by water and requires replacement to protect the safety of residents;

WHEREAS, OHA requested quotes from three vendors in accord with OHA procurement policies and HUD regulations;

WHEREAS, staff determined that the quote provided by Johnson Controls offered the best pricing and value for OHA; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve a contract with Johnson Controls to replace the damaged Kay Jay fire alarm panel components for an amount not to exceed \$39,873 and for a contract term of six months;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with Johnson Controls to replace the damaged Kay Jay fire alarm panel components for an amount not to exceed \$39,873 and for a contract term of six months.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held March 3, 2022.

Joanie Poore, Secretary

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Finance/Procurement/Operations Committee Resolutions

5.2.1.1. Resolution 2022-16 Legal Services, General Litigation, Baird Holm

5.2.1.2. Resolution 2022-17 Legal Services, Labor Relations, Baird Holm

5.2.1.3. Resolution 2022-21 Workers Compensation Contract

Memorandum



To: The Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: March 3, 2022
Re: Recommendation for Contract Renewal – Workers Compensation Insurance

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract renewal with Berkshire Hathaway Homestate Insurance Company (BHHC) to provide OHA’s workers compensation insurance policy. The quote for the 2022-23 premium is \$322,977.00. The renewal would be the first one-year renewal with OHA reserving the right to renew for three (3) additional terms with Board of Commissioner approval.

PREVIOUS ACTION:

	Resolution	Effective Date	2021 Premium	Renewals available	No. of Vendors	Expire Date
Contract 21-WORCOM-INS	2021-26	4/1/2021	\$299,872	4	1	3/31/2022

PROPOSED ACTION:

	Resolution	Effective Date	2022 Premium	Renewals available	No. of Vendors	Expire Date
First Renewal	2022-TBD	4/1/2022	\$322,977	3	1	3/31/2023

PROJECT COST:

Company Name	DBE	Section 3 Business	Expended as of 1/31/2022
Berkshire Hathaway Homestate Insurance Company	No	No	\$ 311,534

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: All OHA Agency Department Budgets

SPONSOR(S):

Jennifer Dexter, Procurement Manager
Denise Thomas, Legal Department Manager
Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2022 – 21
WORKERS COMPENSATION INSURANCE

WHEREAS, the Housing Authority of the City of Omaha (OHA) is required to hold a policy of workers compensation insurance;

WHEREAS, in 2021 OHA conducted a public procurement process to secure workers compensation insurance and, as a result of this process, determined that the workers compensation insurance policy offered by Berkshire Hathaway Homestate Insurance Company provided the best pricing and value to OHA;

WHEREAS, OHA has a contract with Berkshire Hathaway Homestate Insurance Company effective beginning April 1, 2021 to provide workers compensation insurance for a one-year term with the option to renew for four additional one-year terms;

WHEREAS, the annual premium costs for workers compensation insurance are based on multiple factors including prior claims, as well as current staffing levels and payroll levels, which may change through the year, and are estimated at \$322,977 based on current staffing and payroll;

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve renewal of the contract with Berkshire Hathaway Homestate Insurance Company to provide workers compensation insurance for a one-year term, with the option to renew for three additional one-year terms;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves renewal of the contract with Berkshire Hathaway Homestate Insurance Company to provide workers compensation insurance for a one-year term, with the option to renew for three additional one-year terms.

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held March 3, 2022.

Joanie Poore, Secretary

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: March 3, 2022
Re: Monthly Utilization Report

PERIOD ENDING JANUARY 31, 2022

	<u>Allocated</u>	<u>Leased</u>	<u>Looking</u>
Housing Choice Voucher Base:	5003		99
HA Owned		07	
Home Ownership		63	
Tenant Protection		174	
Regular HCV (All other vouchers)		3793	
Total Vouchers Leased		<u>4490</u>	
Housing Choice Voucher Utilization: 90%			

	<u>Leased</u>	<u>Looking</u>
Portable Vouchers		
Port Billing	84	80
Port In		23

	<u>Allocated</u>	<u>Leased</u>
Mainstream Vouchers	115	102
Mainstream Utilization: 89%		

	<u>Allocated</u>	<u>Leased</u>
Project Based Vouchers	182	174
Project Based Vouchers (VASH)		30

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: March 3, 2022
Re: Monthly Utilization Report

PERIOD ENDING JANUARY 31, 2022

	<u>Allocated</u>	<u>Leased</u>	<u>Looking</u>
Mod Rehab	91	78	13
Mod Rehab Utilization (using allocated): 86%			

	<u>Allocated</u>	<u>Leased</u>	<u>Looking</u>	<u>Referral</u>
EMERGENGY VOUCHERS	142	37	31	0
EHV Utilization: 26%				

	<u>Allocated</u>	<u>Leased</u>	<u>Looking</u>
VASH Vouchers	157	93	10
VASH Utilization: 78%			

	<u>Allocated</u>	<u>Leased</u>	<u>Looking</u>	<u>Referral</u>
HOME TBRA	41	24	1	1
TBRA Utilization: 59%				

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: March 3, 2022
Re: Monthly Utilization Report

PERIOD ENDING JANUARY 31, 2022

January 2022

Inspections – 609 Total Conducted
608 Section 8 inspections conducted
33.6% failed of the 325 annual and 57 initial and transfer inspections
202 follow up inspections
18 special, complaint and management inspections
6 Other inspections (relocation and inconclusive)
1 Public housing scattered site inspections conducted

December 2021

Inspections – 675 Total Conducted
674 Section 8 inspections conducted
37.9% failed of the 343 annual and 91 initial and transfer inspections
219 follow up inspections
17 special, complaint and management inspections
4 Other inspections (relocation and inconclusive)
1 Public housing scattered site inspections conducted

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: March 3, 2022
Re: Monthly Utilization Report

HUD Delinquency Report

PERIOD ENDING JANUARY 31, 2022

January	2022	95.64%
December	2021	96.00%
November	2021	95.01 %
October	2021	95.01 %
September	2021	94.68 %
August	2021	91.77 %
July	2021	91.89 %
June	2021	92.03 %
May	2021	93.14 %
April	2021	93.66 %
March	2021	94.02 %
February	2021	94.80 %
January	2021	95.08 %

*HUD mandates for SEMAP the delinquency reporting rate on percent of families with reexaminations completed must be 95% by PHA fiscal year end. If this threshold is not met, OHA would receive zero points.

6.2. Asset Management (Public Housing)

Monthly Public Housing Property Management Report
January 31, 2022

Development			Occupancy				Tenant Accounts Receivable					Net Operating Income				PHAS
Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied	Trend	TAR Balance	Tenant Revenue	Prev Mo TAR Ratio	Current Mo TAR Ratio	TAR Trend	YTD Actual	YTD Budget	YTD Variance	YTD Actual Non-Cash	MASS Points (of 25)
Multifam/ Towers	Florence Tower	106	10	10	92.3%	-	\$ 11,943	\$ 16,159	0.87	0.74	↓	\$ (1,819)	\$ (10,767)	\$ 8,948	\$ 7,562	9
	Benson Tower	143	3	4	96.8%	↓	\$ 27,888	\$ 22,887	0.88	1.22	↑	\$ (8,469)	\$ (16,438)	\$ 7,969	\$ (8,469)	17
	Chambers Court	32	4	4	87.5%	-	\$ 16,571	\$ 22,074	0.41	0.75	↑	\$ (39,739)	\$ (49,314)	\$ 9,575	\$ (15,570)	NA
	Securities	35	0	0	100.0%	-	\$ 9,709	\$ 8,238	1.33	1.18	↓	\$ (12,409)	\$ (12,409)	\$ 3,881	\$ (4,572)	NA
	Farnam	20	2	1	95.0%	↑	\$ 20,690	\$ 10,508	1.75	1.97	↑	\$ (9,727)	\$ (16,061)	\$ 6,333	\$ (1,950)	NA
	Jackson Tower	207	8	10	93.9%	↓	\$ 51,314	\$ 33,671	2.08	1.52	↓	\$ (45,165)	\$ (33,906)	\$ (11,260)	\$ (30,242)	9
	Park South Tower	221	5	4	98.2%	-	\$ 22,109	\$ 22,214	0.67	1.00	↑	\$ (38,878)	\$ (51,597)	\$ 12,719	\$ (29,259)	20
	Highland Tower	106	0	3	97.2%	↓	\$ 17,335	\$ 17,671	1.02	0.98	↓	\$ (28,336)	\$ (21,130)	\$ (7,206)	\$ (19,369)	17
	Pine Tower	143	2	5	96.5%	↓	\$ 43,351	\$ 29,142	1.34	1.49	↑	\$ (8,028)	\$ (21,603)	\$ 13,575	\$ (10,129)	13
	Bayview	12	1	1	91.7%	-	\$ 8,781	\$ 4,013	2.04	2.19	↑	\$ (3,269)	\$ (6,873)	\$ 3,604	\$ 2,180	NA
Timber Creek	49	4	4	91.7%	-	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Elderly	Evans Tower	110	6	8	92.2%	↓	\$ 14,407	\$ 21,818	0.68	0.66	↓	\$ (5,260)	\$ (13,569)	\$ 8,948	\$ 7,562	9
	Crown Tower	149	9	13	91.3%	↓	\$ 29,618	\$ 40,244	0.72	0.74	↑	\$ (25,764)	\$ (44,920)	\$ 19,156	\$ (17,727)	6
	Underwood Tower	104	6	5	95.2%	↑	\$ 4,333	\$ 26,349	0.2	0.16	↓	\$ (5,284)	\$ (10,669)	\$ 5,385	\$ 1,910	18
	Kay Jay Tower	117	0	2	98.1%	↓	\$ 20,557	\$ 25,463	0.93	0.81	↓	\$ (28,847)	\$ (19,350)	\$ (9,497)	\$ (20,505)	21
Fam	Spencer	111	0	0	100.0%	-	\$ 47,187	\$ 4,503	6.81	10.48	↑	\$ (26,391)	\$ 3,719	\$ (30,110)	\$ (48,181)	22
	Southside	356	15	23	93.2%	↓	\$ 44,996	\$ 94,453	0.44	0.48	↑	\$ 42,456	\$ (13,083)	\$ 55,539	\$ 84,913	9
Single Family Homes/ Duplexes	Scat-Site North East	226	7	7	96.9%	-	\$ 40,768	\$ 75,967	0.84	0.54	↓	\$ 18,104	\$ 167,087	\$ (148,983)	\$ 31,490	16
	North Omaha Homes	24	2	1	95.8%	↑	\$ 3,546	\$ 3,100	1.76	1.14	↓	\$ (25,188)	\$ (30,099)	\$ 4,911	\$ (4,395)	NA
	Crown I	16	1	1	93.8%	-	\$ 3,020	\$ 4,497	-0.47	0.67	↑	\$ 104	\$ 270	\$ (166)	\$ 2,340	NA
	Crown II	12	0	0	100.0%	-	\$ 4,473	\$ 3,700	1.15	1.21	↑	\$ (6,371)	\$ (6,291)	\$ (80)	\$ (1,389)	NA
	Scat-Site South East	137	8	8	95.8%	-	\$ 39,787	\$ 42,673	0.81	0.93	↑	\$ (15,837)	\$ 87,736	\$ (103,574)	\$ (8,817)	12
	Scat-Site North West	115	3	3	97.4%	-	\$ 41,266	\$ 51,571	0.97	0.80	↓	\$ (6,974)	\$ (3,859)	\$ (3,115)	\$ (3,311)	16
	Keystone Crown Creek	37	0	0	100.0%	-	\$ 19,020	\$ 11,863	1.07	1.60	↑	\$ (30,568)	\$ (32,660)	\$ 2,092	\$ (13,111)	20
	Scat-Site South West	99	2	1	98.7%	↑	\$ 1,945	\$ 19,212	0.21	0.10	↓	\$ (10,724)	\$ (8,562)	\$ (2,162)	\$ (7,392)	25
Total		2687	98	118	95.6%	↓	\$ 544,614	\$ 611,990		0.89		\$ (322,385)	\$ (164,346)	\$ (153,519)	\$ (106,431)	14.19

OHA Board Report Summary

Public Housing – March 3, 2022 Board Meeting

PHAS

OHA's MASS (Management Assessment Subsystem) score was 14.19 in January, which is below the goal of 15. This was due to a drop in occupancy. A newly released notice from HUD announced that they are temporarily revising the scoring methodology for TARs for 2022 due to the impact of the eviction moratoria on PHA operations. This will positively impact scoring throughout the year.

Occupancy

The overall occupancy rate for public housing has decreased from 96.3% in December to 95.6% in January. OHA's goal is to be at 96% occupancy and strive toward 98% in as many properties as possible. Spencer, Park Villa and Securities building are currently not leasing due to development efforts.

The primary reason at most properties for the decreased occupancy rate is make ready time, this applies to Jackson, Scattered Site Southeast, Bayview, Southside and Chambers. A lack of approved applications has impacted occupancy at Florence and Evans; while a pending capital improvements project has impacted occupancy at Crown Tower.

Tenant Accounts Receivable

OHA saw improvements in the TARs score which decreased slightly from .90 in December to .89 in January. This improvement is due to an increase in tenant revenue. Past due rent balanced actually increased by \$41k in the month. Revised scoring for TARs for 2022 is listed below:

- five points for TAR if their tenant accounts receivable is 80 percent or greater.
- tenant accounts receivable between 60 percent and 79 percent will receive two points.
- tenant accounts receivable below 60 percent will receive zero points.

Under the new scoring model, both Underwood Tower and Scattered Site Southwest received full points with greater than 80% rent collections. Incremental goals will be created for all other AMPs to improve rent collection rates.

Asset Management

Most properties performed better than budgeted for the month. Two outliers were Scattered Site Northeast and Southeast which had budgeted income from the sale of homes. The primary expenses leading to budget variances in other AMPs were maintenance contracts. Jackson tower's variance was due to a large amount of write offs.

6.3. Housing in Omaha, Inc.

6.4. Compliance

Memorandum



To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: March 3, 2022

Re: Compliance Department Update

Intake Department

There were 44 Public Housing applications fully processed and approved during the month of January. We continue to monitor the plans that were put in place with the Intake Manager for improvement in the areas of staff file processing systems, targeting processing of applicants for specific bedroom sizes and processing of Villa and straight tax credit files timely. While the number of approved applications has not increased to the number we aim for, the processing days for the Villa and Straight Tax Credit applicants continue to improve. The new process in place is working in this area.

There continues to be a high demand for our housing assistance with a total of 313 Public Housing applications received during the month of January. This number increased by 15 from the prior month. The Intake staff and the Property Management Leasing Coordinator communicate weekly to ensure the selecting and processing of applicants meet the need for the specific unit type of the units that are vacant.

North, Northwest and Southwest continue to be the most popular first and second choice of location for our applicants.

The applicant use of the on-line cert full application process has shown signs of improvement as staff continues to reach out in numerous ways to get the necessary forms to finish the application with the applicant. There are two vacant positions in the Intake Department, and they will both be filled by the end of February. The Intake Manager has assumed the daily work production for the Rent Café portal to maintain the new applicant process. The daily review of completed applicant files have been moved from the Intake Manager to our Quality Control staff for the foreseeable future as new staff come online and then receive training.

Recertifications

HUD's monthly Re-examination Delinquency Report for January slightly decreased from last month to 96.19. Staff has been working on finishing up outstanding recertifications from 2021 and we anticipate the effective months of the completed files will reflect in a higher completion percentage soon.

Housing Compliance Specialists continue to work with new families each month during their recertification appointments on the new on-line cert recertification process. The changes we have made in using this new system is having a positive effect on the workflow for the staff. We can cut down on our printing of forms as items are now attached in the computer system and no longer being stored in the paper files. Over time, we will continue to make additional changes to going paperless even further. We are still seeing a higher than anticipated number of families who can start the on-line

Memorandum



To: The Board of Commissioners
From: Susan Gilroy, Director of Compliance
Date: March 3, 2022
Re: Compliance Department Update

process without assistance. The interim process for reported changes through the on-line certification process will be implemented by the beginning of March. This stream-lined process will be significant as we continue to receive a high number of reported changes. There are a total of 70 reported changes in January. With decreases in income, the timelier processing of reported changes by residents and staff will reflect on the TARS (Tenant Account Receivables) property balances.

Process Improvements

During the month of January, additional training was provided for several departments including Capital Improvements, Maintenance, Inspections and Section 8. The areas of training included P2P, work orders, purchase orders, inspections, and the Section 8 Intake staff as they went live on the on-line certification process. Nicole and I met with other department heads to identify their priority tasks, so Nicole is able to schedule her time accordingly to meet their needs. System changes were made to the property information in Yardi to reflect the AMP refiguration that took place as of January 1st. In addition to the weekly Rent Café Q & A calls for Intake, Housing Compliance Specialists and Section 8 staff, daily assistance was provided to staff as issues and questions came up throughout the month as staff were completely using the on-line certification program.

Memorandum

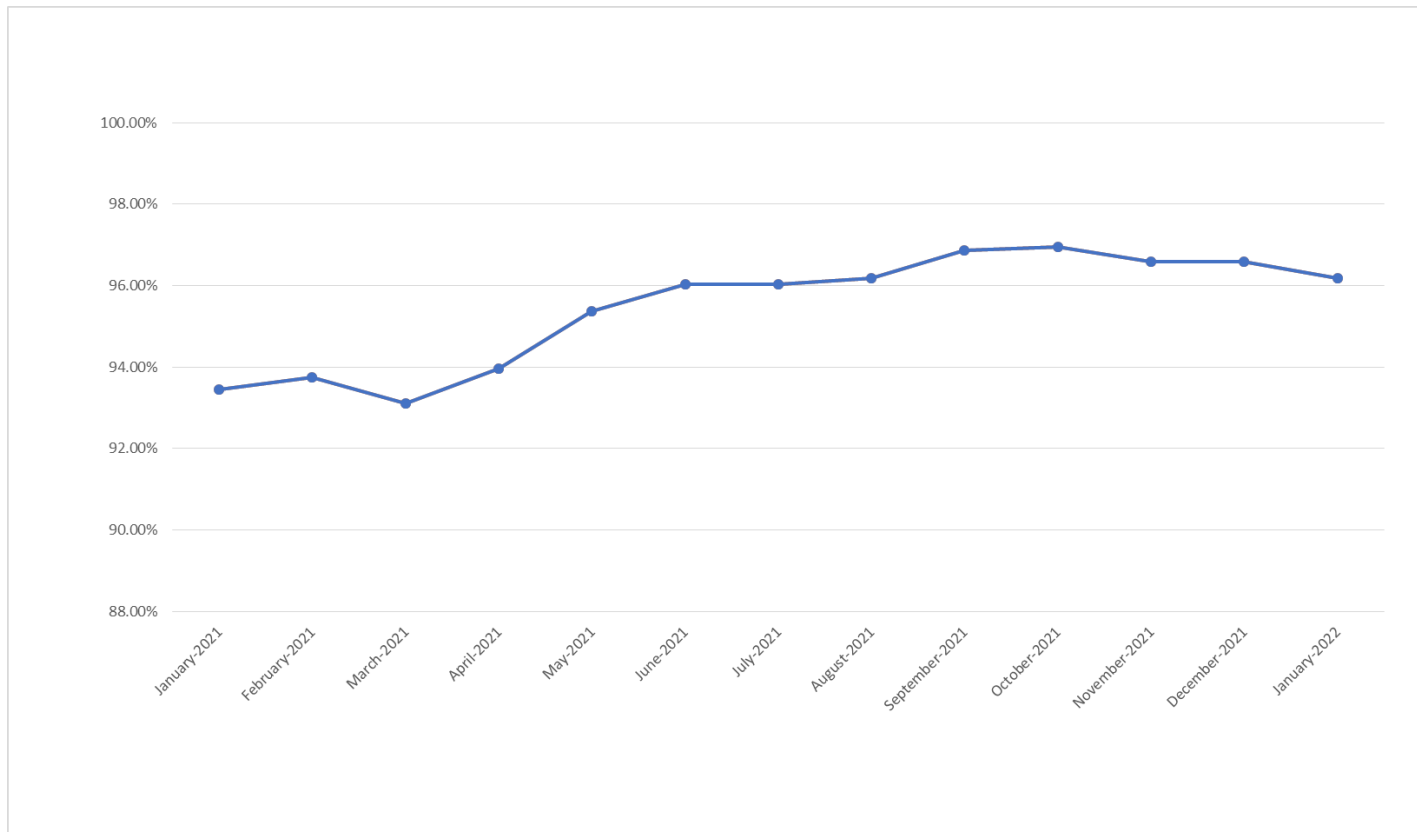


To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: March 3, 2022

Re: HUD Reporting Rate 96.19% January 31, 2022



Memorandum



To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: March 3, 2022

Re: HUD Reporting Rate 96.19% January 31, 2022

HUD Delinquency Reporting Rate as of January 31, 2022 = 96.19%			
<u>Files with annual review dates November 30, 2021 and prior</u>			
		Property	# of Late Files
Zone 1		Evans Tower	3
		Florence Tower	3
		Underwood Tower	8
Zone 2		Benson Tower	0
		Crown Tower	1
Zone 3		Jackson Tower	1
		Farnam Apts	0
		Securities Building	1
Zone 4		Park South Tower	14
Zone 5		Pine Tower	5
		Scattered Site South East	3
		Bayview Apts	0
Zone 6		South Side Terrace	16
Zone 7		Scattered Site North West	11
		Scattered Site South West	0
		Spencer Homes	4
		Keystone Crown Creek	1
Zone 8		Scattered Site North East	9
		North Omaha Affordable Homes	3
		Crown I	2
		Crown II	2
		Ernie Chambers Court	0
Zone 9		Highland Tower	0
		Kay Jay Tower	1
		Timber Creek Apartments	1
Total Late HUD			89

Memorandum



To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

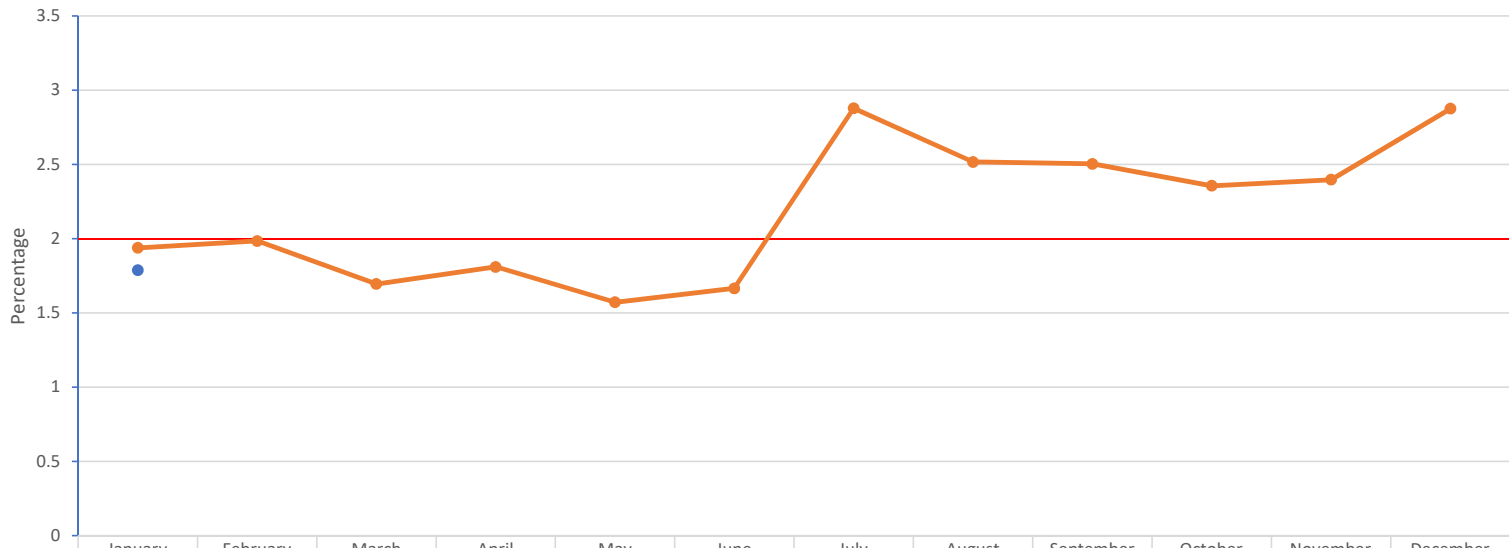
Date: March 3, 2022

Re: Intake Approved Applications January 31, 2022

Intake Department							
Month of January							
Public Housing Applications	313						
Villas Housing Applications	4						
Farnam Straight Tax Credit Housing Applications	0						
Chambers Straight Tax Credit Housing Applications	0						
Approved Public Housing Applications	44						
Approved Applications for Villas	2						
Approved Applications for Chambers Straight Tax Credit	1						
Approved Applications for Farnam Apts Straight Tax Credit	0						
Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four	Five	Six	Seven
	13	12	16	3	0	0	0
Villas Applications Approved	Two	Three					
North Villas	1	0					
Arbor Villa	0	1					
Chambers Court Straight Tax Credit Applications Approved	One	Two	Three	Four			
	0	1	0	0			
Farnam Apartments Straight Tax Credit Applications Approved	Two	Three					
	0	0					

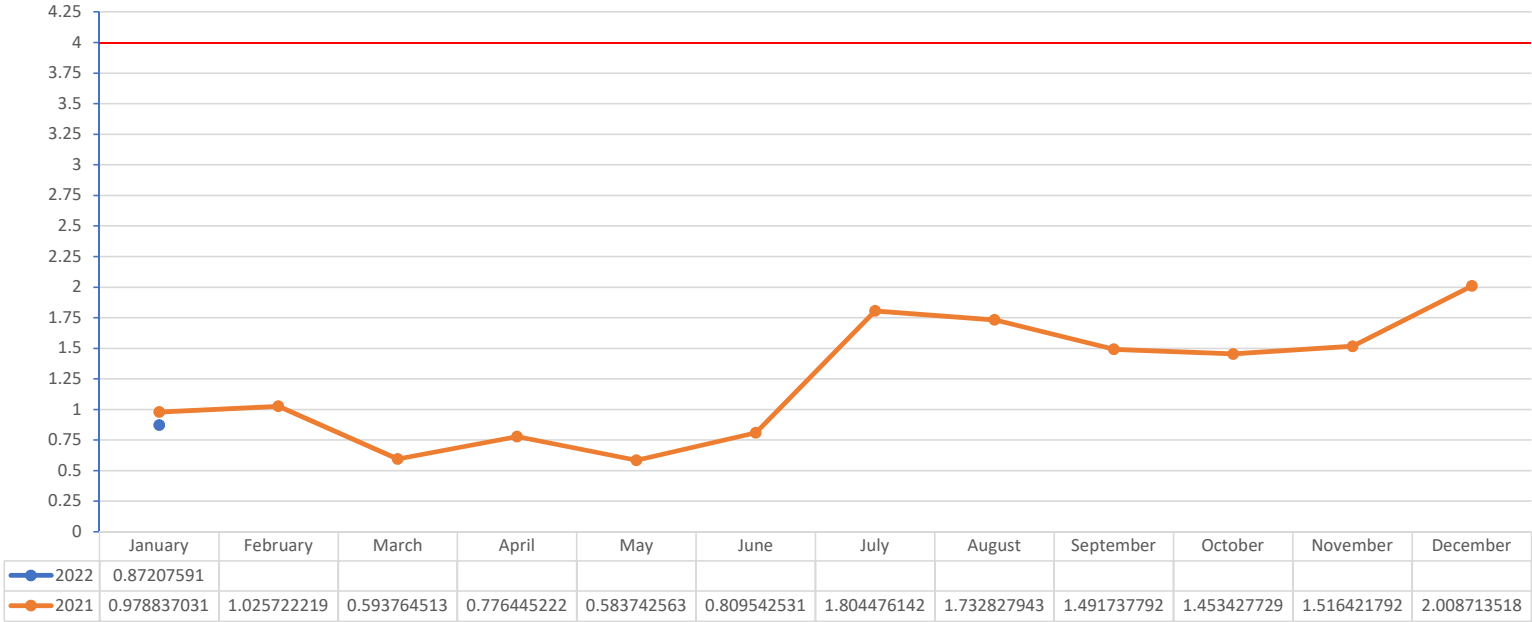
6.5. Financials

Public Housing Quick Ratio

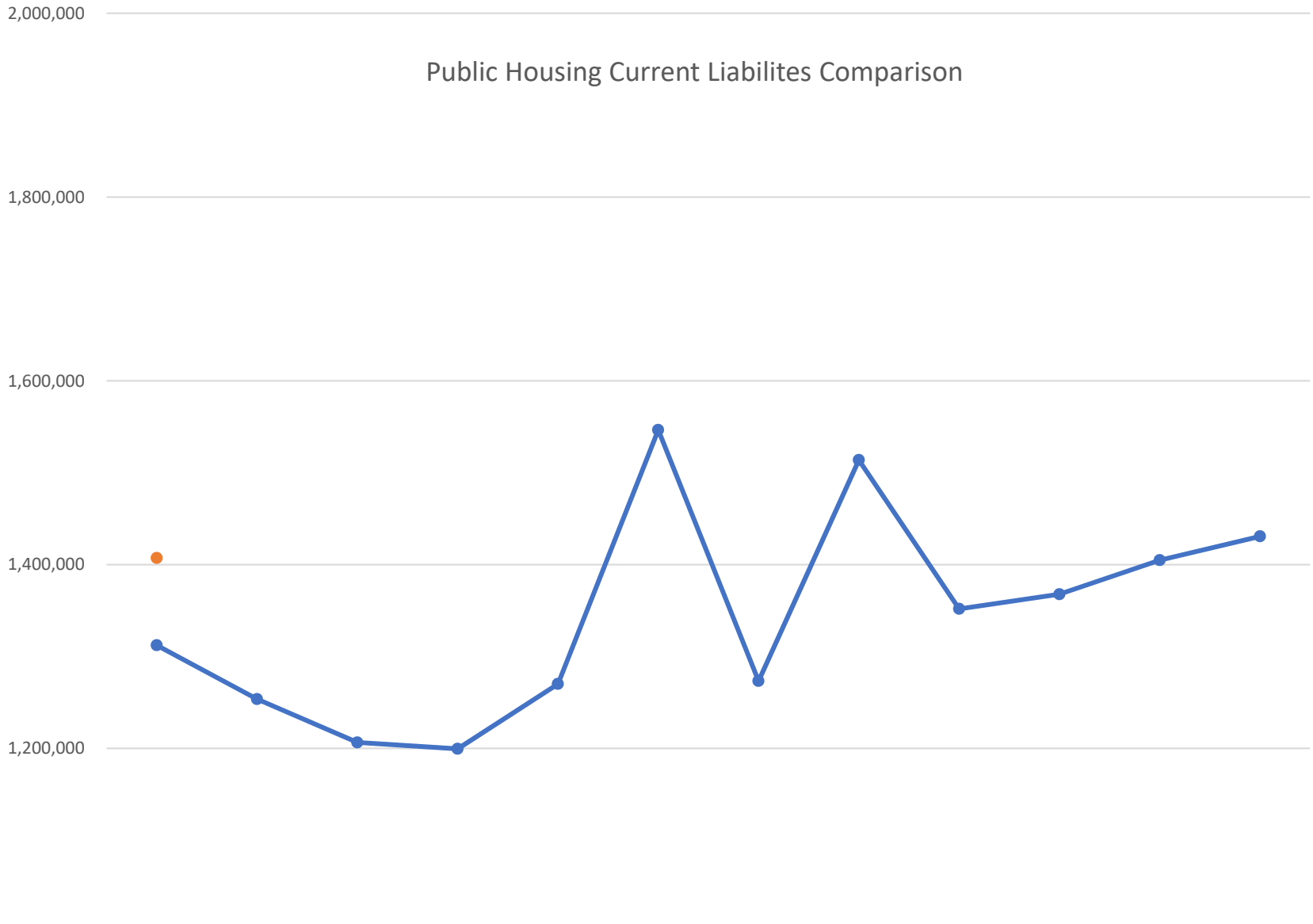


	January	February	March	April	May	June	July	August	September	October	November	December
● 2022	1.78700215											
● 2021	1.938207526	1.984440708	1.69413988	1.809379783	1.571642386	1.66573381	2.877773101	2.516276532	2.503744	2.356462052	2.396397852	2.875538313

Public Housing MENAR
Months expended Net Asset Ratio

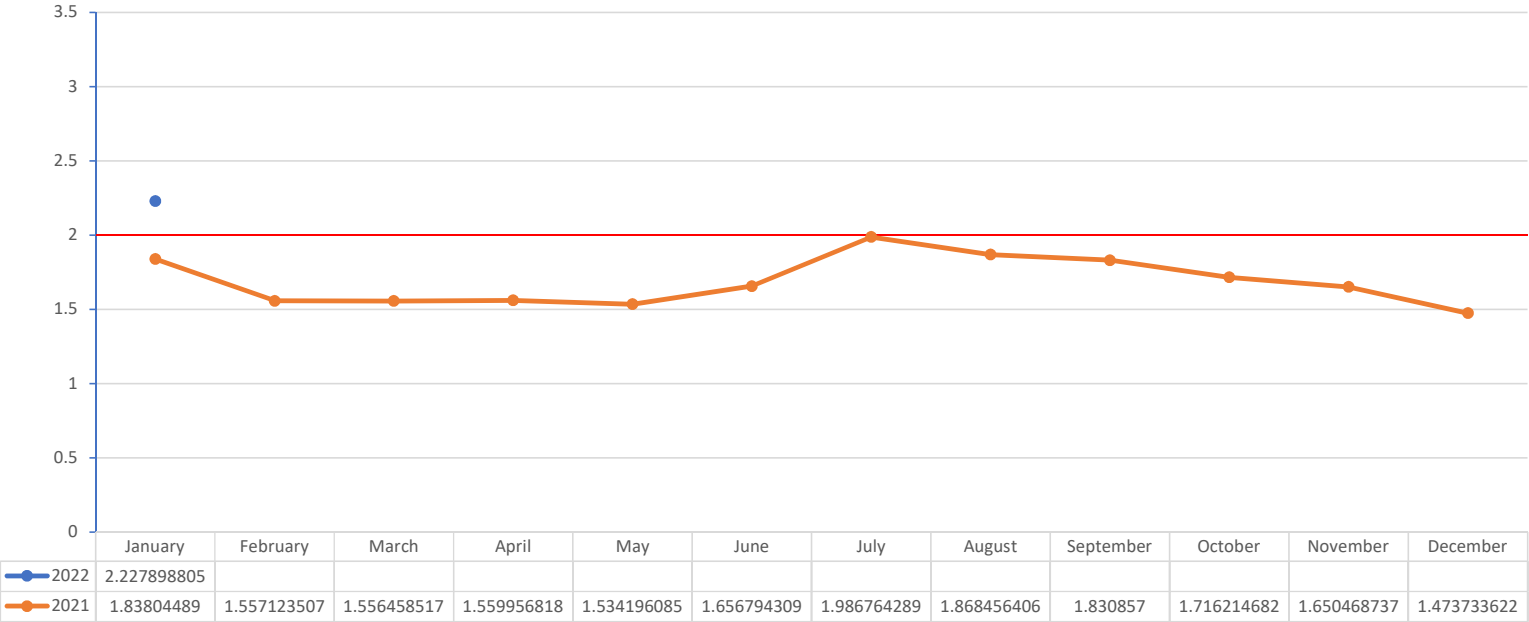


Public Housing Current Liabilites Comparison

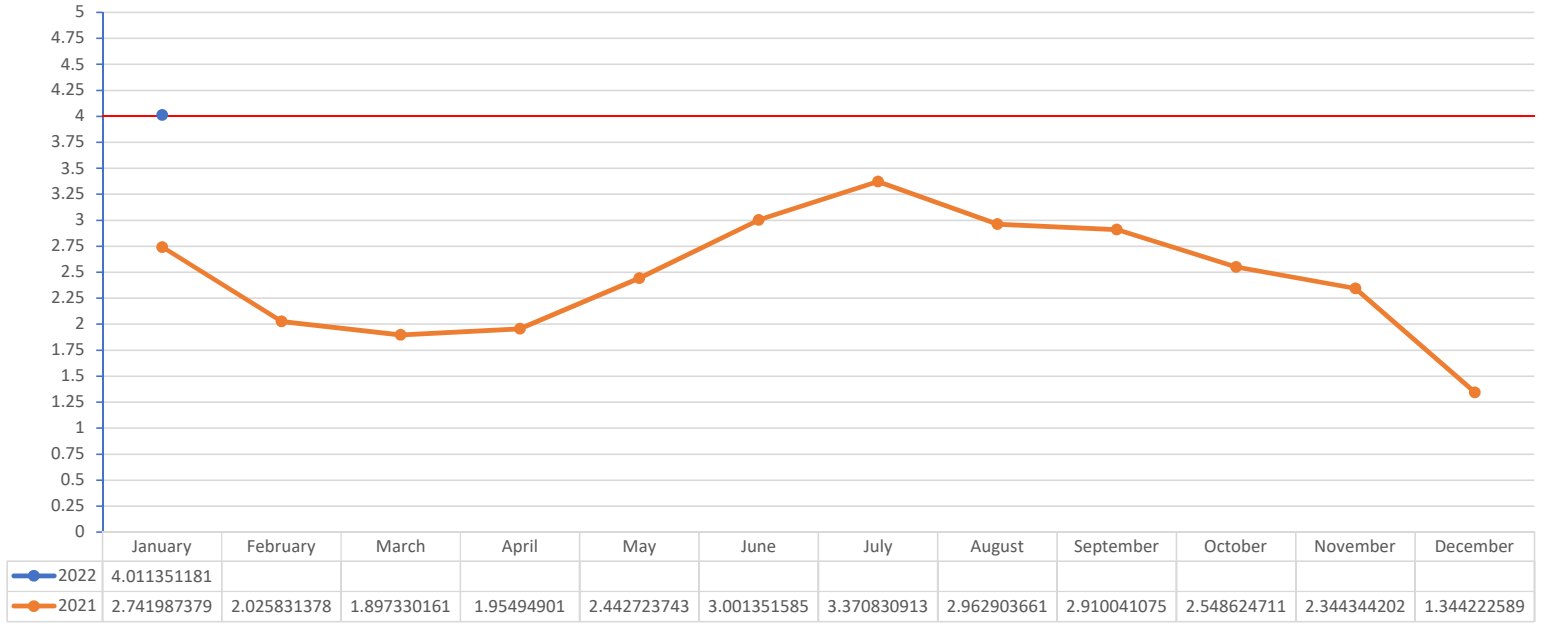


	January	February	March	April	May	June	July	August	September	October	November	December
2021	1,312,231	1,253,656	1,206,460	1,199,516	1,270,128	1,546,504	1,273,304	1,513,836	1,351,814	1,367,786	1,404,773	1,430,767
2022	1,407,202											
	Months											

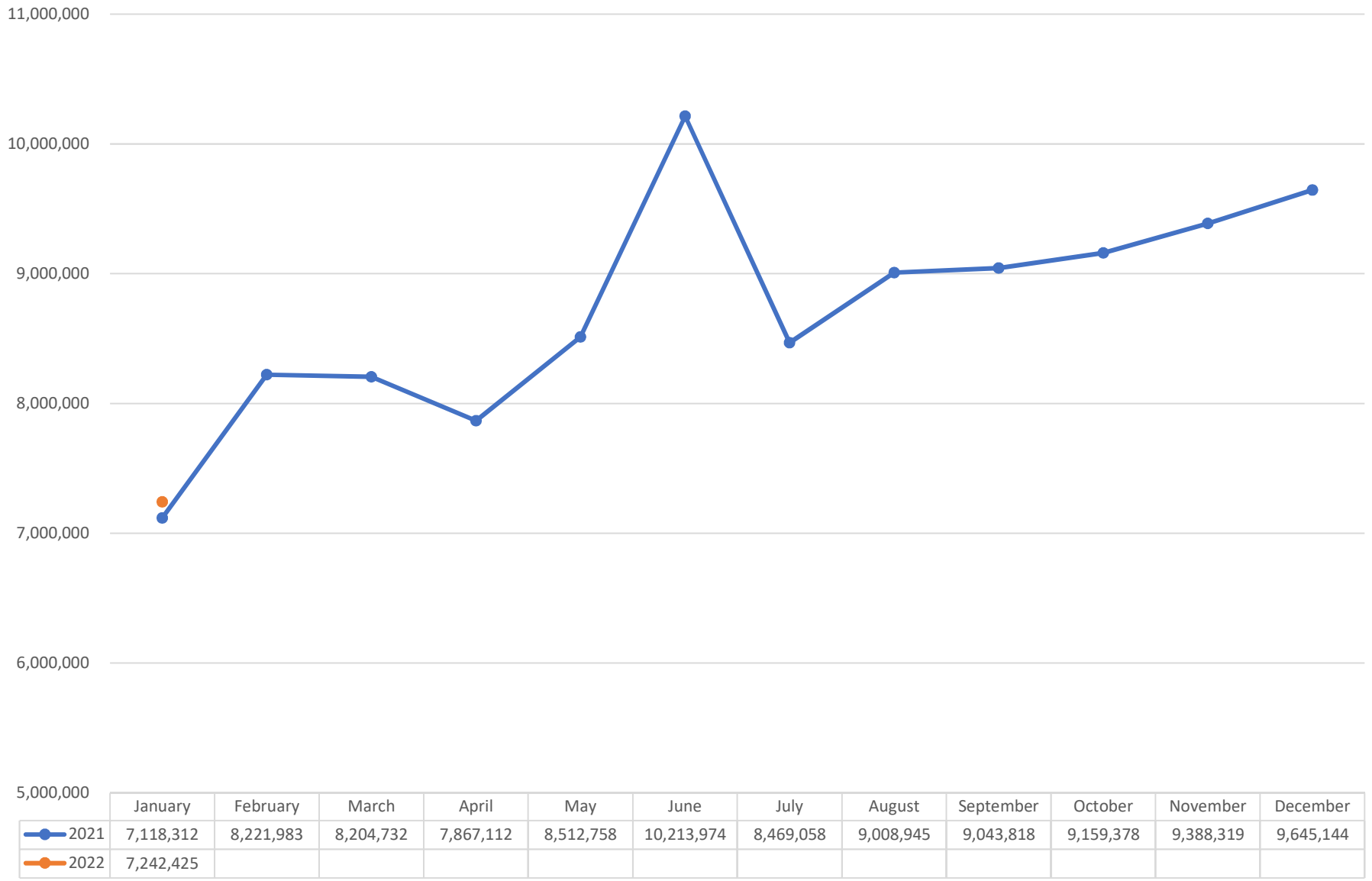
Agency - Wide Quick Ratio



Agency - Wide MENAR Months Expended Net Assets Ratio



Agency Wide Current Liabilities Comparison



Months

Public Housing

AMP #	Property Name	# of Units	2022		2021	
			FASS SCORE	FASS SCORE AVG.	FASS SCORE	FASS SCORE AVG.
1	Southside	336	13.15	1.86	2	0.29
2	Spencer Homes	48	21.65	0.44	2	0.09
5	Kay Jay Tower	117	20.82	1.03	2	0.10
6	Evans Tower	110	2	0.09	2	0.09
7	Park South/Park North	221	20.73	1.93	20.7	1.88
9	Benson Tower	143	14	0.84	22.84	1.34
10	Pine Tower	143	20.81	1.25	20.9	1.23
11	Florence Tower	106	2	0.09	10.73	0.47
12	Highland Tower	106	12.6	0.56	25	1.09
13	Jackson Tower	207	14	1.22	2	0.17
14	Underwood Tower	104	20.77	0.91	24.94	1.07
15	Crown Tower	149	20.32	1.27	24.53	1.50
16	SCNE	227	21.74	2.08	22.58	2.13
17	SCSE	145	22.27	1.36	25	1.48
18	SCNW	115	22.2	1.07	25	1.15
19	SCSW	99	2	0.08	11	0.34
		2376	16.09		14.41	

Balance Sheet -With YTD

Period = Jan 2022

Book = Accrual ; Tree = ysi_bs

	Current Balance	Beginning Balance (Month)	Net Change	Jan 1st Beginning Balance	YTD Net Change
100-0000 ASSETS					
119-0000 CASH AND CASH EQUIVALENTS	10,617,661.16	10,671,875.09	-54,213.93	10,671,875.09	-54,213.93
125-1999 OTHER ACCOUNTS RECEIVABLE	1,082,857.57	1,158,489.09	-75,631.52	1,158,489.09	-75,631.52
125-9900 A/R INTER-PROPERTY	659,334.19	762,530.08	-103,195.89	762,530.08	-103,195.89
126-9999 A/R - TENANT	154,832.71	143,811.08	11,021.63	143,811.08	11,021.63
127-9999 A/R PROMISSORY NOTES	4,695,568.26	4,701,158.37	-5,590.11	4,701,158.37	-5,590.11
129-9999 ACCRUED INTEREST RECEIVABLE	1,999,189.13	1,999,189.13	0.00	1,999,189.13	0.00
142-9999 PREPAID ASSETS	396,787.99	235,008.06	161,779.93	235,008.06	161,779.93
144-5999 INTER-FUND DUE FROM	2,182,570.97	3,372,644.08	-1,190,073.11	3,372,644.08	-1,190,073.11
150-0000 TOTAL CURRENT ASSETS	21,788,801.98	23,044,704.98	-1,255,903.00	23,044,704.98	-1,255,903.00
168-9999 FIXED ASSETS	32,797,665.48	33,037,231.60	-239,566.12	33,037,231.60	-239,566.12
171-9999 NOTES RECEIVABLE	8,033,890.24	7,987,557.12	46,333.12	7,987,557.12	46,333.12
172-9999 LT INTER-FUND DUE FROM	1,863,540.26	1,863,540.26	0.00	1,863,540.26	0.00
174-0198 TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
174-0299 PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
174-1999 ACCUMULATED AMORTIZATION	-4,415,243.66	-4,415,243.66	0.00	-4,415,243.66	0.00
175-5000 LT INTER-PROPERTY	910,757.28	910,757.28	0.00	910,757.28	0.00
177-0000 INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
180-0000 TOTAL NON-CURRENT ASSETS	46,198,899.17	46,392,132.17	-193,233.00	46,392,132.17	-193,233.00
190-9999 TOTAL ASSETS	67,987,701.15	69,436,837.15	-1,449,136.00	69,436,837.15	-1,449,136.00
300-0000 LIABILITIES AND EQUITY					
300-0100 LIABILITIES					
311-9999 ACCOUNTS PAYABLE					
312-0099 ACCOUNTS PAYABLE	109,434.08	330,362.58	-220,928.50	330,362.58	-220,928.50
312-0299 A/P OTHER	163,200.49	-1,385.00	164,585.49	-1,385.00	164,585.49
312-1999 A/P GENERAL PARTNER	4,171,947.11	4,171,947.11	0.00	4,171,947.11	0.00
312-2999 ACCRUED FEES	610,244.19	713,440.08	-103,195.89	713,440.08	-103,195.89
320-0000 ACCR WAGES & WITHHOLDINGS					
321-9999 ACCR WAGES & WITHHOLDINGS	4,599.34	228,845.96	-224,246.62	228,845.96	-224,246.62
322-9999 COMP ABSENCES - CURRENT	309,609.61	309,609.61	0.00	309,609.61	0.00
341-9999 TENANT SECURITY DEPOSIT	633,018.49	639,372.79	-6,354.30	639,372.79	-6,354.30
342-0999 UNEARNED REVENUE	378,270.28	358,703.92	19,566.36	358,703.92	19,566.36
343-0099 CURRENT PORTION OF DEBT	1,592,851.64	1,596,099.13	-3,247.49	1,596,099.13	-3,247.49
345-0299 OTHER CURRENT LIABILITIES	481,101.51	481,101.51	0.00	481,101.51	0.00
345-9999 INTER-PROGRAM PAYABLES	50,000.00	50,000.00	0.00	50,000.00	0.00
347-5000 INTER-FUND DUE TO	2,182,570.95	3,372,644.08	-1,190,073.13	3,372,644.08	-1,190,073.13
349-9999 TOTAL CURRENT LIABILITIES	11,414,372.25	12,978,266.33	-1,563,894.08	12,978,266.33	-1,563,894.08
352-9999 LONG TERM DEBT	14,512,457.78	14,466,124.66	46,333.12	14,466,124.66	46,333.12
353-0050 LT LIABILITIES - OTHER	50,000.00	50,000.00	0.00	50,000.00	0.00
353-0500 FSS ESCROW	515,148.63	492,620.47	22,528.16	492,620.47	22,528.16
353-5000 TOTAL LT ACRUED FEES	860,757.28	860,757.28	0.00	860,757.28	0.00
354-9999 COMP ABSENCES-LONG TERM	363,454.78	363,454.78	0.00	363,454.78	0.00
355-5000 LT INTER-FUND DUE TO	1,863,540.26	1,863,540.26	0.00	1,863,540.26	0.00
359-9999 TOTAL NON-CURRENT LIABILITIES	18,165,358.73	18,096,497.45	68,861.28	18,096,497.45	68,861.28
399-9999 TOTAL LIABILITIES	29,579,730.98	31,074,763.78	-1,495,032.80	31,074,763.78	-1,495,032.80
500-0000 EQUITY					
508-9999 NET INVEST IN CAPITAL ASSETS	27,758,697.26	27,758,697.26	0.00	27,758,697.26	0.00
512-0005 RETAINED EARNINGS	1,612,483.40	1,566,586.60	45,896.80	1,566,586.60	45,896.80
512-0150 UNRESTRICTED NET POSITION	12,533,608.82	12,533,608.82	0.00	12,533,608.82	0.00
512-9999 RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
599-9999 TOTAL EQUITY	38,407,970.17	38,362,073.37	45,896.80	38,362,073.37	45,896.80
600-9999 TOTAL LIABILITIES AND EQUITY	67,987,701.15	69,436,837.15	-1,449,136.00	69,436,837.15	-1,449,136.00
999-9999 TOTAL OF ALL	0.00	0.00	0.00	0.00	0.00

Balance Sheet -With YTD

Period = Jan 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance	Beginning Balance (Month)	Net Change	Jan 1st Beginning Balance	YTD Net Change
100-0000	ASSETS					
111-0100	CASH - OPERATING	3,905,662.79	3,947,690.22	-42,027.43	3,947,690.22	-42,027.43
111-0200	CASH - PAYROLL	13,007.89	13,007.89	0.00	13,007.89	0.00
111-0300	CASH - OTHER	46,932.57	46,928.58	3.99	46,928.58	3.99
111-0305	FSA CASH	7,534.16	8,073.77	-539.61	8,073.77	-539.61
111-0400	PETTY CASH	500.00	500.00	0.00	500.00	0.00
111-1000	CASH - VENDOR PAYMENTS	29,636.38	317,415.21	-287,778.83	317,415.21	-287,778.83
112-0000	CASH - RESTRICTED	4,345,509.01	4,089,169.56	256,339.45	4,089,169.56	256,339.45
112-0100	CASH - RESTRICTED MODERNIZATION AND DEV	37,539.97	37,539.01	0.96	37,539.01	0.96
112-3000	REPLACEMENT RESERVE	87,983.18	87,977.95	5.23	87,977.95	5.23
113-0000	CASH - FSS ESCROW	515,704.47	492,620.47	23,084.00	492,620.47	23,084.00
113-3000	OPERATING RESERVE	368,202.08	368,177.38	24.70	368,177.38	24.70
113-3500	OHA HUD OPERATING RESERVE	298,473.06	298,473.06	0.00	298,473.06	0.00
114-0000	CASH - SECURITY DEPOSIT	602,182.63	605,518.16	-3,335.53	605,518.16	-3,335.53
115-0000	HOMEOWNERSHIP FUNDS	358,792.97	358,783.83	9.14	358,783.83	9.14
119-0000	CASH AND CASH EQUIVALENTS	10,617,661.16	10,671,875.09	-54,213.93	10,671,875.09	-54,213.93
122-0000	A/R HUD	661,542.43	767,306.98	-105,764.55	767,306.98	-105,764.55
123-0000	A/R OTHER GOVERNMENTS	377,792.99	341,742.99	36,050.00	341,742.99	36,050.00
125-0000	A/R OTHER	2,537,261.56	2,536,381.56	880.00	2,536,381.56	880.00
125-0400	A/R NON DWELLING RENT	25,103.59	31,900.56	-6,796.97	31,900.56	-6,796.97
125-0500	A/R HOMEOWNERSHIP MORTGAGES	592,699.65	592,699.65	0.00	592,699.65	0.00
125-0501	ALLOWANCE FOR HOME MORTGAGES	-592,699.65	-592,699.65	0.00	-592,699.65	0.00
125-1000	ALLOWANCE FOR DOUBTFUL OTHER A/R	-2,518,843.00	-2,518,843.00	0.00	-2,518,843.00	0.00
125-1999	OTHER ACCOUNTS RECEIVABLE	1,082,857.57	1,158,489.09	-75,631.52	1,158,489.09	-75,631.52
125-6000	INTER-PROPERTY {COCC}	50,000.00	50,000.00	0.00	50,000.00	0.00
125-6002	INTER-PROPERTY {9EC}	57,304.19	53,060.32	4,243.87	53,060.32	4,243.87
125-6003	INTER-PROPERTY {9KCC}	25,736.83	23,973.96	1,762.87	23,973.96	1,762.87
125-6004	INTER-PROPERTY {9NOAH}	16,900.75	15,788.73	1,112.02	15,788.73	1,112.02
125-6005	INTER-PROPERTY {9SEC}	206,587.77	203,230.57	3,357.20	203,230.57	3,357.20
125-6006	INTER-PROPERTY {9FAR}	32,858.57	30,198.17	2,660.40	30,198.17	2,660.40
125-6007	INTER-PROPERTY {9BV}	8,441.35	7,885.34	556.01	7,885.34	556.01
125-6008	INTER-PROPERTY {9CR1}	22,708.30	21,163.30	1,545.00	21,163.30	1,545.00
125-6009	INTER-PROPERTY {9CR2}	8,169.64	7,606.13	563.51	7,606.13	563.51
125-6010	INTER-PROPERTY {VILLAS}	27,285.25	25,762.50	1,522.75	25,762.50	1,522.75
125-6017	INTER-PROPERTY {PUB HSG}	203,341.54	323,861.06	-120,519.52	323,861.06	-120,519.52
125-9900	A/R INTER-PROPERTY	659,334.19	762,530.08	-103,195.89	762,530.08	-103,195.89
126-0000	ACCOUNTS RECEIVABLE TENANTS	584,933.52	573,911.89	11,021.63	573,911.89	11,021.63
126-0100	ALLOWANCE FOR A/R TENANTS	-430,100.81	-430,100.81	0.00	-430,100.81	0.00
126-9999	A/R - TENANT	154,832.71	143,811.08	11,021.63	143,811.08	11,021.63
127-0100	P-NOTES OUTSTANDING	757,257.28	762,847.39	-5,590.11	762,847.39	-5,590.11
127-0120	ALLOWANCE FOR P-NOTES	-233,636.14	-233,636.14	0.00	-233,636.14	0.00
127-0200	A/R BAYVIEW	387,861.10	387,861.10	0.00	387,861.10	0.00
127-0201	A/R FARNAM	1,375,881.50	1,375,881.50	0.00	1,375,881.50	0.00
127-0202	A/R SECURITIES	1,546,455.21	1,546,455.21	0.00	1,546,455.21	0.00
127-0206	A/R STREHLOW	812,447.88	812,447.88	0.00	812,447.88	0.00
127-0207	A/R NOAH	49,301.43	49,301.43	0.00	49,301.43	0.00
127-9999	A/R PROMISSORY NOTES	4,695,568.26	4,701,158.37	-5,590.11	4,701,158.37	-5,590.11
129-0100	ACCRUED INTEREST RECEIVABLE	1,999,189.13	1,999,189.13	0.00	1,999,189.13	0.00
129-9999	ACCRUED INTEREST RECEIVABLE	1,999,189.13	1,999,189.13	0.00	1,999,189.13	0.00
142-0000	PREPAID INSURANCE	223,141.36	34,376.39	188,764.97	34,376.39	188,764.97
142-0100	PREPAID SOFTWARE EXP	80,456.29	100,570.35	-20,114.06	100,570.35	-20,114.06
142-0400	PREPAID R/E TAXES	-6,870.98	0.00	-6,870.98	0.00	-6,870.98
142-0500	PREPAID OTHER	100,061.32	100,061.32	0.00	100,061.32	0.00
142-9999	PREPAID ASSETS	396,787.99	235,008.06	161,779.93	235,008.06	161,779.93
144-3000	INTER-FUND DUE FROM {COCC}	5,226.00	5,226.00	0.00	5,226.00	0.00
144-3001	INTER-FUND DUE FROM {HIOOPER}	10,294.34	11,183.34	-889.00	11,183.34	-889.00
144-3002	INTER-FUND DUE FROM {9EC}	213,844.59	199,049.42	14,795.17	199,049.42	14,795.17
144-3003	INTER-FUND DUE FROM {9KCC}	46,919.94	46,150.91	769.03	46,150.91	769.03

Balance Sheet -With YTD

Period = Jan 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance	Beginning Balance (Month)	Net Change	Jan 1st Beginning Balance	YTD Net Change
144-3004	INTER-FUND DUE FROM {9NOAH}	34,469.46	33,684.46	785.00	33,684.46	785.00
144-3005	INTER-FUND DUE FROM {9SEC}	872,063.74	871,085.77	977.97	871,085.77	977.97
144-3006	INTER-FUND DUE FROM {9FAR}	121,863.66	116,633.31	5,230.35	116,633.31	5,230.35
144-3007	INTER-FUND DUE FROM {9BV}	43,493.36	43,493.36	0.00	43,493.36	0.00
144-3008	INTER-FUND DUE FROM {9CR1}	19,037.41	19,037.41	0.00	19,037.41	0.00
144-3009	INTER-FUND DUE FROM {9CR2}	28,353.37	25,230.13	3,123.24	25,230.13	3,123.24
144-3010	INTER-FUND DUE FROM {VILLAS}	162,623.88	163,423.88	-800.00	163,423.88	-800.00
144-3013	INTER-FUND DUE FROM {HCV MV}	5,063.24	4,791.57	271.67	4,791.57	271.67
144-3014	INTER-FUND DUE FROM {HCV CITY}	37,649.87	37,649.87	0.00	37,649.87	0.00
144-3015	INTER-FUND DUE FROM {MOD REHAB}	8,369.41	4,582.93	3,786.48	4,582.93	3,786.48
144-3016	INTER-FUND DUE FROM {FOUND}	57,366.39	44,503.25	12,863.14	44,503.25	12,863.14
144-3017	INTER-FUND DUE FROM {PUB HSG}	19,749.58	1,264,666.79	-1,244,917.21	1,264,666.79	-1,244,917.21
144-3018	INTER-FUND DUE FROM {ROSS GRANT}	13,143.06	25,838.67	-12,695.61	25,838.67	-12,695.61
144-3019	INTER-FUND DUE FROM {FSS GRANT}	28,301.80	24,650.35	3,651.45	24,650.35	3,651.45
144-3020	INTER-FUND DUE FROM {CNI GRANT}	392,838.07	361,292.21	31,545.86	361,292.21	31,545.86
144-3021	INTER-FUND DUE FROM {CNP GRANT}	43,253.88	39,348.40	3,905.48	39,348.40	3,905.48
144-3022	INTER-FUND DUE FROM {CFP GRANT}	18,645.92	31,122.05	-12,476.13	31,122.05	-12,476.13
144-5999	INTER-FUND DUE FROM	2,182,570.97	3,372,644.08	-1,190,073.11	3,372,644.08	-1,190,073.11
150-0000	TOTAL CURRENT ASSETS	21,788,801.98	23,044,704.98	-1,255,903.00	23,044,704.98	-1,255,903.00
161-0000	LAND	8,286,182.31	8,299,282.31	-13,100.00	8,299,282.31	-13,100.00
162-0000	BUILDINGS	161,167,501.35	161,285,401.35	-117,900.00	161,285,401.35	-117,900.00
162-0025	BUILDINGS - COMMERCIAL	671,475.00	671,475.00	0.00	671,475.00	0.00
162-0030	BUILDINGS - ACQUISITION	457,700.00	457,700.00	0.00	457,700.00	0.00
162-0050	BUILDINGS - INELIGIBLE	88,112.00	88,112.00	0.00	88,112.00	0.00
162-0100	BUILDING IMPROVEMENTS	39,806,720.19	39,804,595.19	2,125.00	39,804,595.19	2,125.00
162-0200	CONTRACT WORK IN PROCESS	198,083.50	198,083.50	0.00	198,083.50	0.00
162-0600	WIP - INS PROCEEDS/REPAIRS	18,212.28	0.00	18,212.28	0.00	18,212.28
163-0000	DWELLING EQUIPMENT	2,209,877.06	2,210,822.86	-945.80	2,210,822.86	-945.80
164-0000	SITE IMPROVEMENTS	4,674,056.57	4,674,056.57	0.00	4,674,056.57	0.00
164-0100	OFFICE EQUIPMENT	238,588.21	238,588.21	0.00	238,588.21	0.00
164-0200	MAINTENANCE EQUIPMENT	283,276.16	283,276.16	0.00	283,276.16	0.00
164-0300	COMMUNITY SPACE EQUIPMENT	75,003.53	75,003.53	0.00	75,003.53	0.00
164-0400	COMPUTER EQUIPMENT	527,558.74	527,558.74	0.00	527,558.74	0.00
164-0500	AUTOMOTIVE EQUIPMENT	2,152,353.66	2,152,353.66	0.00	2,152,353.66	0.00
164-0600	SECURITY EQUIPMENT	1,177,436.98	1,177,436.98	0.00	1,177,436.98	0.00
166-0000	ACCUM DEPR - BUILDINGS	-151,598,232.70	-151,635,972.50	37,739.80	-151,635,972.50	37,739.80
166-0025	ACCUM DEPR - COMMERCIAL	-614,039.09	-612,178.75	-1,860.34	-612,178.75	-1,860.34
166-0030	ACCUM DEPR - BUILDING ACQUISITION	-450,000.00	-450,000.00	0.00	-450,000.00	0.00
166-0050	ACCUM DEPR - INELIGIBLE BLDG	-71,062.10	-70,795.09	-267.01	-70,795.09	-267.01
166-0100	ACCUM AMORT EXPENSE	-294,000.00	-294,000.00	0.00	-294,000.00	0.00
166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	-29,272,718.57	-29,172,510.07	-100,208.50	-29,172,510.07	-100,208.50
166-1000	ACCUM DEPR - DWELLING EQUIPMENT	-1,416,200.53	-1,404,677.68	-11,522.85	-1,404,677.68	-11,522.85
166-2000	ACCUM DEPR - SITE IMPROVE	-2,637,768.16	-2,615,387.52	-22,380.64	-2,615,387.52	-22,380.64
166-2100	ACCUM DEPR - OFFICE EQUIPMENT	-212,926.16	-212,231.54	-694.62	-212,231.54	-694.62
166-2200	ACCUM DEPR - MAINTENANCE EQUIPMENT	-273,127.50	-272,686.21	-441.29	-272,686.21	-441.29
166-2300	ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,003.53	-75,003.53	0.00	-75,003.53	0.00
166-2400	ACCUM DEPR - COMPUTER EQUIPMENT	-510,287.40	-509,401.24	-886.16	-509,401.24	-886.16
166-2500	ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-1,610,498.90	-1,592,857.47	-17,641.43	-1,592,857.47	-17,641.43
166-2600	ACCUM DEPR - SECURITY EQUIPMENT	-198,607.42	-188,812.86	-9,794.56	-188,812.86	-9,794.56
168-9999	FIXED ASSETS	32,797,665.48	33,037,231.60	-239,566.12	33,037,231.60	-239,566.12
171-0200	N/R BAYVIEW	224,753.85	223,654.48	1,099.37	223,654.48	1,099.37
171-0201	N/R FARNAM	598,485.83	594,841.04	3,644.79	594,841.04	3,644.79
171-0202	N/R SECURITIES	207,224.69	205,545.88	1,678.81	205,545.88	1,678.81
171-0203	N/R CROWN I	276,694.39	274,800.64	1,893.75	274,800.64	1,893.75
171-0204	N/R CROWN II	176,703.74	175,494.34	1,209.40	175,494.34	1,209.40
171-0205	N/R NOAH	975,171.53	968,654.22	6,517.31	968,654.22	6,517.31
171-0206	N/R STREHLOW	3,025,847.05	3,011,378.68	14,468.37	3,011,378.68	14,468.37
171-0207	N/R KEYSTONE	2,549,009.16	2,533,187.84	15,821.32	2,533,187.84	15,821.32
171-9999	NOTES RECEIVABLE	8,033,890.24	7,987,557.12	46,333.12	7,987,557.12	46,333.12

Balance Sheet -With YTD

Period = Jan 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance	Beginning Balance (Month)	Net Change	Jan 1st Beginning Balance	YTD Net Change
172-1001	LT INTER-FUND DUE FROM {HIOOPER}	113,567.21	113,567.21	0.00	113,567.21	0.00
172-1002	LT INTER-FUND DUE FROM {9EC}	629,972.06	629,972.06	0.00	629,972.06	0.00
172-1003	LT INTER-FUND DUE FROM {9KCC}	277,572.90	277,572.90	0.00	277,572.90	0.00
172-1004	LT INTER-FUND DUE FROM {9NOAH}	33,475.06	33,475.06	0.00	33,475.06	0.00
172-1006	LT INTER-FUND DUE FROM {9FAR}	346,235.63	346,235.63	0.00	346,235.63	0.00
172-1007	LT INTER-FUND DUE FROM {9BV}	198,872.04	198,872.04	0.00	198,872.04	0.00
172-1008	LT INTER-FUND DUE FROM {9CR1}	66,100.82	66,100.82	0.00	66,100.82	0.00
172-1009	LT INTER-FUND DUE FROM {9CR2}	97,446.98	97,446.98	0.00	97,446.98	0.00
172-1010	LT INTER-FUND DUE FROM {VILLAS}	100,297.56	100,297.56	0.00	100,297.56	0.00
172-9999	LT INTER-FUND DUE FROM	1,863,540.26	1,863,540.26	0.00	1,863,540.26	0.00
174-0100	TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
174-0198	TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
174-0200	PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
174-0299	PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
174-1000	ACCUMULATED AMORTIZATION	-4,415,243.66	-4,415,243.66	0.00	-4,415,243.66	0.00
174-1999	ACCUMULATED AMORTIZATION	-4,415,243.66	-4,415,243.66	0.00	-4,415,243.66	0.00
175-1000	LT INTER-PROPERTY {COCC}	50,000.00	50,000.00	0.00	50,000.00	0.00
175-1002	LT INTER-PROPERTY {9EC}	328,375.73	328,375.73	0.00	328,375.73	0.00
175-1003	LT INTER-PROPERTY {9KCC}	40,542.73	40,542.73	0.00	40,542.73	0.00
175-1004	LT INTER-PROPERTY {9NOAH}	26,863.69	26,863.69	0.00	26,863.69	0.00
175-1006	LT INTER-PROPERTY {9FAR}	127,413.99	127,413.99	0.00	127,413.99	0.00
175-1007	LT INTER-PROPERTY {9BV}	13,283.97	13,283.97	0.00	13,283.97	0.00
175-1008	LT INTER-PROPERTY {9CR1}	82,303.65	82,303.65	0.00	82,303.65	0.00
175-1009	LT INTER-PROPERTY {9CR2}	14,719.98	14,719.98	0.00	14,719.98	0.00
175-1010	LT INTER-PROPERTY {VILLAS}	227,253.54	227,253.54	0.00	227,253.54	0.00
175-5000	LT INTER-PROPERTY	910,757.28	910,757.28	0.00	910,757.28	0.00
176-0000	INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
177-0000	INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
180-0000	TOTAL NON-CURRENT ASSETS	46,198,899.17	46,392,132.17	-193,233.00	46,392,132.17	-193,233.00
190-9999	TOTAL ASSETS	67,987,701.15	69,436,837.15	-1,449,136.00	69,436,837.15	-1,449,136.00
300-0000	LIABILITIES AND EQUITY					
300-0100	LIABILITIES					
311-9999	ACCOUNTS PAYABLE					
312-0000	ACCOUNTS PAYABLE	109,434.08	330,362.58	-220,928.50	330,362.58	-220,928.50
312-0099	ACCOUNTS PAYABLE	109,434.08	330,362.58	-220,928.50	330,362.58	-220,928.50
312-0100	UNEARNED INCOME	727,524.56	727,524.56	0.00	727,524.56	0.00
312-0200	A/P OTHER	163,200.49	-1,385.00	164,585.49	-1,385.00	164,585.49
312-0299	A/P OTHER	163,200.49	-1,385.00	164,585.49	-1,385.00	164,585.49
312-1000	A/P GENERAL PARTNER	4,171,947.11	4,171,947.11	0.00	4,171,947.11	0.00
312-1999	A/P GENERAL PARTNER	4,171,947.11	4,171,947.11	0.00	4,171,947.11	0.00
312-2000	ACCRUED MGMT & BKKPING FEE	262,546.15	253,342.84	9,203.31	253,342.84	9,203.31
312-2100	ACCRUED FRONT-LINE FEES	333,427.22	445,826.42	-112,399.20	445,826.42	-112,399.20
312-2200	ACCRUED FEES	14,270.82	14,270.82	0.00	14,270.82	0.00
312-2999	ACCRUED FEES	610,244.19	713,440.08	-103,195.89	713,440.08	-103,195.89
320-0000	ACCR WAGES & WITHHOLDINGS					
321-0000	COURT ORDERED WITHHOLDING	3,923.04	3,923.04	0.00	3,923.04	0.00
321-0300	STATE WITHHOLDING	-15.24	-15.24	0.00	-15.24	0.00
321-0500	OTHER WITHHOLDING	1,747.97	1,202.99	544.98	1,202.99	544.98
321-1100	ACCRUED PAYROLL	0.00	207,748.66	-207,748.66	207,748.66	-207,748.66
321-1200	ACCRUED PAYROLL TAXES	0.00	17,235.42	-17,235.42	17,235.42	-17,235.42
321-1300	EE INS DEDUCTIONS	-1,056.43	-1,248.91	192.48	-1,248.91	192.48
321-9999	ACCR WAGES & WITHHOLDINGS	4,599.34	228,845.96	-224,246.62	228,845.96	-224,246.62
322-0000	COMPENSATED ABSENCES - CURRENT	309,609.61	309,609.61	0.00	309,609.61	0.00
322-9999	COMP ABSENCES - CURRENT	309,609.61	309,609.61	0.00	309,609.61	0.00
341-0000	TENANT SECURITY DEPOSIT	593,864.31	599,118.61	-5,254.30	599,118.61	-5,254.30
341-0001	PET DEPOSIT	6,264.00	6,264.00	0.00	6,264.00	0.00
341-0100	DEPOSIT REFUND ACCOUNT	32,890.18	33,990.18	-1,100.00	33,990.18	-1,100.00

Balance Sheet -With YTD

Period = Jan 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance	Beginning Balance (Month)	Net Change	Jan 1st Beginning Balance	YTD Net Change
341-9999	TENANT SECURITY DEPOSIT	633,018.49	639,372.79	-6,354.30	639,372.79	-6,354.30
342-0200	TENANT PREPAID RENT	342,310.66	322,744.30	19,566.36	322,744.30	19,566.36
342-0300	NO UNIT HOLDING ACCT	7,773.62	7,773.62	0.00	7,773.62	0.00
342-0400	UNEARNED REVENUE {COVID-19 HCV}	28,186.00	28,186.00	0.00	28,186.00	0.00
342-0999	UNEARNED REVENUE	378,270.28	358,703.92	19,566.36	358,703.92	19,566.36
343-0000	MORTGAGE PAYABLE - CURRENT	-6,242.72	-2,995.23	-3,247.49	-2,995.23	-3,247.49
343-0003	ACCRUED INTEREST BRIDGE	908,994.36	908,994.36	0.00	908,994.36	0.00
343-0010	ACCRUED INTEREST OTHER	690,100.00	690,100.00	0.00	690,100.00	0.00
343-0099	CURRENT PORTION OF DEBT	1,592,851.64	1,596,099.13	-3,247.49	1,596,099.13	-3,247.49
345-0000	OTHER CURRENT LIABILITIES	374,086.00	374,086.00	0.00	374,086.00	0.00
345-0100	CONTRACT RETAINAGE	107,015.51	107,015.51	0.00	107,015.51	0.00
345-0299	OTHER CURRENT LIABILITIES	481,101.51	481,101.51	0.00	481,101.51	0.00
345-0300	A/P OTHER - INTER-PROPERTY	50,000.00	50,000.00	0.00	50,000.00	0.00
345-9999	INTER-PROGRAM PAYABLES	50,000.00	50,000.00	0.00	50,000.00	0.00
347-1000	INTER-FUND DUE TO {COCC}	1,219,481.78	1,186,331.19	33,150.59	1,186,331.19	33,150.59
347-1001	INTER-FUND DUE TO {HIOOPER}	112,736.73	112,736.73	0.00	112,736.73	0.00
347-1002	INTER-FUND DUE TO {9EC}	16,875.90	16,390.44	485.46	16,390.44	485.46
347-1003	INTER-FUND DUE TO {9KCC}	108,008.50	108,008.50	0.00	108,008.50	0.00
347-1004	INTER-FUND DUE TO {9NOAH}	117,057.45	117,057.45	0.00	117,057.45	0.00
347-1005	INTER-FUND DUE TO {9SEC}	30,207.25	29,438.22	769.03	29,438.22	769.03
347-1006	INTER-FUND DUE TO {9FAR}	43,419.86	42,634.86	785.00	42,634.86	785.00
347-1007	INTER-FUND DUE TO {9BV}	73,035.55	73,035.55	0.00	73,035.55	0.00
347-1008	INTER-FUND DUE TO {9CR1}	94,030.87	88,055.93	5,974.94	88,055.93	5,974.94
347-1009	INTER-FUND DUE TO {9CR2}	34,989.41	34,989.41	0.00	34,989.41	0.00
347-1010	INTER-FUND DUE TO {VILLAS}	258,964.85	254,623.50	4,341.35	254,623.50	4,341.35
347-1012	INTER-FUND DUE TO {HCV ADM}	51,385.55	47,284.11	4,101.44	47,284.11	4,101.44
347-1017	INTER-FUND DUE TO {PUB HSG}	7,246.00	1,262,058.19	-1,254,812.19	1,262,058.19	-1,254,812.19
347-1019	INTER-FUND DUE TO {FSS GRANT}	15,131.25	0.00	15,131.25	0.00	15,131.25
347-5000	INTER-FUND DUE TO	2,182,570.95	3,372,644.08	-1,190,073.13	3,372,644.08	-1,190,073.13
349-9999	TOTAL CURRENT LIABILITIES	11,414,372.25	12,978,266.33	-1,563,894.08	12,978,266.33	-1,563,894.08
351-0000	MORTGAGE PAYABLE	1,656,968.68	1,656,968.68	0.00	1,656,968.68	0.00
351-0001	LOAN PAYABLE CDBG	1,192,000.00	1,192,000.00	0.00	1,192,000.00	0.00
351-0002	LOAN PAYABLE OHA	9,127,029.68	9,087,659.43	39,370.25	9,087,659.43	39,370.25
351-0007	ACCRUED INTEREST LONG TERM	4,000.00	4,000.00	0.00	4,000.00	0.00
351-0009	ACCR INT L-T CDBG LOAN	318,728.56	318,728.56	0.00	318,728.56	0.00
351-0102	MORTGAGE-HIO	1,349,569.05	1,344,568.93	5,000.12	1,344,568.93	5,000.12
351-0202	MORTGAGE-OHA # 2	539,948.81	537,986.06	1,962.75	537,986.06	1,962.75
352-0000	LONG TERM LIABILITIES - OPERATING	324,213.00	324,213.00	0.00	324,213.00	0.00
352-9999	LONG TERM DEBT	14,512,457.78	14,466,124.66	46,333.12	14,466,124.66	46,333.12
353-0000	NONCURRENT LIABILITIES - OTHER	50,000.00	50,000.00	0.00	50,000.00	0.00
353-0050	LT LIABILITIES - OTHER	50,000.00	50,000.00	0.00	50,000.00	0.00
353-0100	FSS ESCROW	515,148.63	492,620.47	22,528.16	492,620.47	22,528.16
353-0500	FSS ESCROW	515,148.63	492,620.47	22,528.16	492,620.47	22,528.16
353-1000	LT ACCRUED MGMT & BKKPING FEE	765,304.79	765,304.79	0.00	765,304.79	0.00
353-2000	LT ACCRUED FRONT-LINE FEES	83,205.35	83,205.35	0.00	83,205.35	0.00
353-3000	LT ACCRUED FEES	12,247.14	12,247.14	0.00	12,247.14	0.00
353-5000	TOTAL LT ACCRUED FEES	860,757.28	860,757.28	0.00	860,757.28	0.00
354-0000	COMPENSATED ABSENCES-LONG TERM	363,454.78	363,454.78	0.00	363,454.78	0.00
354-9999	COMP ABSENCES-LONG TERM	363,454.78	363,454.78	0.00	363,454.78	0.00
355-1000	LT INTER-FUND DUE TO {COCC}	481,909.89	481,909.89	0.00	481,909.89	0.00
355-1001	LT INTER-FUND DUE TO {HIOOPER}	338,915.67	338,915.67	0.00	338,915.67	0.00
355-1002	LT INTER-FUND DUE TO {9EC}	8,829.28	8,829.28	0.00	8,829.28	0.00
355-1003	LT INTER-FUND DUE TO {9KCC}	174,933.90	174,933.90	0.00	174,933.90	0.00
355-1004	LT INTER-FUND DUE TO {9NOAH}	112,096.55	112,096.55	0.00	112,096.55	0.00
355-1006	LT INTER-FUND DUE TO {9FAR}	6,485.64	6,485.64	0.00	6,485.64	0.00
355-1007	LT INTER-FUND DUE TO {9BV}	54,782.26	54,782.26	0.00	54,782.26	0.00
355-1008	LT INTER-FUND DUE TO {9CR1}	210,985.61	210,985.61	0.00	210,985.61	0.00
355-1009	LT INTER-FUND DUE TO {9CR2}	81,674.00	81,674.00	0.00	81,674.00	0.00
355-1010	LT INTER-FUND DUE TO {VILLAS}	392,927.46	392,927.46	0.00	392,927.46	0.00
355-5000	LT INTER-FUND DUE TO	1,863,540.26	1,863,540.26	0.00	1,863,540.26	0.00
359-9999	TOTAL NON-CURRENT LIABILITIES	18,165,358.73	18,096,497.45	68,861.28	18,096,497.45	68,861.28
399-9999	TOTAL LIABILITIES	29,579,730.98	31,074,763.78	-1,495,032.80	31,074,763.78	-1,495,032.80

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Jan 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance	Beginning Balance (Month)	Net Change	Jan 1st Beginning Balance	YTD Net Change
500-0000	EQUITY					
507-0100	CAPITAL ACCOUNT GENERAL PARTNER	1,600,653.14	1,600,653.14	0.00	1,600,653.14	0.00
507-0200	CAPITAL ACCOUNT LIMITED PARTNER	1,808,269.27	1,808,269.27	0.00	1,808,269.27	0.00
507-0300	CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30.00	30.00	0.00	30.00	0.00
508-0100	NET INVESTED IN CAPITAL ASSETS	24,349,744.85	24,349,744.85	0.00	24,349,744.85	0.00
508-9999	NET INVEST IN CAPITAL ASSETS	27,758,697.26	27,758,697.26	0.00	27,758,697.26	0.00
511-0100	RESTRICTED NET ASSETS	-4,996,419.31	-4,996,419.31	0.00	-4,996,419.31	0.00
512-0000	RETAINED EARNINGS	1,612,483.40	1,566,586.60	45,896.80	1,566,586.60	45,896.80
512-0005	RETAINED EARNINGS	1,612,483.40	1,566,586.60	45,896.80	1,566,586.60	45,896.80
512-0100	UNRESTRICTED NET ASSETS	12,533,608.82	12,533,608.82	0.00	12,533,608.82	0.00
512-0150	UNRESTRICTED NET POSITION	12,533,608.82	12,533,608.82	0.00	12,533,608.82	0.00
512-0200	RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
512-9999	RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
599-9999	TOTAL EQUITY	38,407,970.17	38,362,073.37	45,896.80	38,362,073.37	45,896.80
600-9999	TOTAL LIABILITIES AND EQUITY	67,987,701.15	69,436,837.15	-1,449,136.00	69,436,837.15	-1,449,136.00
999-9999	TOTAL OF ALL	0.00	0.00	0.00	0.00	0.00

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysl_is

	PTD	PTD		PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance
REVENUES	5,501,393.37	6,058,915.60	-557,522.23	5,028,079.12	5,501,393.37	6,058,915.60	-557,522.23
EXPENSES	5,455,496.57	6,160,986.05	705,489.48	5,597,627.26	5,455,496.57	6,160,986.05	705,489.48
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
PRIOR PERIOD ADJUSTMENT	0.00	4,166.67	4,166.67	26,431.00	0.00	4,166.67	4,166.67
NET OPERATING INCOME (LOSS)	45,896.80	-106,237.12	152,133.92	-595,979.14	45,896.80	-106,237.12	152,133.92
LESS NON-CASH REVENUE (HIO LOANS)	46,333.12	4,779.78	41,553.34	44,333.98	46,333.12	4,779.78	41,553.34
PLUS NON-CASH EXPENSE (HIO LOANS)	46,333.12	44,333.98	(1,999.14)	44,333.98	46,333.12	44,333.98	(1,999.14)
PLUS NON-CASH EXPENSE (DEPRECIATION)	269,914.90	245,126.36	(24,788.54)	244,036.78	269,914.90	245,126.36	(24,788.54)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	4,166.67	4,166.67	26,431.00	-	4,166.67	4,166.67
ADJUSTED NET OPERATING INCOME (LOSS)	315,811.70	182,610.11	133,201.59	(325,511.36)	315,811.70	182,610.11	133,201.59

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_ls

	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
REVENUES								
TENANT REVENUES								
TOTAL TENANT REVENUES	670,590.13	612,549.70	58,040.43	594,691.66	670,590.13	612,549.70	58,040.43	7,350,595.91
HUD GRANTS AND SUBSIDY								
TOTAL HUD GRANTS AND SUBSIDY	4,015,378.87	4,389,263.94	-373,885.07	3,999,886.85	4,015,378.87	4,389,263.94	-373,885.07	55,550,148.77
TOTAL FEE REVENUE								
TOTAL FEE REVENUE	387,621.35	516,524.86	-128,903.51	325,619.62	387,621.35	516,524.86	-128,903.51	6,198,298.32
TOTAL OTHER GOV'T GRANTS DONATIONS	94,119.90	206,771.33	-112,651.43	35,177.74	94,119.90	206,771.33	-112,651.43	2,481,256.00
INVESTMENT INCOME								
TOTAL INTEREST INCOME - MAIN	339.71	39,559.27	-39,219.56	622.16	339.71	39,559.27	-39,219.56	474,711.06
TOTAL NON-CASH INT INCOME {HIO}	46,333.12	4,779.78	41,553.34	44,333.98	46,333.12	4,779.78	41,553.34	57,357.36
INT INCOME - RESTRICT FUNDS	40.03	345.77	-305.74	506.97	40.03	345.77	-305.74	4,144.90
OTHER INCOME								
TOTAL OTHER INCOME	286,970.26	289,120.95	-2,150.69	27,240.14	286,970.26	289,120.95	-2,150.69	6,769,451.28
TOTAL REVENUES	5,501,393.37	6,058,915.60	-557,522.23	5,028,079.12	5,501,393.37	6,058,915.60	-557,522.23	78,885,963.60
EXPENSES								
OPERATING EXPENSES								
ADMINISTRATIVE EXPENSES								
ADMINISTRATIVE SALARIES								
TOTAL ADMIN SALARIES	359,900.35	464,135.73	104,235.38	359,151.42	359,900.35	464,135.73	104,235.38	6,023,766.64
TOTAL ADMINISTRATIVE FEE	231,111.94	262,796.26	31,684.32	254,899.87	231,111.94	262,796.26	31,684.32	3,085,647.19
TOTAL COMPENSATED ABSENCE	0.00	4.70	4.70	0.00	0.00	4.70	4.70	638,069.62
TOTAL ADMIN EMPLOYEE BENEFITS	175,014.92	167,440.83	-7,574.09	150,488.72	175,014.92	167,440.83	-7,574.09	2,087,309.99
TOTAL OTHER ADMIN EXPENSES	140,420.57	157,585.29	17,164.72	143,046.73	140,420.57	157,585.29	17,164.72	1,891,022.73
TOTAL FEE FOR SERVICE	15,550.82	29,771.16	14,220.34	17,521.72	15,550.82	29,771.16	14,220.34	357,253.51
TOTAL ADMINISTRATIVE EXPENSES	921,998.60	1,081,733.97	159,735.37	925,108.46	921,998.60	1,081,733.97	159,735.37	14,083,069.68
RESIDENT SERV SALARIES								
RESIDENT SERV SALARIES	2,903.97	3,869.19	965.22	3,007.34	2,903.97	3,869.19	965.22	50,174.46
RELOCATION EXPENSE	3,853.00	771.81	-3,081.19	448.30	3,853.00	771.81	-3,081.19	9,261.92
RESIDENT SERV EMP BENEFITS	2,545.61	2,335.62	-209.99	5,644.54	2,545.61	2,335.62	-209.99	28,519.74
YOUTH ACTIVITIES	5,164.00	0.00	-5,164.00	0.00	5,164.00	0.00	-5,164.00	0.00
RESIDENT FUND	1,779.05	3,073.44	1,294.39	6,572.00	1,779.05	3,073.44	1,294.39	36,881.36
FEE FOR SERVICE	102,882.60	132,441.56	29,558.96	64,447.20	102,882.60	132,441.56	29,558.96	1,589,298.53
TOTAL OTHER RESIDENT SERVICES	119,128.23	142,491.62	23,363.39	80,119.38	119,128.23	142,491.62	23,363.39	1,714,136.01
TOTAL RESIDENT SERVICE EXPENSES	119,128.23	142,491.62	23,363.39	80,119.38	119,128.23	142,491.62	23,363.39	1,714,136.01
COVID-19 EXPENSES								
TOTAL COVID-19 EXPENSES	0.00	0.00	0.00	9,605.60	0.00	0.00	0.00	0.00
UTILITY EXPENSES								
TOTAL UTILITY EXPENSES	329,467.17	303,513.04	-25,954.13	310,220.52	329,467.17	303,513.04	-25,954.13	3,642,156.08
TOTAL MAINTENANCE								
MAINTENANCE SALARIES								
TOTAL MAINTENANCE SALARIES	207,487.79	218,485.86	10,998.07	244,952.97	207,487.79	218,485.86	10,998.07	2,837,945.69
TOTAL MAINTENANCE MATERIALS	53,108.42	72,103.72	18,995.30	72,130.58	53,108.42	72,103.72	18,995.30	865,242.33
TOTAL MAINT SERVICES AND CONTRACTS	204,343.85	532,802.33	328,458.48	173,511.58	204,343.85	532,802.33	328,458.48	6,393,625.67
TOTAL MAINT EMPLOYEE BENEFITS	111,312.65	80,011.24	-31,301.41	111,672.94	111,312.65	80,011.24	-31,301.41	988,554.70
TOTAL MAINTENANCE EXPENSES	576,252.71	903,403.15	327,150.44	602,268.07	576,252.71	903,403.15	327,150.44	11,085,368.39
PROTECTIVE SERVICE EXPENSES								
PROTECTIVE SERVICE SALARIES								
TOTAL PROTECTIVE SERV SALARIES	12,478.02	34,658.99	22,180.97	6,053.61	12,478.02	34,658.99	22,180.97	450,569.86
TOTAL FEE FOR SERVICE	38,032.70	63,121.09	25,088.39	18,552.83	38,032.70	63,121.09	25,088.39	757,453.11
TOTAL SECURITY EXPENSE	3,961.03	64,822.24	60,861.21	69,666.76	3,961.03	64,822.24	60,861.21	777,866.44
TOTAL SECURITY EMPLOYEE BENEFITS	1,098.70	2,651.41	1,552.71	537.37	1,098.70	2,651.41	1,552.71	34,469.12
TOTAL PROTECT SERVICE EXPENSES	55,570.45	165,253.73	109,683.28	94,810.57	55,570.45	165,253.73	109,683.28	2,020,358.53
GENERAL EXPENSES								
INSURANCE EXPENSES								
TOTAL INSURANCE EXP	122,798.11	111,492.98	-11,305.13	109,106.05	122,798.11	111,492.98	-11,305.13	1,337,915.78
TOTAL BAD DEBT EXPENSE	38,585.34	26,977.21	-11,608.13	0.00	38,585.34	26,977.21	-11,608.13	323,726.50
TOTAL LOAN INTEREST	6,815.94	6,916.67	100.73	7,665.75	6,815.94	6,916.67	100.73	83,000.00
TOTAL NON-CASH INT EXP	46,333.12	44,333.98	-1,999.14	44,333.98	46,333.12	44,333.98	-1,999.14	532,007.76

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
TOTAL GENERAL EXPENSES	214,532.51	189,720.84	-24,811.67	161,105.78	214,532.51	189,720.84	-24,811.67	2,276,650.04
OTHER EXPENSES								
TOTAL OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	2,216,949.67	2,786,116.35	569,166.68	2,183,238.38	2,216,949.67	2,786,116.35	569,166.68	34,821,738.73
NON-OPERATING EXPENSES								
HAP EXPENSES								
TOTAL HAP EXPENSES	2,968,632.00	3,129,743.34	161,111.34	3,170,352.10	2,968,632.00	3,129,743.34	161,111.34	37,556,919.97
TOTAL DEPR & AMORT EXPENSE	269,914.90	245,126.36	-24,788.54	244,036.78	269,914.90	245,126.36	-24,788.54	2,941,516.04
TOTAL NON-OPERATING EXPENSES	3,238,546.90	3,374,869.70	136,322.80	3,414,388.88	3,238,546.90	3,374,869.70	136,322.80	40,498,436.01
TOTAL EXPENSES	5,455,496.57	6,160,986.05	705,489.48	5,597,627.26	5,455,496.57	6,160,986.05	705,489.48	75,320,174.74
TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	193.59
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	4,166.67	4,166.67	26,431.00	0.00	4,166.67	4,166.67	50,000.00
NET OPERATING INCOME (LOSS)	45,896.80	-106,237.12	152,133.92	-595,979.14	45,896.80	-106,237.12	152,133.92	3,515,595.27

Public Housing (7pubhsg^7cap)

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_is

	PTD	PTD		PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance
REVENUES	1,640,985.96	1,945,468.56	-304,482.60	1,316,537.30	1,640,985.96	1,945,468.56	-304,482.60
EXPENSES	1,542,102.70	1,954,876.59	412,773.89	1,536,379.61	1,542,102.70	1,954,876.59	412,773.89
TRANSFERS	30,706.00	0.00	-30,706.00	31,681.00	30,706.00	0.00	-30,706.00
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	1,072.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	68,177.26	-9,408.03	77,585.29	-252,595.31	68,177.26	-9,408.03	77,585.29
LESS NON-CASH REVENUE (HIO LOANS)	41,333.00	-	41,333.00	39,554.20	41,333.00	-	41,333.00
PLUS NON-CASH EXPENSE (DEPRECIATION)	191,268.65	168,785.13	(22,483.52)	164,796.17	191,268.65	168,785.13	(22,483.52)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	1,072.00	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	218,112.91	159,377.10	58,735.81	(126,281.34)	218,112.91	159,377.10	58,735.81

HIO, Inc. (7hioinc)

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_is

	PTD	PTD		PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance
REVENUES	100,680.49	129,318.05	-28,637.56	104,372.83	100,680.49	129,318.05	-28,637.56
EXPENSES	256,329.04	282,433.36	26,104.32	294,247.28	256,329.04	282,433.36	26,104.32
TRANSFERS	-30,706.00	0.00	30,706.00	-31,681.00	-30,706.00	0.00	30,706.00
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	23,724.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	-124,942.55	-153,115.31	28,172.76	-181,917.45	-124,942.55	-153,115.31	28,172.76
LESS NON-CASH REVENUE (HIO LOANS - 9TAXOP)	5,000.12	4,779.78	220.34	4,779.78	5,000.12	4,779.78	220.34
PLUS NON-CASH EXPENSE (HIO LOANS)	46,333.12	44,333.98	(1,999.14)	44,333.98	46,333.12	44,333.98	(1,999.14)
PLUS NON-CASH EXPENSE (DEPRECIATION)	59,040.82	62,649.25	3,608.43	65,037.40	59,040.82	62,649.25	3,608.43
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	23,724.00	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	(24,568.73)	(50,911.86)	26,343.13	(53,601.85)	(24,568.73)	(50,911.86)	26,343.13

Section 8 Operating (7fin8op)

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_is

	PTD	PTD		PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance
REVENUES	2,974,031.00	3,123,859.49	-149,828.49	3,002,772.46	2,974,031.00	3,123,859.49	-149,828.49
EXPENSES	2,953,516.92	3,119,679.05	166,162.13	3,153,243.52	2,953,516.92	3,119,679.05	166,162.13
PRIOR PERIOD ADJUSTMENT	0.00	4,166.67	4,166.67	1,635.00	0.00	4,166.67	4,166.67
NET OPERATING INCOME (LOSS)	20,514.08	13.77	20,500.31	-152,106.06	20,514.08	13.77	20,500.31
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	4,166.67	4,166.67	1,635.00	-	4,166.67	4,166.67
ADJUSTED NET OPERATING INCOME (LOSS)	20,514.08	4,180.44	16,333.64	(150,471.06)	20,514.08	4,180.44	16,333.64

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_is

	PTD	PTD		PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance
REVENUES	319,352.17	302,581.76	16,770.41	258,407.36	319,352.17	302,581.76	16,770.41
EXPENSES	232,907.40	277,369.53	44,462.13	246,191.88	232,907.40	277,369.53	44,462.13
NET OPERATING INCOME (LOSS)	86,444.77	25,212.23	61,232.54	12,215.48	86,444.77	25,212.23	61,232.54
NET OPERATING INCOME (LOSS)	-139,570.02	-179,366.88	39,796.86	46,310.66	-127,567.13	-77,945.01	-49,622.12
PLUS NON-CASH EXPENSE (DEPRECIATION)	1,292.52	1,292.52	-	1,420.98	1,292.52	1,292.52	-
ADJUSTED NET OPERATING INCOME (LOSS)	227,307.31	205,871.63	21,435.68	(32,674.20)	215,304.42	104,449.76	110,854.66

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_js

	PTD	PTD		PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance
REVENUES	466,343.75	557,687.74	-91,343.99	345,989.17	466,343.75	557,687.74	-91,343.99
EXPENSES	470,640.51	526,627.52	55,987.01	367,564.97	470,640.51	526,627.52	55,987.01
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	-4,296.76	31,060.22	-35,356.98	-21,575.80	-4,296.76	31,060.22	-35,356.98
LESS NON-CASH REVENUE	-	-	-	-	-	-	-
PLUS NON-CASH EXPENSE (DEPRECIATION)	18,312.91	12,399.46	(5,913.45)	12,782.23	18,312.91	12,399.46	(5,913.45)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	14,016.15	43,459.68	(29,443.53)	(8,793.57)	14,016.15	43,459.68	(29,443.53)

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_ls

	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
REVENUES								
TENANT REVENUES								
TOTAL TENANT REVENUES	569,689.64	518,363.21	51,326.43	479,587.66	569,689.64	518,363.21	51,326.43	6,220,357.80
HUD GRANTS AND SUBSIDY								
TOTAL HUD GRANTS AND SUBSIDY	765,295.87	994,977.17	-229,681.30	767,831.85	765,295.87	994,977.17	-229,681.30	14,818,707.50
TOTAL OTHER GOV'T GRANTS DONATIONS	15,322.02	116,111.09	-100,789.07	10,207.62	15,322.02	116,111.09	-100,789.07	1,393,333.00
INVESTMENT INCOME								
TOTAL INTEREST INCOME - MAIN	291.56	39,555.10	-39,263.54	618.44	291.56	39,555.10	-39,263.54	474,661.06
TOTAL NON-CASH INT INCOME {HIO}	41,333.00	0.00	41,333.00	39,554.20	41,333.00	0.00	41,333.00	0.00
INT INCOME - RESTRICT FUNDS	10.10	10.87	-0.77	3.48	10.10	10.87	-0.77	126.20
OTHER INCOME								
TOTAL OTHER INCOME	249,043.77	276,451.12	-27,407.35	18,734.05	249,043.77	276,451.12	-27,407.35	3,317,413.34
TOTAL REVENUES	1,640,985.96	1,945,468.56	-304,482.60	1,316,537.30	1,640,985.96	1,945,468.56	-304,482.60	26,224,598.90
EXPENSES								
OPERATING EXPENSES								
ADMINISTRATIVE EXPENSES								
ADMINISTRATIVE SALARIES								
TOTAL ADMIN SALARIES	76,248.14	78,480.24	2,232.10	85,877.82	76,248.14	78,480.24	2,232.10	1,020,243.07
TOTAL ADMINISTRATIVE FEE	134,275.63	142,899.25	8,623.62	128,300.46	134,275.63	142,899.25	8,623.62	1,742,091.28
TOTAL COMPENSATED ABSENCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	275,768.28
TOTAL ADMIN EMPLOYEE BENEFITS	43,568.65	38,246.10	-5,322.55	38,551.28	43,568.65	38,246.10	-5,322.55	469,272.68
TOTAL OTHER ADMIN EXPENSES	-3,673.02	45,512.68	49,185.70	56,238.12	-3,673.02	45,512.68	49,185.70	546,151.67
TOTAL FEE FOR SERVICE	15,192.55	28,275.54	13,082.99	16,830.13	15,192.55	28,275.54	13,082.99	339,306.12
TOTAL ADMINISTRATIVE EXPENSES	265,611.95	333,413.81	67,801.86	325,797.81	265,611.95	333,413.81	67,801.86	4,392,833.10
RESIDENT SERV SALARIES								
RELOCATION EXPENSE	3,453.00	771.81	-2,681.19	448.30	3,453.00	771.81	-2,681.19	9,261.92
RESIDENT SERV EMP BENEFITS	0.00	166.67	166.67	1,803.59	0.00	166.67	166.67	2,000.00
RESIDENT FUND	172.81	2,853.86	2,681.05	455.00	172.81	2,853.86	2,681.05	34,246.36
FEE FOR SERVICE	95,822.53	126,332.78	30,510.25	60,311.18	95,822.53	126,332.78	30,510.25	1,515,993.34
TOTAL OTHER RESIDENT SERVICES	99,448.34	130,250.12	30,801.78	63,018.07	99,448.34	130,250.12	30,801.78	1,563,001.62
TOTAL RESIDENT SERVICE EXPENSES	99,448.34	130,250.12	30,801.78	63,018.07	99,448.34	130,250.12	30,801.78	1,563,001.62
COVID-19 EXPENSES								
TOTAL COVID-19 EXPENSES	0.00	0.00	0.00	9,605.60	0.00	0.00	0.00	0.00
UTILITY EXPENSES								
TOTAL UTILITY EXPENSES	301,290.87	279,919.31	-21,371.56	286,730.03	301,290.87	279,919.31	-21,371.56	3,359,031.44
TOTAL MAINTENANCE								
MAINTENANCE SALARIES								
TOTAL MAINTENANCE SALARIES	182,527.16	182,490.60	-36.56	206,477.25	182,527.16	182,490.60	-36.56	2,372,375.98
TOTAL MAINTENANCE MATERIALS	45,390.72	59,584.35	14,193.63	63,267.99	45,390.72	59,584.35	14,193.63	715,010.73
TOTAL MAINT SERVICES AND CONTRACTS	190,760.37	495,752.17	304,991.80	149,641.83	190,760.37	495,752.17	304,991.80	5,949,024.64
TOTAL MAINT EMPLOYEE BENEFITS	92,263.53	66,069.25	-26,194.28	92,337.19	92,263.53	66,069.25	-26,194.28	816,828.77
TOTAL MAINTENANCE EXPENSES	510,941.78	803,896.37	292,954.59	511,724.26	510,941.78	803,896.37	292,954.59	9,853,240.12
PROTECTIVE SERVICE EXPENSES								
TOTAL FEE FOR SERVICE	37,330.72	60,323.57	22,992.85	18,527.46	37,330.72	60,323.57	22,992.85	723,882.85
TOTAL SECURITY EXPENSE	1,548.00	57,404.83	55,856.83	62,751.13	1,548.00	57,404.83	55,856.83	688,857.91
TOTAL PROTECT SERVICE EXPENSES	38,878.72	117,728.40	78,849.68	81,278.59	38,878.72	117,728.40	78,849.68	1,412,740.76
GENERAL EXPENSES								
INSURANCE EXPENSES								
TOTAL INSURANCE EXP	83,743.19	75,412.62	-8,330.57	75,154.98	83,743.19	75,412.62	-8,330.57	904,951.32
TOTAL BAD DEBT EXPENSE	37,015.20	24,938.66	-12,076.54	0.00	37,015.20	24,938.66	-12,076.54	299,263.87
TOTAL GENERAL EXPENSES	120,758.39	100,351.28	-20,407.11	75,154.98	120,758.39	100,351.28	-20,407.11	1,204,215.19
OTHER EXPENSES								
TOTAL OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,336,930.05	1,765,559.29	428,629.24	1,353,309.34	1,336,930.05	1,765,559.29	428,629.24	21,785,062.23

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
NON-OPERATING EXPENSES								
HAP EXPENSES								
TOTAL HAP EXPENSES	13,904.00	20,532.17	6,628.17	18,274.10	13,904.00	20,532.17	6,628.17	246,386.02
TOTAL DEPR & AMORT EXPENSE	191,268.65	168,785.13	-22,483.52	164,796.17	191,268.65	168,785.13	-22,483.52	2,025,421.32
TOTAL NON-OPERATING EXPENSES	205,172.65	189,317.30	-15,855.35	183,070.27	205,172.65	189,317.30	-15,855.35	2,271,807.34
TOTAL EXPENSES	1,542,102.70	1,954,876.59	412,773.89	1,536,379.61	1,542,102.70	1,954,876.59	412,773.89	24,056,869.57
TOTAL TRANSFERS	30,706.00	0.00	-30,706.00	31,681.00	30,706.00	0.00	-30,706.00	793,101.00
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	1,072.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	68,177.26	-9,408.03	77,585.29	-252,595.31	68,177.26	-9,408.03	77,585.29	1,374,628.33

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_ls

	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
REVENUES								
TENANT REVENUES								
TOTAL TENANT REVENUES	82,324.50	84,928.35	-2,603.85	98,918.00	82,324.50	84,928.35	-2,603.85	1,019,140.43
HUD GRANTS AND SUBSIDY								
TOTAL HUD GRANTS AND SUBSIDY	0.00	31,504.16	-31,504.16	0.00	0.00	31,504.16	-31,504.16	378,050.00
TOTAL NON-CASH INT INCOME {HIO}	5,000.12	4,779.78	220.34	4,779.78	5,000.12	4,779.78	220.34	57,357.36
INT INCOME - RESTRICT FUNDS	29.93	324.26	-294.33	493.03	29.93	324.26	-294.33	3,891.02
OTHER INCOME								
TOTAL OTHER INCOME	13,325.94	7,781.50	5,544.44	182.02	13,325.94	7,781.50	5,544.44	3,393,377.94
TOTAL REVENUES	100,680.49	129,318.05	-28,637.56	104,372.83	100,680.49	129,318.05	-28,637.56	4,851,816.75
EXPENSES								
OPERATING EXPENSES								
ADMINISTRATIVE EXPENSES								
ADMINISTRATIVE SALARIES								
TOTAL ADMIN SALARIES	5,279.36	6,608.75	1,329.39	9,346.07	5,279.36	6,608.75	1,329.39	85,913.80
TOTAL ADMINISTRATIVE FEE	9,203.31	29,421.83	20,218.52	39,941.41	9,203.31	29,421.83	20,218.52	206,622.52
TOTAL COMPENSATED ABSENCE	0.00	4.70	4.70	0.00	0.00	4.70	4.70	23,838.34
TOTAL ADMIN EMPLOYEE BENEFITS	2,720.66	3,650.54	929.88	3,576.63	2,720.66	3,650.54	929.88	44,673.31
TOTAL OTHER ADMIN EXPENSES	18,417.49	17,977.93	-439.56	18,892.04	18,417.49	17,977.93	-439.56	215,735.16
TOTAL FEE FOR SERVICE	358.27	1,495.62	1,137.35	691.59	358.27	1,495.62	1,137.35	17,947.39
TOTAL ADMINISTRATIVE EXPENSES	35,979.09	59,159.37	23,180.28	72,447.74	35,979.09	59,159.37	23,180.28	594,730.52
RELOCATION EXPENSE								
RELOCATION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RESIDENT FUND								
RESIDENT FUND	0.00	186.25	186.25	117.00	0.00	186.25	186.25	2,235.00
FEE FOR SERVICE								
FEE FOR SERVICE	7,060.07	6,108.78	-951.29	4,136.02	7,060.07	6,108.78	-951.29	73,305.19
TOTAL OTHER RESIDENT SERVICES	7,060.07	6,295.03	-765.04	4,253.02	7,060.07	6,295.03	-765.04	75,540.19
TOTAL RESIDENT SERVICE EXPENSES	7,060.07	6,295.03	-765.04	4,253.02	7,060.07	6,295.03	-765.04	75,540.19
UTILITY EXPENSES								
TOTAL UTILITY EXPENSES	22,565.33	16,745.77	-5,819.56	16,700.84	22,565.33	16,745.77	-5,819.56	200,949.17
TOTAL MAINTENANCE								
MAINTENANCE SALARIES								
TOTAL MAINTENANCE SALARIES	19,065.03	25,765.94	6,700.91	31,487.46	19,065.03	25,765.94	6,700.91	334,956.88
TOTAL MAINTENANCE MATERIALS	5,452.60	8,956.40	3,503.80	7,461.83	5,452.60	8,956.40	3,503.80	107,476.13
TOTAL MAINT SERVICES AND CONTRACTS	20,543.68	24,588.86	4,045.18	13,480.12	20,543.68	24,588.86	4,045.18	295,065.33
TOTAL MAINT EMPLOYEE BENEFITS	11,844.90	7,835.90	-4,009.00	12,936.41	11,844.90	7,835.90	-4,009.00	97,419.08
TOTAL MAINTENANCE EXPENSES	56,906.21	67,147.10	10,240.89	65,365.82	56,906.21	67,147.10	10,240.89	834,917.42
PROTECTIVE SERVICE EXPENSES								
TOTAL FEE FOR SERVICE	701.98	2,797.52	2,095.54	25.37	701.98	2,797.52	2,095.54	33,570.26
TOTAL SECURITY EXPENSE	857.00	3,643.09	2,786.09	6,448.01	857.00	3,643.09	2,786.09	43,716.79
TOTAL PROTECT SERVICE EXPENSES	1,558.98	6,440.61	4,881.63	6,473.38	1,558.98	6,440.61	4,881.63	77,287.05
GENERAL EXPENSES								
INSURANCE EXPENSES								
TOTAL INSURANCE EXP	20,656.28	14,516.03	-6,140.25	16,533.10	20,656.28	14,516.03	-6,140.25	174,192.36
TOTAL BAD DEBT EXPENSE	1,570.14	2,038.55	468.41	0.00	1,570.14	2,038.55	468.41	24,462.63
TOTAL NON-CASH INT EXP	46,333.12	44,333.98	-1,999.14	44,333.98	46,333.12	44,333.98	-1,999.14	532,007.76
TOTAL GENERAL EXPENSES	68,559.54	60,888.56	-7,670.98	60,867.08	68,559.54	60,888.56	-7,670.98	730,662.75
TOTAL OPERATING EXPENSES	192,629.22	216,676.44	24,047.22	226,107.88	192,629.22	216,676.44	24,047.22	2,514,087.10
NON-OPERATING EXPENSES								
HAP EXPENSES								
TOTAL HAP EXPENSES	4,659.00	3,107.67	-1,551.33	3,102.00	4,659.00	3,107.67	-1,551.33	37,292.00
TOTAL DEPR & AMORT EXPENSE	59,040.82	62,649.25	3,608.43	65,037.40	59,040.82	62,649.25	3,608.43	751,790.96
TOTAL NON-OPERATING EXPENSES	63,699.82	65,756.92	2,057.10	68,139.40	63,699.82	65,756.92	2,057.10	789,082.96
TOTAL EXPENSES	256,329.04	282,433.36	26,104.32	294,247.28	256,329.04	282,433.36	26,104.32	3,303,170.06
TOTAL TRANSFERS	-30,706.00	0.00	30,706.00	-31,681.00	-30,706.00	0.00	30,706.00	-212,107.41
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	23,724.00	0.00	0.00	0.00	0.00

HIO, Inc. (7hioinc)

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
NET OPERATING INCOME (LOSS)	-124,942.55	-153,115.31	28,172.76	-181,917.45	-124,942.55	-153,115.31	28,172.76	1,760,754.10

Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
REVENUES								
TENANT REVENUES								
TOTAL TENANT REVENUES	0.00	125.00	-125.00	125.00	0.00	125.00	-125.00	1,500.00
HUD GRANTS AND SUBSIDY								
TOTAL HUD GRANTS AND SUBSIDY	2,974,572.00	3,119,557.19	-144,985.19	2,992,338.00	2,974,572.00	3,119,557.19	-144,985.19	37,434,686.27
TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	0.00	0.00	10,299.00	0.00	0.00	0.00	0.00
INT INCOME - RESTRICT FUNDS	0.00	10.64	-10.64	10.46	0.00	10.64	-10.64	127.68
OTHER INCOME								
TOTAL OTHER INCOME	-541.00	4,166.66	-4,707.66	0.00	-541.00	4,166.66	-4,707.66	50,000.00
TOTAL REVENUES	2,974,031.00	3,123,859.49	-149,828.49	3,002,772.46	2,974,031.00	3,123,859.49	-149,828.49	37,486,313.95
EXPENSES								
OPERATING EXPENSES								
ADMINISTRATIVE EXPENSES								
ADMINISTRATIVE SALARIES								
TOTAL ADMIN SALARIES	0.00	4,997.85	4,997.85	0.00	0.00	4,997.85	4,997.85	59,974.19
TOTAL ADMINISTRATIVE FEE	0.00	1,927.63	1,927.63	0.00	0.00	1,927.63	1,927.63	24,181.01
TOTAL ADMIN EMPLOYEE BENEFITS	0.00	1,668.06	1,668.06	0.00	0.00	1,668.06	1,668.06	20,016.55
TOTAL OTHER ADMIN EXPENSES	3,047.92	4,488.13	1,440.21	4,267.52	3,047.92	4,488.13	1,440.21	53,857.59
TOTAL ADMINISTRATIVE EXPENSES	3,047.92	13,081.67	10,033.75	4,267.52	3,047.92	13,081.67	10,033.75	158,029.34
RELOCATION EXPENSE	400.00	0.00	-400.00	0.00	400.00	0.00	-400.00	0.00
TOTAL OTHER RESIDENT SERVICES	400.00	0.00	-400.00	0.00	400.00	0.00	-400.00	0.00
TOTAL RESIDENT SERVICE EXPENSES	400.00	0.00	-400.00	0.00	400.00	0.00	-400.00	0.00
TOTAL MAINTENANCE								
MAINTENANCE SALARIES								
TOTAL MAINTENANCE SALARIES	0.00	160.03	160.03	0.00	0.00	160.03	160.03	1,920.35
TOTAL MAINTENANCE MATERIALS	0.00	0.46	0.46	0.00	0.00	0.46	0.46	5.47
TOTAL MAINT SERVICES AND CONTRACTS	0.00	2.78	2.78	0.00	0.00	2.78	2.78	33.36
TOTAL MAINT EMPLOYEE BENEFITS	0.00	139.80	139.80	0.00	0.00	139.80	139.80	1,677.62
TOTAL MAINTENANCE EXPENSES	0.00	303.07	303.07	0.00	0.00	303.07	303.07	3,636.80
PROTECTIVE SERVICE EXPENSES								
TOTAL SECURITY EXPENSE	0.00	0.34	0.34	0.00	0.00	0.34	0.34	4.08
TOTAL PROTECT SERVICE EXPENSES	0.00	0.34	0.34	0.00	0.00	0.34	0.34	4.08
GENERAL EXPENSES								
INSURANCE EXPENSES								
TOTAL INSURANCE EXP	0.00	190.47	190.47	0.00	0.00	190.47	190.47	2,285.61
TOTAL GENERAL EXPENSES	0.00	190.47	190.47	0.00	0.00	190.47	190.47	2,285.61
TOTAL OPERATING EXPENSES	3,447.92	13,575.55	10,127.63	4,267.52	3,447.92	13,575.55	10,127.63	163,955.83
NON-OPERATING EXPENSES								
HAP EXPENSES								
TOTAL HAP EXPENSES	2,950,069.00	3,106,103.50	156,034.50	3,148,976.00	2,950,069.00	3,106,103.50	156,034.50	37,273,241.95
TOTAL NON-OPERATING EXPENSES	2,950,069.00	3,106,103.50	156,034.50	3,148,976.00	2,950,069.00	3,106,103.50	156,034.50	37,273,241.95
TOTAL EXPENSES	2,953,516.92	3,119,679.05	166,162.13	3,153,243.52	2,953,516.92	3,119,679.05	166,162.13	37,437,197.78
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	4,166.67	4,166.67	1,635.00	0.00	4,166.67	4,166.67	50,000.00
NET OPERATING INCOME (LOSS)	20,514.08	13.77	20,500.31	-152,106.06	20,514.08	13.77	20,500.31	-883.83

Budget Comparison

Period = Jan 2022

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	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
REVENUES								
TENANT REVENUES								
TOTAL TENANT REVENUES	0.00	133.14	-133.14	125.00	0.00	133.14	-133.14	1,597.68
HUD GRANTS AND SUBSIDY								
TOTAL HUD GRANTS AND SUBSIDY	275,511.00	243,225.42	32,285.58	239,717.00	275,511.00	243,225.42	32,285.58	2,918,705.00
TOTAL FEE REVENUE								
TOTAL FEE REVENUE	43.29	7,200.54	-7,157.25	0.00	43.29	7,200.54	-7,157.25	86,406.52
TOTAL OTHER GOV'T GRANTS DONATIONS	43,797.88	52,022.66	-8,224.78	14,671.12	43,797.88	52,022.66	-8,224.78	624,272.00
OTHER INCOME								
TOTAL OTHER INCOME	0.00	0.00	0.00	3,894.24	0.00	0.00	0.00	0.00
TOTAL REVENUES	319,352.17	302,581.76	16,770.41	258,407.36	319,352.17	302,581.76	16,770.41	3,630,981.20
EXPENSES								
OPERATING EXPENSES								
ADMINISTRATIVE EXPENSES								
ADMINISTRATIVE SALARIES								
TOTAL ADMIN SALARIES	72,695.74	101,364.07	28,668.33	86,376.64	72,695.74	101,364.07	28,668.33	1,316,899.62
TOTAL ADMINISTRATIVE FEE	87,633.00	88,547.55	914.55	86,658.00	87,633.00	88,547.55	914.55	1,097,752.38
TOTAL COMPENSATED ABSENCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	114,367.00
TOTAL ADMIN EMPLOYEE BENEFITS	35,058.76	36,697.38	1,638.62	35,360.50	35,058.76	36,697.38	1,638.62	453,588.27
TOTAL OTHER ADMIN EXPENSES	19,495.29	27,672.80	8,177.51	15,868.54	19,495.29	27,672.80	8,177.51	332,073.58
TOTAL ADMINISTRATIVE EXPENSES	214,882.79	254,281.80	39,399.01	224,263.68	214,882.79	254,281.80	39,399.01	3,314,680.85
RESIDENT SERV EMP BENEFITS								
RESIDENT FUND	116.00	0.00	-116.00	0.00	116.00	0.00	-116.00	0.00
TOTAL OTHER RESIDENT SERVICES	116.00	0.00	-116.00	1,803.59	116.00	0.00	-116.00	0.00
TOTAL RESIDENT SERVICE EXPENSES	116.00	0.00	-116.00	1,803.59	116.00	0.00	-116.00	0.00
UTILITY EXPENSES								
TOTAL UTILITY EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE								
MAINTENANCE SALARIES								
TOTAL MAINTENANCE SALARIES	5,895.60	9,110.96	3,215.36	6,301.02	5,895.60	9,110.96	3,215.36	117,192.48
TOTAL MAINTENANCE MATERIALS	0.00	83.33	83.33	0.00	0.00	83.33	83.33	1,000.00
TOTAL MAINT SERVICES AND CONTRACTS	315.00	901.61	586.61	1,122.17	315.00	901.61	586.61	10,819.34
TOTAL MAINT EMPLOYEE BENEFITS	6,109.90	5,856.71	-253.19	6,090.90	6,109.90	5,856.71	-253.19	71,314.23
TOTAL MAINTENANCE EXPENSES	12,320.50	15,952.61	3,632.11	13,514.09	12,320.50	15,952.61	3,632.11	200,326.05
PROTECTIVE SERVICE EXPENSES								
TOTAL SECURITY EXPENSE	0.00	295.85	295.85	141.93	0.00	295.85	295.85	3,550.16
TOTAL PROTECT SERVICE EXPENSES	0.00	295.85	295.85	141.93	0.00	295.85	295.85	3,550.16
GENERAL EXPENSES								
INSURANCE EXPENSES								
TOTAL INSURANCE EXP	4,295.59	5,546.75	1,251.16	5,047.61	4,295.59	5,546.75	1,251.16	66,561.04
TOTAL GENERAL EXPENSES	4,295.59	5,546.75	1,251.16	5,047.61	4,295.59	5,546.75	1,251.16	66,561.04
TOTAL OPERATING EXPENSES	231,614.88	276,077.01	44,462.13	244,770.90	231,614.88	276,077.01	44,462.13	3,585,118.10
NON-OPERATING EXPENSES								
TOTAL DEPR & AMORT EXPENSE	1,292.52	1,292.52	0.00	1,420.98	1,292.52	1,292.52	0.00	15,510.20
TOTAL NON-OPERATING EXPENSES	1,292.52	1,292.52	0.00	1,420.98	1,292.52	1,292.52	0.00	15,510.20
TOTAL EXPENSES	232,907.40	277,369.53	44,462.13	246,191.88	232,907.40	277,369.53	44,462.13	3,600,628.30
NET OPERATING INCOME (LOSS)	86,444.77	25,212.23	61,232.54	12,215.48	86,444.77	25,212.23	61,232.54	30,352.90

Budget Comparison

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	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
REVENUES								
TENANT REVENUES								
TOTAL TENANT REVENUES	18,575.99	9,000.00	9,575.99	15,936.00	18,575.99	9,000.00	9,575.99	108,000.00
TOTAL FEE REVENUE								
TOTAL FEE REVENUE	387,578.06	509,324.32	-121,746.26	325,619.62	387,578.06	509,324.32	-121,746.26	6,111,891.80
TOTAL OTHER GOV'T GRANTS DONATIONS	35,000.00	38,637.58	-3,637.58	0.00	35,000.00	38,637.58	-3,637.58	463,651.00
INVESTMENT INCOME								
TOTAL INTEREST INCOME - MAIN	48.15	4.17	43.98	3.72	48.15	4.17	43.98	50.00
OTHER INCOME								
TOTAL OTHER INCOME	25,141.55	721.67	24,419.88	4,429.83	25,141.55	721.67	24,419.88	8,660.00
TOTAL REVENUES	466,343.75	557,687.74	-91,343.99	345,989.17	466,343.75	557,687.74	-91,343.99	6,692,252.80
EXPENSES								
OPERATING EXPENSES								
ADMINISTRATIVE EXPENSES								
ADMINISTRATIVE SALARIES								
TOTAL ADMIN SALARIES	205,677.11	272,684.82	67,007.71	177,550.89	205,677.11	272,684.82	67,007.71	3,540,735.96
TOTAL ADMINISTRATIVE FEE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,000.00
TOTAL COMPENSATED ABSENCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	224,096.00
TOTAL ADMIN EMPLOYEE BENEFITS	93,666.85	87,178.75	-6,488.10	73,000.31	93,666.85	87,178.75	-6,488.10	1,099,759.18
TOTAL OTHER ADMIN EXPENSES	103,132.89	61,933.75	-41,199.14	47,780.51	103,132.89	61,933.75	-41,199.14	743,204.73
TOTAL ADMINISTRATIVE EXPENSES	402,476.85	421,797.32	19,320.47	298,331.71	402,476.85	421,797.32	19,320.47	5,622,795.87
RESIDENT SERV EMP BENEFITS								
RELOCATION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RESIDENT SERV EMP BENEFITS	2,545.61	2,168.95	-376.66	2,037.36	2,545.61	2,168.95	-376.66	26,519.74
YOUTH ACTIVITIES	5,164.00	0.00	-5,164.00	0.00	5,164.00	0.00	-5,164.00	0.00
RESIDENT FUND	1,490.24	33.33	-1,456.91	6,000.00	1,490.24	33.33	-1,456.91	400.00
TOTAL OTHER RESIDENT SERVICES	12,103.82	5,946.47	-6,157.35	11,044.70	12,103.82	5,946.47	-6,157.35	75,594.20
TOTAL RESIDENT SERVICE EXPENSES	12,103.82	5,946.47	-6,157.35	11,044.70	12,103.82	5,946.47	-6,157.35	75,594.20
UTILITY EXPENSES								
TOTAL UTILITY EXPENSES	5,610.97	6,847.96	1,236.99	6,789.65	5,610.97	6,847.96	1,236.99	82,175.47
TOTAL MAINTENANCE								
MAINTENANCE SALARIES								
TOTAL MAINTENANCE SALARIES	0.00	958.33	958.33	687.24	0.00	958.33	958.33	11,500.00
TOTAL MAINTENANCE MATERIALS	2,265.10	3,479.18	1,214.08	1,400.76	2,265.10	3,479.18	1,214.08	41,750.00
TOTAL MAINT SERVICES AND CONTRACTS	-7,275.20	11,556.91	18,832.11	9,267.46	-7,275.20	11,556.91	18,832.11	138,683.00
TOTAL MAINT EMPLOYEE BENEFITS	1,094.32	109.58	-984.74	308.44	1,094.32	109.58	-984.74	1,315.00
TOTAL MAINTENANCE EXPENSES	-3,915.78	16,104.00	20,019.78	11,663.90	-3,915.78	16,104.00	20,019.78	193,248.00
PROTECTIVE SERVICE EXPENSES								
PROTECTIVE SERVICE SALARIES								
TOTAL PROTECTIVE SERV SALARIES	12,478.02	34,658.99	22,180.97	6,053.61	12,478.02	34,658.99	22,180.97	450,569.86
TOTAL SECURITY EXPENSE	1,556.03	3,478.13	1,922.10	325.69	1,556.03	3,478.13	1,922.10	41,737.50
TOTAL SECURITY EMPLOYEE BENEFITS	1,098.70	2,651.41	1,552.71	537.37	1,098.70	2,651.41	1,552.71	34,469.12
TOTAL PROTECT SERVICE EXPENSES	15,132.75	40,788.53	25,655.78	6,916.67	15,132.75	40,788.53	25,655.78	526,776.48
GENERAL EXPENSES								
INSURANCE EXPENSES								
TOTAL INSURANCE EXP	14,103.05	15,827.11	1,724.06	12,370.36	14,103.05	15,827.11	1,724.06	189,925.45
TOTAL LOAN INTEREST	6,815.94	6,916.67	100.73	7,665.75	6,815.94	6,916.67	100.73	83,000.00
TOTAL GENERAL EXPENSES	20,918.99	22,743.78	1,824.79	20,036.11	20,918.99	22,743.78	1,824.79	272,925.45
TOTAL OPERATING EXPENSES	452,327.60	514,228.06	61,900.46	354,782.74	452,327.60	514,228.06	61,900.46	6,773,515.47
NON-OPERATING EXPENSES								
TOTAL DEPR & AMORT EXPENSE	18,312.91	12,399.46	-5,913.45	12,782.23	18,312.91	12,399.46	-5,913.45	148,793.56
TOTAL NON-OPERATING EXPENSES	18,312.91	12,399.46	-5,913.45	12,782.23	18,312.91	12,399.46	-5,913.45	148,793.56

COCC (7fdscent^4found)

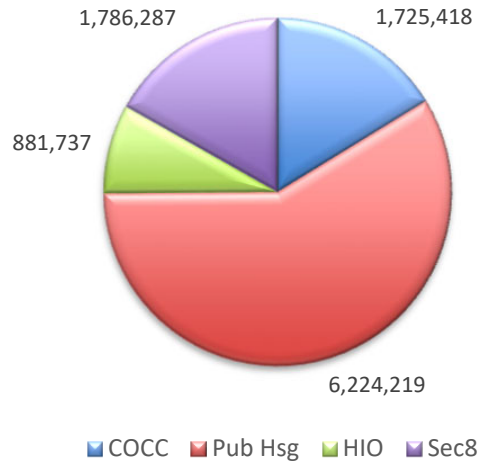
Budget Comparison

Period = Jan 2022

Book = Accrual ; Tree = ysi_is

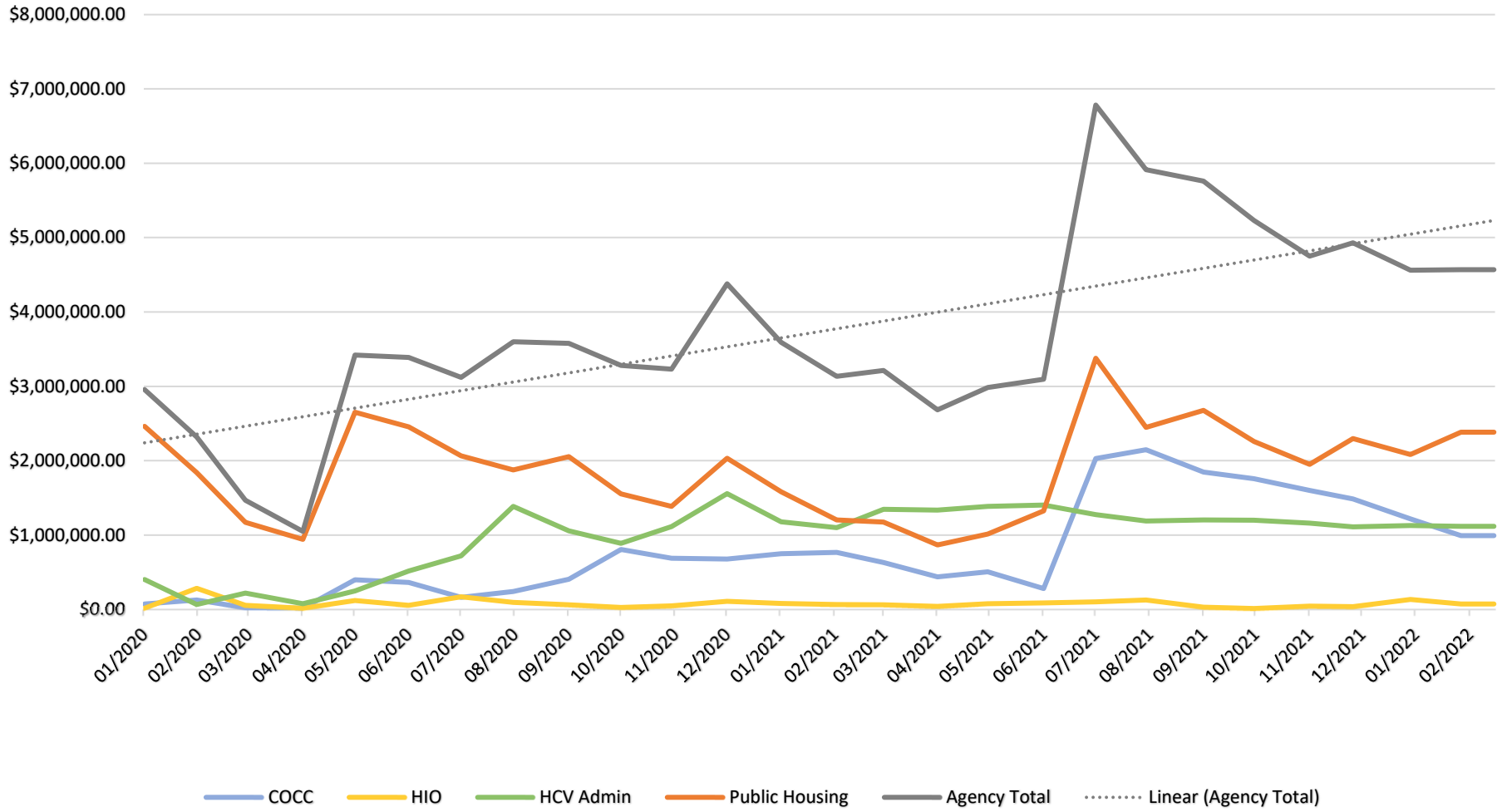
	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
TOTAL EXPENSES	470,640.51	526,627.52	55,987.01	367,564.97	470,640.51	526,627.52	55,987.01	6,922,309.03
TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-580,800.00
NET OPERATING INCOME (LOSS)	-4,296.76	31,060.22	-35,356.98	-21,575.80	-4,296.76	31,060.22	-35,356.98	350,743.77

CASH BALANCE

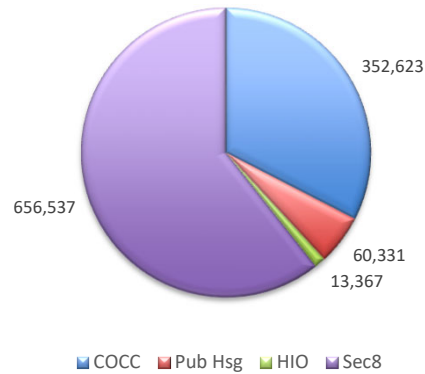


	Total	Restricted	Unrestricted
COCC	1,725,418	615,988	1,109,430
Pub Hsg	6,224,219	4,887,185	1,337,035
HIO	881,737	860,837	20,900
SEC8	1,786,287	608,832	1,177,455
	10,617,661	6,972,842	3,644,819

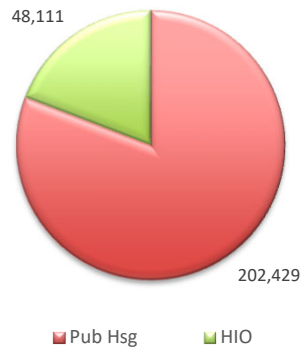
Cash Operating Balances Trend 2020-2022



OTHER ACCOUNTS RECEIVABLE *



A/R - TENANT



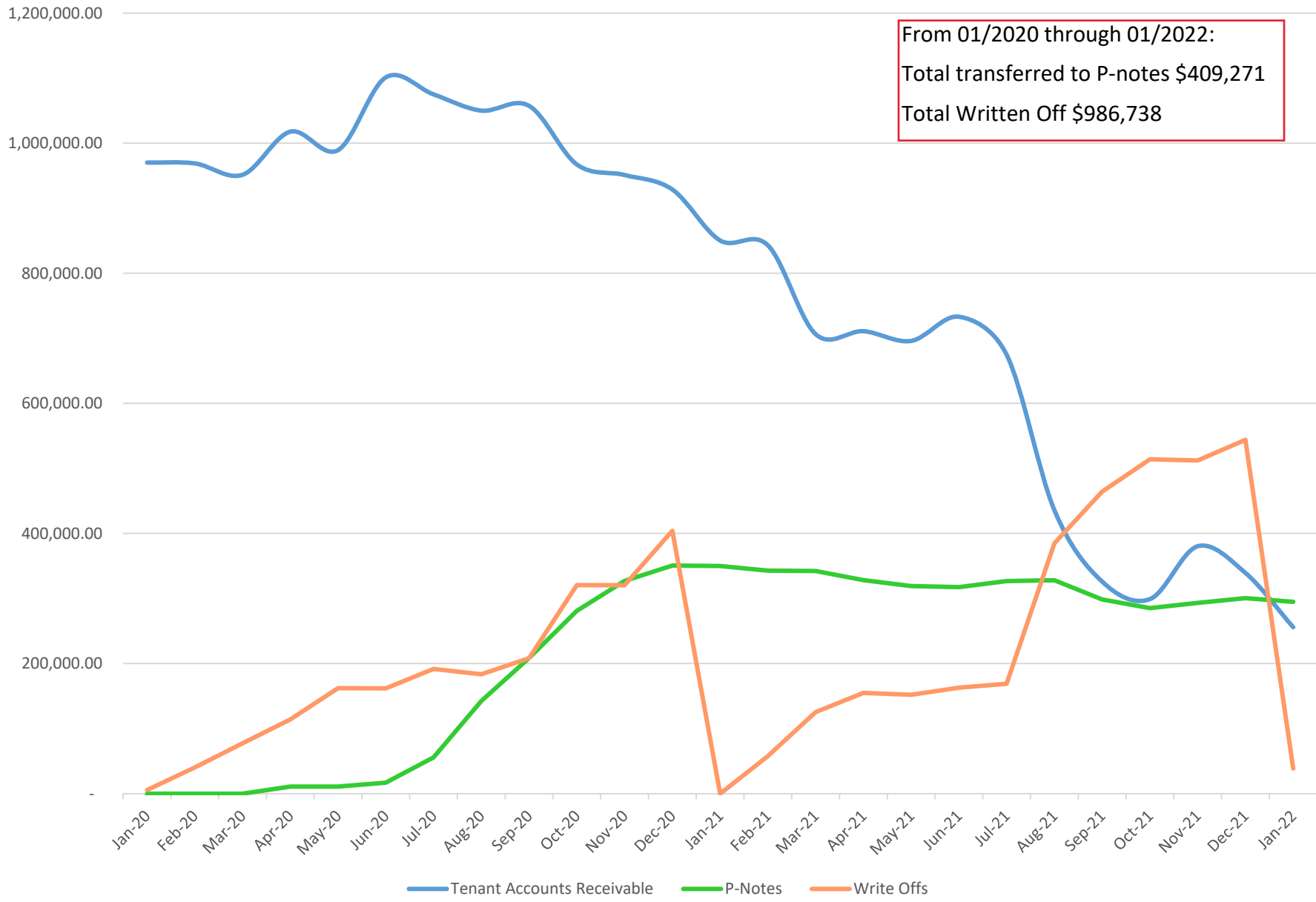
	30 days	60 days +
Pub Hsg	170,398	32,031
HIO	38,058	10,054

***OTHER ACCONTS RECEIVABLES:**

COCC Accounts Receivable includes CNP & CNI Grant Receivable
Public Housing Accounts Receivables includes Capital Fund, ROSS Grants receivables
HIO Accounts Receivalbes includes Non-Dwelling Rent
Sec8 Accounts Receivables includes FSS grant receivables which is due to timing; and the balance of 4Home receivables.

TAR vs Write Offs - PH & HIO

From 01/2020 through 01/2022:
Total transferred to P-notes \$409,271
Total Written Off \$986,738



Memorandum



To: Board of Commissioners
From: Susan Wiggins, CFO
Date: February 24, 2022
Re: Finance Report

AGENCY BALANCE SHEET

January 2022:

Cash position had a net change decrease of **(\$54,214)**

- Public Housing (PH): had a net change decrease of **(\$133,768)**
 - Sold 2 scattered-site homes, \$259,491 – restricted funds
 - Monthly operational costs
- HIO: had a net change decrease of **(\$29,907)**
- Section 8: had a net change increase of **\$108,152**
- Central Office: had a net change increase of **\$1,309**

Balance Sheet Variance Summary:

Accounts Receivable had a net change decrease of **(\$1,363,469)**.

- Operating A/R had a net change decrease of **(\$68,835)**.
- A/R Inter-property had a net change decrease of **(\$1,293,269)**.
 - This is the reversal of the inter property cash transfers as of Dec 31 to improve quick ratios, \$1,244,917.
- Tenant Receivables had a net change increase of **\$4,225**.
- A/R Promissory Notes had a net change decrease of **(\$5,590)**.
 - Three (3) tenants signed repayment agreements in January.
 - Write Off balances of \$4,528

Prepaid Assets had a net change increase of **\$161,780**.

- First quarter workman's compensation, liability, and property insurance

Fixed Assets in January had a net change decrease of **(\$239,566)**.

- Building improvements \$19,491
 - Majestic fire damage repairs
- Monthly depreciation accrual, net of dispositions \$127,958
- Sold two (2) scattered-site homes

Total Liabilities had a net change decrease of **(\$1,495,033)**.

Current Liabilities had a net change decrease of **(\$1,563,895)**

- Accounts Payable had a net change decrease **(\$220,928)**
- Accrued Fees, Tenant Security Deposits, Unearned Revenue, R/E Taxes, Contract Retainage, and Withholdings had a net change decrease of **(\$149,645)**
- Mortgage Payable and Other Current Liabilities had a net change decrease of **(\$3,249)**.
- Inter-fund Payable had a net change decrease **(\$1,190,073)**,
 - Public Housing inter-program transfers of cash, \$1,254,812

Memorandum



To: Board of Commissioners
From: Susan Wiggins, CFO
Date: February 24, 2022
Re: Finance Report

AGENCY BUDGET COMPARISON

Revenue were unfavorable to budget MTD and YTD by (\$557,522)

Expense were favorable to budget MTD and YTD by \$705,489

Transfers are unfavorable due to timing

January 2022:

Adjusted Net Operating Income/ (Loss) MTD and YTD were \$315,812. This is adding back non-cash transactions which includes depreciation expense of \$269,915.

Public Housing Adjusted Net Operating Income/ (Loss) MTD and YTD were \$218,113.

- The MTD and YTD adjusted net operating income/ (loss) budget variance was favorable by \$58,736.
- The MTD and YTD revenue budget variance was unfavorable.
- The MTD and YTD expense budget variance was favorable.
- **HIO** Adjusted Net Operating Income/(Loss) MTD and YTD were (\$24,569)
 - The MTD and YTD adjusted net operating income/ (loss) budget variance was favorable by \$26,343.
 - The MTD and YTD revenue budget variance was unfavorable.
 - The MTD and YTD expense budget variance was favorable.
- **Central Office** Adjusted Net Operating Income/(Loss) MTD and YTD was \$14,016
 - The MTD and YTD adjusted net operating income/ (loss) budget variance was unfavorable by (\$29,444).
 - The MTD and YTD revenue budget variance was unfavorable.
 - The MTD and YTD expense budget variance was favorable
- **Section 8 HAP** Adjusted Net Operating Income/ (Loss) MTD and YTD was \$20,514.
 - The MTD and YTD revenue budget variance was unfavorable.
 - The MTD and YTD expense budget variance was favorable
- **Section 8 Admin** Adjusted Net Operating Income/ (Loss) MTD and YTD was \$227,307.
 - The MTD and YTD adjusted net operating income/ (loss) budget variance was favorable by \$21,436.
 - The MTD and YTD revenue budget variance was favorable.
 - The MTD and YTD expense budget variance was favorable.

Admin Expenses: MTD and YTD budget variance was favorable to budget by \$159,735.

Resident Service Expenses: MTD and YTD budget variance was favorable to budget by \$23,363.

Utility Expenses: MTD and YTD budget variance was unfavorable to budget by (\$25,954).

Maintenance Expenses: MTD and YTD budget variance was favorable to budget by \$327,150.

- Maintenance expenses less than budget: concrete work, electrical, plumbing repairs, roof repairs, windows/door replacement, and hazmat – contracted services.

Protective Services Expenses: MTD and YTD budget variance was favorable to budget by \$109,683.

General Expenses: MTD and YTD budget variance was unfavorable by (\$24,812).



2021 FINANCIAL OVERVIEW

March 3, 2022

CALENDAR YEAR 2021

FY2021 is closed. The financial result for 2021 agency-wide was:

- Net Operating Income was \$2,407,234
- Adjusted Net Income = \$5,500,475 (Add back Depreciation expense \$3,088,241)
- Actual revenue was 10% higher than budget.
- Operating expenses were 7% under budget.

FY 2021 ACTUAL TO BUDGET

Significant Revenue Budget Variance to Note:				
	YTD Actual	YTD Budget	Variance	% Var
REVENUES-HUD SUBSIDY	8,658,516.00	7,500,000.04	1,158,515.96	15.45
HOUSING ASST PAYMENTS	36,449,172.62	33,612,144.80	2,837,027.82	8.44
REVENUES - HUD CAPITAL - HARD COSTS	1,588,849.38	2,820,506.35	-1,231,656.97	-43.67
REVENUES - HUD CAPITAL - SOFT COSTS	2,976,019.48	683,850.09	2,292,169.39	335.19
MISCELLANEOUS GRANT REVENUE	350,000.00	18,000.00	332,000.00	1,844.44
GAIN/LOSS ON SALE OF FIXED ASSET	3,012,040.01	2,717,000.00	295,040.01	10.86
INSURANCE PROCEEDS	1,147,408.71	0.00	1,147,408.71	N/A
TOTAL REVENUES	73,041,841.69	66,154,282.00	6,887,559.69	10.41

FY 2021 ACTUAL TO BUDGET

Significant Expense Budget Variance to Note:				
	YTD Actual	YTD Budget	Variance	% Var
TOTAL ADMINISTRATIVE EXPENSES	12,482,007.72	13,544,666.10	1,062,658.38	7.85
RELOCATION EXPENSES	161,231.79	67,785.66	-93,446.13	-137.86
TOTAL RESIDENT SERVICE EXPENSES	1,558,638.04	1,320,824.75	-237,813.29	-18.00
TOTAL MAINT SERVICES AND CONTRACTS	2,848,726.41	5,020,816.70	2,172,090.29	43.26
BAD DEBT EXPENSE	851,084.22	295,450.69	-555,633.53	-188.06
TOTAL OPERATING EXPENSES	30,619,469.59	32,804,924.62	2,185,455.03	6.66

2021 FINANCIAL COMPARISON WITH 2020

AMP #	Property Name	# of Units	2021		2020	
			FASS SCORE	FASS SCORE AVG.	FASS SCORE	FASS SCORE AVG.
1	Southside	336	21.87	3.23	2	0.29
2	Spencer Homes	55	22.02	0.53	2	0.09
5	Kay Jay Tower	107	21.33	1.00	2	0.10
6	Evans Tower	103	9.55	0.43	2	0.09
7	Park South	116	11.46	0.58	13.24	0.63
8	Park North	105	20.76	0.96	2	0.09
9	Benson Tower	125	14	0.77	22.39	1.32
10	Pine Tower	143	21.47	1.35	20.64	1.21
11	Florence Tower	104	13.14	0.60	22.41	0.98
12	Highland Tower	106	12.48	0.58	21.54	0.94
13	Jackson Tower	164	13.95	1.01	2	0.17
14	Underwood Tower	104	21.76	0.99	21.54	0.92
15	Crown Tower	149	23.28	1.52	23.57	1.44
16	SCNE	227	20.48	2.04	21.55	2.04
17	SCSE	144	25	1.58	25	1.48
18	SCNW	112	25	1.23	25	1.15
19	SCSW	75	10.62	0.35	22.97	0.71
		2275		18.77		13.64

2021 FINANCIAL COMPARISON WITH 2020

	2020	2021			2020	2021
Total Agency				Public Housing		
Quick Ratio	2.43	2.43		Quick Ratio	2.26	1.47
MENAR	4.08	4.08		MENAR	1.18	0.94
Net Income	6,349,428	2,412,234		Net Income	2,664,389	780,699
Assets	13,869,210	14,214,373		Assets	3,124,861	4,472,535
Liabilities	8,718,767	9,645,144		Liabilities	1,381,528	3,038,710
Section 8 Admin				HIO		
Quick Ratio	13.97	13.78		Quick Ratio	0.91	0.83
MENAR	3.83	3.68		MENAR	-8.46	-7.79
Net Income	777,359	(113,927)		Net Income	1,082,603	179,786
Assets	1,101,456	986,391		Assets	7,427,316	6,965,188
Liabilities	78,849	71,598		Liabilities	8,117,232	8,365,513

2021 FINANCIAL COMPARISON WITH 2020

What does this mean for the financial status of OHA?

- In 2020 OHA received approx. \$2.5M in CARES Act funding
 - No additional funding outside of normal operations was received in 2021
- Small strides are being made in controlling costs and repositioning assets to generate more income and cash flow.
- The largest negative expense to Public Housing and HIO was the write off of bad debt in the amount of \$851K.

THANK YOU



6.6. Development

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen, General Counsel
Date: February 28, 2022
Re: Development Report

Choice Neighborhoods Grant – Spencer Homes

OHA staff continues to work on acquiring key parcels near the Spencer Homes site and is working with the architects and Brinshore on final site plans and schematics for replacement housing. A pre-application for low income housing tax credits was submitted to NIFA for the Kennedy Square East development. Kennedy Square East will provide replacement housing on the Spencer Homes site. Site plans were provided to the Development Committee.

OHA staff is discussing next steps in the demolition process with Brinshore and the City of Omaha. This includes an asbestos and lead survey of the existing structures. Of the 111 units at Spencer, 19 remain occupied.

Choice Neighborhood Planning Grant – Southside

An applications for the \$50 million Choice Neighborhood Implementation Grant was submitted prior to the February 15, 2022 deadline. OHA staff worked with its partners and consultants on the application based upon the work completed for the CNP Grant.

Scattered Site Houses

OHA staff is evaluating all scattered site sales for possible inclusion in the 2nd cohort of open market sales.

Address	Appraisal	Sale Price
6010 Evans Street	\$120,000	\$125,000
3020 Marcy Street	\$155,000	\$173,000
4312 Walnut Street	\$132,000	\$171,500
402 N. 38 th Avenue	\$148,000	\$172,410
4551 Pierce Street	\$136,000	\$157,250
3209 S. 32 nd Avenue	\$138,000	\$139,500
5415 Blondo Street	\$148,000	\$185,000
6003 Nebraska Avenue	\$148,000	\$150,000
986 S. 50 th Avenue	\$141,822	\$125,000
4242 N. 65 th Avenue	\$120,000	\$90,000
6015 S 40 th Street	\$132,500	\$138,000
3608 Marcy Street	\$138,000	\$143,000
	Total	\$1,769,660

Jackson Tower and the Old Central Office Building

OHA is partnering with Youth Emergency Services (YES) to facilitate YES' pursuit of a redevelopment project at the site of the old central office and the adjoining lots. The OHA Board approved the partnership and options for YES to purchase portions of the property. A replat of the property was approved by the Omaha Planning Board on October 13, 2021. The environmental review required for the site has been completed and the City has indicated its support for the disposition of the office building.

OHA staff received approval from the Board of Commissioners to submit a disposition application for the office building and surrounding land as outlined in the previously approved Option Agreement.

The replat of the property needs to be revised prior to submission of a disposition application. YES and its contractor are handling the revision. The Option Agreement expires if the parties have not closed on the sale by May 11, 2022.

Housing in Omaha, Inc.

OHA staff is in the process of repositioning poorly performing HIO developments. The process could include selling certain properties and repositioning others under alternative HUD programs. HIO procured Investors Realty as its real estate broker.

Staff is exploring the possibility of selling and/or repositioning several properties. Due to the confidential nature of real estate transactions, staff will continue to provide updates to the Development Committee and regular updates are provided to the HIO Board.

In December 2021, OHA/HIO received approval from HUD to sell the Securities Building located at 305 South 16th Street. The building is listed for sale and the broker will call for offers to be submitted between February 25, 2022 and March 3, 2022. Offers will be reviewed with the Development Committee. All tenants will be relocated as required by the Uniform Relocation Act. OHA's relocation consultant is assisting with the ongoing relocation effort.

OHA has submitted a RAD application for Farnam Building and Ernie Chambers Court and is assembling a financing plan.

Staff is exploring repositioning opportunities for North Omaha Affordable Homes and Crown 1 & 2 and will present plans for those properties in 2022.

North Villas (HIO Properties)

OHA is proposing to purchase certain townhome properties in northeast Omaha from Housing in Omaha (HIO). Similar to the Park Villa townhomes that OHA purchased from HIO earlier this year, this transaction will facilitate the repayment of debts owed to the OHA Central Office Cost Center (COCC). OHA will use funds from the sale of scattered site houses to purchase the properties and HIO will use the funds to repay the COCC. This transaction is being pursued to further stabilize OHA. OHA staff will submit an acquisition proposal to HUD for the properties with close anticipated in the first half of 2022. The total appraised value and sale price of the properties is \$985,000.00.

6.7. Procurement/Contracting/Capital Budgets

Memorandum



To: The Board of Commissioners
 From: Jennifer Dexter, Procurement Manager
 Date: March 3, 2022
 Re: Procurement Monthly Report for March 2022

Current Procurement Activity

Project	Type	Budget	Action Stage	Due Date
Exterior Lighting Project	IFB	TBD	Awaiting Bids	
Lawncare and Landscaping Maintenance Services	RFP	TBD	Awaiting Proposals	
Laundry Services	RFP	TBD	Awaiting Proposals	
Hazardous Materials Abatement Services	RFP	TBD	Awaiting Proposals	
Hazardous Materials Consulting Services	RFP	TBD	Awaiting Proposals	
UPCS Home Inspection Services	RFP	TBD	Awaiting Proposals	
IT Maintenance and Support Services	RFP	TBD	Awaiting Proposals	
Bond Counsel Services	RFP	TBD	Evaluation	
HR Support Services	Renewal	\$130,000	Board Approval	March 3
Workman Compensation Insurance	Renewal	\$375,000	Board Approval	March 3
Verizon Mobile Services	Renewal	\$275,000	Board Approval	March 3
Pool of Construction Contractors	RFQ	TBD	Board Approval	March 3
Legal Services – Affordable Housing Development	Renewal	\$100,000	Board Approval	March 3
Legal Services – General Litigation	Renewal	\$100,000	Board Approval	March 3
Legal Services – Labor Relations and Human Resources	Renewal	\$100,000	Board Approval	March 3
Retirement Plan Consultant Services	RFP	\$40,000	Awaiting Contract Signature	
Underwood Tower Waterproofing Continuation	Bids	\$59,300	Awaiting Contract Signature	
Elevator Door Control System Replacement	Joinder	\$405,460	Awaiting Contract Signature	
Commercial HVAC	IFB	\$550,000	Awaiting Contract Signature	

Contracts Executed – Approved by Previous Board Action

Vendor	Project	Budget	DBE/ MBE/ WBE
Terracon	Lead-Based Paint Consulting	\$80,000	
FireGuard	Fire Safety and Suppression	\$200,00	

Capitol Improvements Report

Mar-22

CAPITAL FUNDS PROJECTS

Grant	Amount	Award Date	Percent Obligated	Date to be 90% Obligated	Percent Expended	Date to be 100% Expended
CFP 2018	\$5,366,997	May-18	100%	May-22	99.8%	May-23
CFP 2019	\$5,612,511	Apr-19	89%	Apr-23	76.4%	Apr-25
CFP 2020	\$6,017,802	Mar-20	45%	Mar-24	44.8%	Mar-26
CFP 2021	\$5,808,517	Feb-21	38%	Feb-23	36.4%	Feb-25
CFP 2020 Safety/Security	\$227,273	Apr-21	94%	Apr-22	0.0%	Apr-23
CFP 2021 Safety/Security	\$247,000	Apr-21	45%	Aug-22	0.0%	Aug-23
CFP 2019 LBP	\$660,000	Sep-18	1%	Aug-23	1.5%	Aug-25
Total	\$23,940,100		65%		60.4%	

OTHER FUNDING SOURCES

Funding Source	Project	Amount	Start Date	Amount Spent	Percent Expended	Date to be 100% Expended
City of Omaha	Radon	\$ 250,000	Sep-21	\$75,000	30%	Jun-22
Insurance Claim	Chambers	\$ 2,020,000	Jan-19	\$1,877,907	93%	Mar-22
Total						

ACTIVE CFP PROJECTS

Project Title	Locations	Funding Source	Budget	Start Date	End Date	Status
Elevator Upgrades	10 Towers	CFP 2020/2021/2022	\$ 405,000	Mar-22	Dec-24	Pending Work Plan
Security Improvements	Towers	CFP 2020	\$ 474,273	Feb-22	Oct-25	Work in Progress
Flooring	Crown, Evans	CFP 2020	\$ 300,000	Dec-21	Oct-25	Work in Progress
Community Area Renovations	Towers	CFP 2020	\$ 330,000	Sep-21	Oct-25	Work in Progress
Fire Detection System Panel Replacement	Kay Jay	CFP 2020	\$ 50,000	Nov-21	Jun-22	Awaiting board approval
Moisture/ Mold Remediation	Crown	CFP 2021	\$ 500,000	Jan-21	Dec-24	Work in Progress

ACTIVE CFP PROJECTS (Cont)

Waterproofing	Underwood, Benson, Kay Jay	CFP 2019	\$ 497,315	Mar-21	Jun-22	Work in Progress
Building Entry Doors	Bayview	CFP 2019	\$ 15,925	Dec-21	Jun-22	Awaiting Materials
Concrete Replacement	Bayview	CFP 2019	\$ 29,336	Dec-21	Jun-22	Pending work plan
Modernization - Vacancy Reduction	Florence, Jackson, Southside, Evans, Benson, Kay Jay	CFP 2020/ 2021	\$ 640,000	Nov-22	Jul-22	Work in Progress
Air Handler	Kay Jay	CFP 2019	\$ 150,000	Mar-22	Apr-22	Pending Work Plan

CFP PROJECTS IN PLANNING PHASE

Project Title	Locations	Funding Source	Budget	Start Date	End Date	Status
Window Replacement	Evans, SCNE	CFP 2021	\$ 240,000	Jun-22	Dec-24	Not Started
Building Entry Doors	Evans, Park South, Underwood	CFP 2021	\$ 280,000	Jun-22	Dec-24	Not Started
Plumbing stack replacements	Florence, Park South, Evans	CFP 2020/2021	\$ 432,000	Jun-22	Dec-24	Not Started
Security Improvements	Alamo, Cherry Tree	CFP 2020	\$ 100,000	Apr-23	Oct-25	Not Started
Appliances	Alamo, Cherry Tree, Bayview	CFP 2020	\$ 37,200	Apr-23	Oct-25	Creating Scope
Siding Replacement (Multi- Family)	Cherry Tree	CFP 2020	\$ 100,000	Apr-23	Oct-25	Creating Scope
Exterior/ Siding Replacement (Single-Family)	Scattered Site	CFP 2020/ 2021	\$ 156,000	Jun-22	Dec-24	Not Started
Interior Lighting Upgrades	Towers	CFP 2020	\$ 660,000	Apr-23	Oct-25	Creating Scope
Curb Appeal	Towers	CFP 2020	\$ 110,000	Apr-23	Oct-25	Creating Scope

CFP PROJECTS IN PLANNING PHASE (Cont)

WiFi Installation	10 Towers	CFP 2020	\$ 110,000	Apr-23	Oct-25	Not Started
Interior Renovations	Park Villa	CFP 2021/2022	\$ 200,000	Mar-22	Sep-22	Creating Scope
Demolition	Spencer	CFP 2022	\$ 100,000			Not Started
Roof Replacement (Single-Family)	Scattered Site	CFP 2020/ 2021	\$ 522,000	Apr-23	Oct-25	Creating Scope
Window Replacement	Scattered Site	CFP 2020/ 2021	\$ 80,000	Apr-23	Oct-25	Not Started
Kitchen Renovation	Florence, Park South, Underwood, Highland, Pine, Crown	CFP 2021	\$ 401,000	Jun-22	Dec-24	Not Started
Modernization - Vacancy Reduction	Evans, Benson, Kay Jay	CFP 2021	\$ 400,000	Jun-22	Dec-24	Not Started
Lead Paint Abatement	SCSE	CFP LBP	\$ 660,000	Feb-21	Aug-23	Not Started

6.8. Human Resources

Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: February 24, 2022

Re: Staffing Report Summary January 26, 2022 – February 24, 2022

Total Open Positions 18

Position(s)	Number of Positions Open	Department	Status
Property Manager	2	Property Management	Interviewing
Housing Specialist-Waitlist	1	Housing Choice Voucher	Interviewing
Maintenance Repairer	1	Property Management	Interviewing
Capital Improvement Coordinator	1	Capital Improvements	Interviewing
Housing Specialist – Forward Fill	4	Housing Choice Voucher	Interviewing
Assistant Property Manager	1	Property Management	Interviewing
Community Outreach Coordinator	1	Family and Community Services	Interviewing
FSS Coordinator I	1	Family and Community Services	Reviewing applications
Project Facilitator I	1	Capital Improvements	Interviewing
Temp FT Maintenance Repairer	2	Property Management	Interviewing
Finance Manager	1	Finance	Reviewing applications
HCV Program Manager – Special Projects	1	Housing Choice Voucher	Reviewing applications
Receptionist	1	HR	Reviewing applications

Total New Hires 3

Title	Number of Positions Filled	Department/Location
Data Entry & Processing Clerk	1	Housing Choice Voucher
FSS Coordinator II	1	Family and Community Services
Maintenance Manager	1	Property Management

Total Transfers 0

Name	Old Title	New Title	Department	Date

Total Promotions/Reinstatement 4

Name	Old Title	New Title	Department	Date
Valerie Velasquez	Utility Worker	Painter	Property Management	02/14/2022

Pamela McNeal	Administrative Clerk	Housing Clerk	Public Housing Intake	TBD
Linda Larsen	Utility Worker	Administrative Clerk	Public Housing Intake	02/28/2022
Robin Wilkins	Receptionist	FSS Coordinator II	Family and Community Services	TBD

Type of Termination	Number of Employees
Involuntary	1
Voluntary	3

Current Monthly Turnover Rate
2.21%

Annual Turnover Rate (03/2021 – 02/2022)
39.32%

6.9. Family and Community Services

Family and Community Services Department

Synergy of Services = Self-Sufficiency

Outreach

Academic Achievement

Transportation

Elderly and Disabled Services

Resident Education and Employment

Family Self-Sufficiency

Homeownership

Grants



Families Towards Self-Sufficiency

Family and Community Services Department

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-payments 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	11
Study Centers (Youth & Adult)/Computer Lab (SS and TSF)	52
Outreach Efforts	210
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	55
Employment Referrals (Job Readiness/Employment Leads/Job Placement)	46
Youth/Adult (Cultural/Recreational/Educational)	70
Transportation to all activities	10
Intra-Agency Service Coordination & Support	70
Number of New Enrollment (Case management)	14
Number of New Community Partnerships	5
Number of Cultural/Recreational Activities	6
Referral to FSS/HOP	4
Food/Nutrition program	255
Service Coordination with Property Management	18

Residents Opportunity for Self-Sufficiency (ROSS) Program:

The Resident opportunity for Self-Sufficiency (ROSS) Program is designed to help adults and youth living in public housing set and achieve goals related to economic self-sufficiency. The program is broken down into set of goals related to:

- Education
- Employment and Job Training
- Health/Wellness

The program is self-directed and self-paced. The ROSS coordinator will work with participants to access these resources. This program will best serve those who are initiative-taking and genuinely interested in improving their current situation.

Family and Community Services Department

Purpose: To provide case management services to residents living within Omaha Housing Authority communities that focus on strengthening the family and promoting self-sufficiency through supportive services and referrals to community partners.

Snapshot of Services/Referrals	The Impact (Households served)
Caseload to Date	155
New Enrollments	9
TANF Recipients	4
Face-to-Face Contact Visit	120
Virtual Contact Visit	1
Phone Visit	60
ROSS Employment Goals	120
Job Placement	13
Employed Full-Time	70
Employed Part-Time	38
Employment Referrals	11
Education Goals	25
Education Goals Met	15
Education Referrals	42
College Enrollment	16
Healthcare Coverage	90
Program Coordination Committee Partners (PCP) TOTAL	3
New PCP Partners	0

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	17
Job Readiness Training/Referral and Job Fair	Over 250
Direct Employment Leads/Flyers	150
Post-Secondary Education (Certificate Programs/2/4-year University)	70

Family and Community Services Department

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-141 PH-41
TANF Recipients (Welfare to Work)	HCV-6 PH-1
Recommendation for Graduation	HCV-0 PH-0
Recommendation for Termination	HCV-1 PH-1
Program graduates	HCV-1 PH-0
New Enrollment	HCV-1 PH-0
Employment/Job Training/Referrals (YTD)	10
Post-Secondary Education (YTD)	50
Employed full-time (YTD)	HCV-75 PH-18
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	0
Asset Development (Escrows)	HCV-\$429,089.00 PH-\$91,019.00 Total-\$520,108.00
Life Skills	15
Service Coordination (PCC)	10
In-Person Meetings	15

How do We Impact OHA and the Community?**ACHIEVEMENTS:**

- *Two (2) tenants were approved for a home mortgage loan this month through Habitat and local Bank.*
- *One resident closed on a home using their Section 8 voucher and one through Habitat for Humanity.*
- *One FSS tenants recommended for graduation and to receive their escrow-Ms. Smith \$6,550.00*
- *Partnership Methodist College Nursing students continue to administer an on-site free screening and Covid-19 vaccination/Booster shots at OHA towers (Blood Pressure, Body Mass, Pre-Diabetes, Blood Glucose, Cholesterol, etc.)*
- *Family Self-Sufficiency coordinators continued to develop local strategies to connect participating families to public and private resources to increase their earned income and financial empowerment, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency. This month HUD awarded OHA FSS program \$435,000 for 2022.*
- *Partnership with Douglas County Health and Methodist College to administered over three hundred vaccination booster shots at all OHA properties.*

Family and Community Services Department

- *Abundance of CNI and CNP meetings/activities.*
- *Continued our partnership with Mr. Clark, MCC Manager of Programming to work through program logistic for MCC Trade program and JR Scholarship for OHA tenants. (Referral 11 OHA students this month)*
- *Continue our strong partnership with Omaha Black Men United to provide Spencer residents with additional resources such as food pantry, job placement, second chance opportunity, trade skill classes, etc. (Referred over one hundred tower residents for pantry)*
- *Continuing our partnership with Heart Ministry to provide OHA residents with Fresh Start Laundry Vouchers and weekly on-site food pantry. (Over one hundred tenants were served)*
- *Continued to work with ninety-one current OHA MCC, UNO, UNL, College of St. Mary's and Central Community College students to receive the newly available Scott Foundation Scholarship during fall and Spring semester. So far, the Scott Foundation have commitment of \$175,000 annually.*
- *Continued our partnership with The Simple Foundation to provide coaching and learning opportunities to over 300 OHA youth. The Simple Foundation to provide daily after school Learning POD to over 200 OHA students at the Simple building. Program included Educational/Technology support, social development, emotional support, and mental health. Students attend from 4pm-8:00pm, Dinner and snacks are provided. Food pantry-Every Friday at Simple Foundation.*
- *OHA continues our partnership with Heartland Workforce Solution and Goodwill to refer residents to job fairs/placement and job readiness workshops during such challenging times. Staff are working with HWS with planning of 2022 Career Fairs for OHA tenants.*
- *MCC providing a part-time career coach to assist Spencer residents career path/opportunities.*
- *Staff continues to work with over 70 OHA High School students to make sure they're getting students into educational institutions to help break the cycle of generational poverty. (This month focus is Buffet Scholarship, ACT, SAT, FAFSA, Goodrich Scholarship, and Personal Statement letters)*
- *OHA staff (Ibrahim Ibrahim) continues to bridge communication barriers with the Sudanese, Somalia, and Somalia Bantu population throughout OHA programs during this challenging times. Biggest topics are CNI, CNP and topics are Public Safety at Southside. (Over sixty residents were served)*

OHA Family Self Sufficiency Grant Award

OHA funded for the FY2022 Calendar year in the amount of \$435,140.00 to start January 1, 2022 – December 31,2022.

Urban League of Nebraska Inc. Career Boot Camp

February 7

Designed to give you the skills and training you need to work in a high-demand career field.

Resume Workshop; Interviews; Meeting with employers

NCRC NAHRO Ernest J. Bohn Education Scholarship - Opportunity

Two successful candidates are eligible for scholarships in the amount of \$1000 or \$500.00, respectively.

Scholarship funds may be used for any expenses related to post-secondary education (tuition, room/board, books, etc.)

Urban League Virtual Employment Fair

February 26th

Family and Community Services Department

Employers included:

Fiser U

Express Employment

Signature Performance

Immediate hiring opportunities; Open positions; interviewing procedures; COVID-19 safety measures

Building positive Public Housing case management – Webinar

January 31st

Learn how to build strong and long-lasting relationships with public housing residents.

UPCOMING EVENTS:

- *Metro Community College career launch*
- *HWS-Quarterly Snapshot Partner meeting*
- *Metro Community College career launch*
- *Collaboration meeting-MCC*
- *SST Collaboration meeting*
- *ORTF-Housing Committee meeting*
- *Charles Drew Health Clinic-Board meeting*
- *Residents Business Meeting-Section 3*
- *Virtual Career Boot Camp*
- *CAC meeting*
- *MCC-Fiber Optics meeting*
- *Job fair at heartland workforce solutions*
- *HWS partner monthly meeting*
- *College Fair*

6.10. Legal

Memorandum



To: OHA Board of Commissioners
 From: Brian Hansen, General Counsel
 Date: March 3, 2022
 Re: Legal Matters

NOTICE OF TORT CLAIMS				
<i>B Doss v OHA</i>	T injuries slip and fall	06/07/21	Notice of intent to file tort claim	B. Hansen
		08/18/21	Forwarded video to P counsel	

CASE	CLAIM	ACTIONS/FILINGS	FORUM	ATTORNEY
<i>Williams v. OHA</i>	Employment discrimination	11/24/20 NEOC notice of Complaint 01/29/21 OHA submitted response 07/21/21 Review final evidence with NEOC 10/18/21 Decision: No reasonable cause	NEOC	B. Hansen
<i>Mitchell v. OHA #1</i>	Employment discrimination	11/12/20 NEOC notice of Complaint 01/29/21 OHA submitted response 07/15/21 Review final evidence with NEOC 11/10/21 Decision: No reasonable cause	NEOC	B. Hansen
<i>J Wells v. OHA</i>	Employment discrimination	12/21/20 NEOC notice of Complaint 03/24/21 OHA submitted response 08/10/21 Review final evidence with NEOC 11/15/21 Decision: No reasonable cause	NEOC	B. Hansen
<i>Schleicher v OHA</i>	T discrimination	10/04/21 OHA received charge 10/27/21 OHA response submitted 11/30/21 Additional info submitted 12/14/21 OHRR interviews with staff 01/10/22 Decision: No reasonable cause	OHRR	B. Hansen
<i>Franklin v OHA</i>	T eviction & discrimination	03/11/21 Complaint filed—court reviewing 07/02/21 P filed Brief 07/16/21 Court dismisses all claims 07/30/21 P filed amended complaint NB OHA has received no service 01/12/22 Decision: dismissed by Court	US District Court NE	B. Hansen
<i>Burns v. OHA</i>	Employment discrimination	04/05/21 Complaint 06/06/21 OHA response submitted 09/10/21 Additional info submitted 01/28/22 Decision: No reasonable cause	NEOC	B. Hansen
<i>Harris v. OHA #1</i>	Employment discrimination	12/02/20 NEOC notice of Complaint 02/28/21 OHA submitted response 08/18/21 NEOC request additional info 12/30/21 NEOC review final evidence 01/10/22 Final info submitted	NEOC	B. Hansen
<i>Thompson v. OHA</i>	Employment discrimination	06/07/21 Complaint 08/09/21 OHA response submitted 02/01/22 Additional info submitted	NEOC	B. Hansen
<i>Harris v. OHA #2</i>	Employment discrimination	06/21/21 NEOC notice of complaint 08/24/21 OHA response submitted	NEOC	B. Hansen

<i>Pugh v. OHA</i>	Employment discrimination	07/21/21 09/27/21 11/07/21 12/05/21 01/19/22	NEOC notice of complaint OHA response submitted OHA submitted additional info OHA submitted additional info NEOC review final evidence	NEOC	B. Hansen
<i>Fleming v. OHA</i>	Employment discrimination	08/02/21 10/12/21	NEOC notice of complaint OHA response submitted	NEOC	B. Hansen
<i>Smith v. OHA</i>	Employment discrimination	08/13/21 10/19/21 02/24/22	OHA received NEOC notice OHA response submitted Additional information submitted	NEOC	B. Hansen
<i>Schleicher v. OHA</i>	Appeal of OHA Hearing Termination of HCV	09/01/21 10/01/21 01/27/22 02/25/22	Service of summons & complaint OHA response submitted Court order P to submit praecipe OHA to provide transcript	Douglas County District Court	B. Hansen
<i>Holloway-S v OHA</i>	Employment discrimination	09/10/21 12/09/21	OHA received NEOC notice OHA response submitted	NEOC	B. Hansen
<i>Mitchell #2 v. OHA</i>	Employment discrimination	09/22/21 12/30/21 02/15/22	OHA received NEOC charge OHA response submitted Additional information submitted	NEOC	B. Hansen
<i>Jordan v OHA</i>	T sexual harassment	10/19/21 11/18/21 12/19/21 12/27/21	HUD notice of charge OHA received NEOC charge OHA response submitted OHA response (video) submitted	NEOC	B. Hansen
<i>Barry v OHA</i>	Employment discrimination	11/01/21 12/13/21 01/18/22 01/19/22	OHA received charge OHA response submitted Additional info submitted OHRR interviews with staff	OHRR	B. Hansen
<i>Holloway-S #2</i>	Employment discrimination	11/17/21 01/18/22	OHA received charge OHA response submitted	NEOC	B. Hansen
<i>Miller v OHA</i>	Employment discrimination	12/29/21 02/22/22	OHA received charge OHA response submitted	OHRR	B. Hansen
<i>Plaza v OHA</i>	Employment discrimination	12/29/21 01/28/22	OHA received charge OHA response submitted	NEOC	B. Hansen
<i>Jackson v OHA</i>	Appeal of OHA Hearing Termination of HCV	02/03/22	Service of summons & complaint OHA to provide transcript Agreement pending	Douglas County District Court	B. Hansen

JANUARY 2022 EVICTION CASES

	Restitution	Dismiss	CDC	Denied	Moved Out	Pending	Cured/Paid	Total
Nonpayment	2							2
PID								
Lease	2				2		1	5
Criminal/HSW								
01/22 Totals	4				2		1	7
2021 Totals	73	15	71	1	11	9	37	217

7. NEW BUSINESS
8. EXECUTIVE SESSION
9. ADJOURNMENT