

Regular Meeting of the Board of
Commissioners
Thursday, April 7, 2022 8:30 AM
First Floor Boardroom
1823 Harney Street
Omaha, NE 68102

1. ANNOUNCEMENT OF OPEN MEETINGS LAW
2. ROLL CALL
3. PUBLIC COMMENTS
4. REPORT OF CHIEF EXECUTIVE OFFICER
5. ACTION ITEMS
 - 5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION
 - 5.1.1. Minutes of Previous Regular Board Meeting (03/03/2022)

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

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

The meeting was called to order at 8:34 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
Joel Dougherty
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

Ms. Poore discussed the Choice Neighborhoods Implementation Grant application recently submitted for Southside Terrace-Indian Hills Neighborhood. The application included over \$200 million in both cash and in-kind leverage in support of the transformation.

Ms. Poore also updated the Board regarding OHA's intent to adjust the mask policy in accordance with updated guidance from the CDC.

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 (02/03/2022)

5.1.2. Finance/Procurement/Operations Committee Resolutions

- 5.1.2.1. Resolution 2022-15 OHA Past Due Write-Offs
- 5.1.2.2. Resolution 2022-18 Legal Services, Affordable Housing Development
- 5.1.2.3. Resolution 2022-19 Cellular Services, Verizon Wireless Contract Renewal
- 5.1.2.4. Resolution 2022-20 HR Systems Contract Renewal
- 5.1.2.5. Resolution 2022-22 Construction Contractors Pool
- 5.1.2.6. Resolution 2022-23 Contract Extension, Benson Tower Waterproofing
- 5.1.2.7. Resolution 2022-24 Fire Panel Replacement, Kay Jay Tower

Chair Levy questioned if any items need removed from the Consent Agenda.

MOTION by Commissioner Johnson, seconded by Commissioner Veland, to approve the Consent Agenda.

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye
Commissioner Johnson – Aye

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Finance/Procurement/Operations Committee Resolutions

Chair Levy stated that he will turn the meeting over to Vice Chair Dougherty to lead this portion of the meeting, regarding contracted services from Baird Holm. Mr. Hansen stated that the following resolutions did go through the Finance/Procurement/Operations Committee, but OHA staff decided to leave it off consent for transparency.

Mr. Hansen explained that the following two resolutions are a renewal of a procurement from last year, when OHA’s Procurement Department issued a Request for Proposals for three separate categories of legal services, each with its own scope of work:

1. General Litigation and Representation,
2. Labor Relations and Human Resources, and
3. Public, Affordable, and Mixed-Income Real Estate Development.

Mr. Hansen explained that Baird Holm’s fees will be paid with unrestricted, de-federalized COCC funds.

Mr. Hansen explained that OHA Commissioners are subject to Rules of Conduct that contain conflict of interest provisions.

When a procured contract will be paid with COCC funds, conflict of interest is covered by OHA’s Rules of Conduct and the Nebraska Housing Agency Act. Federal law and HUD regulations do not apply to COCC funds and HUD regulations do not cover conflict of interest for COCC funds. Awarding a contract to Baird Holm does not present a legal conflict of interest due to Chair Levy’s 3.2 percent ownership share of the firm. The Nebraska Housing Agency Act specifically provides that ownership of less than a 5 percent interest does not constitute an interest under the Act. However, award of a contract to Baird Holm does create a conflict of interest as it is defined in OHA’s Rules of Conduct, and Chair Levy is encouraged to disclose the conflict and abstain from taking action on the Baird Holm contracts.

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

MOTION by Commissioner Johnson, seconded by Commissioner Veland, to approve Resolution 2022-16 Legal Services, General Litigation, Baird Holm

Motion passed. Aye-4, Abstain-1, Nay-0

Commissioner Levy – Abstain
Commissioner Dougherty – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye
Commissioner Johnson – Aye

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

MOTION by Commissioner Taylor, seconded by Commissioner Johnson, to approve Resolution 2022-17 Legal Services, Labor Relations, Baird Holm

Motion passed. Aye-4, Abstain-1, Nay-0

Commissioner Levy – Abstain
Commissioner Dougherty – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye
Commissioner Johnson – Aye

5.2.1.3. Resolution 2022-21 Workers Compensation Contract Renewal

Mr. Hansen discussed OHA staff recommend a contract renewal with Berkshire Hathaway Homestate Insurance Company to provide OHA’s workers compensation insurance policy.

MOTION by Commissioner Dougherty, seconded by Commissioner Veland, to approve Resolution 2022-21 Workers Compensation Contract Renewal

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye
Commissioner Johnson – 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**

Ms. Wiggins presented the financial report for FY 2021. Ms. Wiggins discussed the Agency's 2021 FASS scoring, in comparison with 2020. Ms. Wiggins noted that OHA received approximately \$2.5M in CARES Act funding for 2020. No additional funding outside of normal operations was received in 2021. Ms. Wiggins concluded that small strides are being made to control costs and repositioning assets will help generate more income and cash flow into the future.

7. NEW BUSINESS:

There was no new business.

MOTION by Commissioner Dougherty, seconded by Commissioner Johnson, to move into Executive Session for real estate and personnel matters at 9:10 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye
Commissioner Johnson – Aye

8. EXECUTIVE SESSION:

MOTION by Commissioner Taylor, seconded by Commissioner Johnson, to move out of Executive Session at 9:34 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 Johnson, to adjourn the meeting at 9:34 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye
Commissioner Johnson – Aye

5.1.2. Finance/Procurement/Operations Committee Resolutions

5.1.2.1. Resolution 2022-25 OHA Past Due Write-Offs

OHA Past Property Write Off Summary March 23, 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	74.00	74.00	74.00	1	
ct - Crown Tower	Sue Heiman	0.00	0.00	0.00	0.00	0.00	0.00	-	
ev - Evans Tower	Brenna Moray	0.00	0.00	0.00	0.00	0.00	0.00	-	
fl - Florence Tower	Brenna Moray	0.00	0.00	0.00	0.00	0.00	0.00	-	
hl - Highland Tower	Richard Bruno	817.00	1,145.00	660.00	4,161.00	5,966.00	6,783.00	2	
jt - Jackson Tower	Geishila Brown-Lee	2,165.00	1,165.00	1,207.00	6,764.00	9,136.00	11,301.00	6	
kj - Kay Jay Tower	Richard Bruno	309.00	649.00	324.00	628.00	1,601.00	1,910.00	1	
pn - Park North Tower	Jonetta Henry	0.00	0.00	0.00	0.00	0.00	0.00	-	
ps - Park South Tower	Jonetta Henry	0.00	0.00	0.00	0.00	0.00	0.00	-	
pt - Pine Tower	Sabrina Crawford	678.00	2,607.00	328.00	1,400.00	4,335.00	5,013.00	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		3,969.00	5,566.00	2,519.00	13,027.00	21,112.00	25,081.00	13	1,929.31
scnw	Sarah Nothhorn	0.00	0.00	0.00	0.00	0.00	0.00	-	
scsw	Sarah Nothhorn	931.00	0.00	0.00	0.00	0.00	931.00	1	
scne	Heather Larsen	3,103.00	232.00	0.00	0.00	232.00	3,335.00	1	
scse	Sabrina Crawford	2,009.00	219.00	3,117.00	1,478.00	4,814.00	6,823.00	2	
sckc	Sarah Nothhorn	0.00	0.00	0.00	0.00	0.00	0.00	-	
scmo	Sabrina Crawford	0.00	0.00	0.00	0.00	0.00	0.00	-	
Total Scattered Site		6,043.00	451.00	3,117.00	1,478.00	5,046.00	11,089.00	4	2,772.25
sp - Spencer Homes	Sarah Nothhorn	0.00	103.00	0.00	0.00	103.00	103.00	1	
ss - SouthSide	April Ramsey	5,304.00	421.00	1,091.00	735.00	2,247.00	7,551.00	4	-
Total Family Development		5,304.00	524.00	1,091.00	735.00	2,350.00	7,654.00	5	1,530.80
Public Housing Total		15,316.00	6,541.00	6,727.00	15,240.00	28,508.00	43,824.00	22	1,992.00
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	0.00	0.00	0.00	0.00	0.00	-	
9far - Farnam Building	Geishila Brown-Lee	52.00	0.00	0.00	300.00	300.00	352.00	1	
9kcc - Keystone Crown Creek	Sarah Nothhorn	165.00	0.00	0.00	0.00	0.00	165.00	1	
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	0.00	0.00	0.00	-	
HIO - Tax Credit Partnerships Total		217.00	-	-	300.00	300.00	517.00	2	258.50

OHA Past Property Write Off Summary

March 23, 2022

Property Commercial 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		
4comm		0.00	0.00	0.00	0.00	0.00	0.00	-	-
Commercial Property Total		-	-	-	-	-	-	-	-
Total Write-Off		15,533.00	6,541.00	6,727.00	15,540.00	28,808.00	44,341.00	24	1,847.54
Report Total		15,533.00	6,541.00	6,727.00	15,540.00	28,808.00	44,341.00	24	
		-	-	-	-	-	-	-	
		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		1,175.00	0.00	0.00	0.00	0.00		1,175.00	
Legal Fee		2,632.00	0.00	0.00	0.00	0.00		2,632.00	
Maintenance Charge		18,765.00	0.00	0.00	465.00	0.00		19,230.00	
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		0.00	0.00	0.00	0.00	0.00		0.00	
Rent Charge		21,153.00	0.00	0.00	0.00	0.00		21,153.00	
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		99.00	0.00	0.00	52.00	0.00		151.00	
Total Write-Off		43,824.00	0.00	0.00	517.00	0.00		44,341.00	
							Units		24
							Average Write-Off Per Unit		\$ 1,847.54

RESOLUTION 2022 - 25
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS, a list of Charge Off for Vacated Tenant Account Receivables as of February 28, 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 \$44,341.00 which represents 24 tenants;
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 April 7, 2022.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.1.2.2. Resolution 2022-26 Increase Contractors Budget (Jensen Enterprises)

Memorandum



To: The Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: April 4, 2022
Re: Recommendation for Contract Amendment– Construction Contractor

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract amendment to the Construction Pool Contract with Jensen Enterprises in the amount of \$50,000 bringing the total amount to \$100,000.

EXPLANATION:

OHA Board of Commissioners previously approved a contract amount of \$50,000 typically sufficient for most roofing projects when a pool of contractors can be utilized. The first round of 11 roof replacements went out for bid and Jensen Enterprises was the lowest price for all 11 roofs. However, selecting Jensen for all would have exceeded their approved contract amount. To maximize this approved amount, OHA awarded 8 of the 11 to Jensen and was able to utilize the very competitive bids submitted by other contractors in the pool for the remaining 3 homes in the first round of roofing projects. Additional funds are being requested to allow OHA to continue using Jensen for their competitive services for any upcoming additional projects.

SPONSOR(S):

Jennifer Dexter, Procurement Manager _____
Jody Holston, Director of Public Housing _____
Susan Wiggins, CFO _____
Brian Hansen, General Counsel _____

RECOMMENDED BY: _____

(Signature of Joanie Poore, CEO)

5.1.2.3. Resolution 2022-27 IT Maintenance and Support Services

Memorandum



To: The Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: January 13, 2022
Re: Recommendation for Contract – IT Maintenance and Support Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with CMIT Solutions for IT maintenance and support services in an amount not to exceed \$200,000.00. This contract would be for a term of (1) one year with OHA reserving the right to renew for (4) four additional (1) one-year terms with the Board of Commissioner approval.

EXPLANATION:

HUD regulations require all contracts over \$100,000 to be solicited through formal procurement methods. While there are no complaints or concerns regarding OHA’s current provider, Integrated Solutions, in order to ensure appropriate procurement processes a new solicitation of the service is occurring. OHA’s IT support service provides helpdesk support for employees, IT support for OHA’s internal IT staff, and in addition, the service monitors network and PC security from external threats. They perform the back-up of data on devices and provide updates and patches for OHA’s computers and servers.

METHOD OF PROCUREMENT:

OHA invited qualified organizations to present proposals on a scope of work for IT Maintenance and Support Services. The Request for Proposals (RFP) was advertised locally in *The Daily Record* for two consecutive Mondays, January 31, 2022 and February 7, 2022 with the proposal available on January 31, 2022. The pre-proposal conference was held on February 11, 2022 via Zoom. Staff was in communication with 17 firms, 5 of which are local, offering IT Maintenance and Support services.

OHA received (2) two proposals for IT Maintenance and Support services meeting the qualifications outlined in the RFP prior to the deadline of March 1, 2022. Three (3) OHA staff members evaluated the proposals and CMIT Solutions was awarded the most points when ranked according to the scale listed in the RFP.

IT Maintenance and Support Services RFP	CMIT Solutions	T1 Technologies
Subjective Scoring total (60 points possible)	54.3	46
Pricing Scoring total (40 points possible)	40	40
Evaluation Total Score	94.3	86.0

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

SOURCE OF FUNDS: All Department Budgets

SPONSOR(S): Jennifer Dexter, Procurement Manager
Mike Hale, IT Manager
Susan Wiggins, CFO
Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

5.1.2.4. Resolution 2022-28 Lawncare and Landscaping Maintenance
Services, Four Alarm Lawns

Memorandum



To: The Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: April 7, 2022
Re: Recommendation for Contract – Lawncare and Landscaping Maintenance

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with Four Alarm Lawn Care for lawn care and landscaping maintenance services for an amount not to exceed \$375,000.00. This contract would be for a term of (1) one year with OHA reserving the right to renew for (3) three additional (1) one-year terms with the Board of Commissioner approval.

EXPLANATION:

In 2021, OHA signed a contract with Four Alarm Lawn Care to complete lawn care services for all tower locations. With the absence of internal lawncare employees, the needs of the agency have grown. The scope of work was adjusted to encompass all the necessary lawn care across all of the properties within the 9 Zones, 30 vacant lots, and the previous office locations at 3005 Emmet St and 540 S 27th St. Additionally, fertilizing and weed control applications, spring clean-up and mulching beds have all been added to the solicitation. The estimated costs of regular services are \$286k. Additional services are anticipated to be needed in the first year, including addressing extensive soil grading/erosion issues.

METHOD OF PROCUREMENT:

OHA invited qualified organizations to present proposals on a scope of work for Lawncare and Landscaping Maintenance Services. The Request for Proposals (RFP) was advertised locally in *The Daily Record* for two consecutive Tuesdays, February 1st, 2022 and February 8th, 2022 with an available date of the proposal on February 3rd, 2022. The pre-proposal conference was held on Thursday, February 10th, 2022 via Zoom. Staff completed outreach to 26 firms and was in communication with 11 firms offering Lawncare and Landscaping Maintenance services.

OHA received (3) three proposals for Lawncare and Landscaping Maintenance services meeting the qualifications outlined in the RFP prior to the deadline of Thursday, March 10th, 2022. Five (5) OHA staff members evaluated the proposals and Four Alarm Lawn Care was awarded the most points when ranked according to the scale listed in the RFP.

Lawncare and Landscaping Maintenance Services RFP	Four Alarm Lawn Care	Panga Lawn & Snow	All Around Brown
Subjective Points (70 Points Possible)	66	60.8	31.2
Pricing Points (30 Points Possible)	30	0	15
Evaluation Total Score	96.0	60.8	46.2
MBE/DBE/WBE/Section 3	Section 3 Business Concern	DBE	MBE

PROJECT COST: This contract will not exceed \$375,000.00.

SOURCE OF FUNDS: Property budgets and COCC funds

SPONSOR(S): Jennifer Dexter, Procurement Manager
Jody Holston, Director of Public Housing
Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

5.1.2.5. Resolution 2022-29 DocuSign Contract Renewal



DocuSign, Inc.
221 Main Street, Suite 1550
San Francisco, CA 94105

Offer Valid Through: Mar 25, 2022

Prepared By: Jennifer Dixon

Quote Number: Q-00740806

SUBJECT TO APPROVAL

ORDER FORM

Address Information

Bill To:

Omaha Housing Authority
1823 Harney St,
Omaha, NE, 68102
United States

Ship To:

Omaha Housing Authority
1823 Harney St,
Omaha, NE, 68102
United States

Billing Contact Name:

Nicole Molina

Billing Email Address:

nmolina@ohauthority.org

Billing Phone:

+1 402-444-6900

Shipping Contact Name:

Nicole Molina

Shipping Email Address:

nmolina@ohauthority.org

Shipping Phone:

+1 402-444-6900

Order Details

Order Start Date: Mar 25, 2022

Order End Date: Mar 24, 2023

Billing Frequency: Annual

Payment Method: Check

Payment Terms: Net 30

Currency: USD

Products

Product Name	Start Date	End Date	Quantity	Net Price
eSignature Enterprise Pro for Gov - Envelope	Mar 25, 2022	Mar 24, 2023	20,000	\$86,400.00
Premier Support	Mar 25, 2022	Mar 24, 2023	1	\$12,960.00

Grand Total: \$99,360.00

Product Details

eSignature Envelope Allowance: 20,000

Overage/Usage Fees

eSignature Enterprise Pro for Gov - Env (Per Transaction): \$9.40

Order Special Terms

Terms & Conditions

This Order Form is governed by the terms Master Services Agreement available online at: <https://www.docusign.com/company/terms-and-conditions/msa> and the applicable Service Schedule(s) and Attachments for the DocuSign Services described herein available online at <https://www.docusign.com/company/terms-and-conditions/msa-service-schedules>.

Billing Information

Prices shown above do not include any state and local taxes that may apply. Any such taxes are the responsibility of the Customer and will appear on the final Invoice.

Is the contracting entity exempt from sales tax?

Please select Yes or No:

If yes, please send the required tax exemption documents immediately to taxexempt@docusign.com.

Invoices for this order will be emailed automatically from invoicing@docusign.com. Please make sure this email is on an approved setting or safe senders list so notifications do not go to a junk folder or caught in a spam filter.

Purchase Order Information

Is a Purchase Order (PO) required for the purchase or payment of the products on this Order Form?

Please select Yes or No:

If yes, please complete the following:

PO Number:

PO Amount: \$



DRAFT

Memorandum



To: The Board of Commissioners

From: Brian Hansen, Legal Counsel

Date: April 7, 2022

Re: Recommendation for Contract Renewal – DocuSign ESignature Services

RECOMMENDED ACTION:

OHA Staff recommends Board of Commissioner approval of a one-year contract for DocuSign Enterprise Pro for Government, in an amount not to exceed \$120,000.00.

PREVIOUS ACTION:

DocuSign has a strong footprint in the Public and Affordable Housing marketplace, with more than 415 Housing Authorities currently using the cloud-based software. OHA investment in this software began in 2019 as a business account for the Procurement department speeding up signing contracts.

EXPLANATION:

DocuSign is the most popular eSignature solution on the market. The software is intuitive, and easy-to-use providing secured signing agreements digitally while maintaining a complete audit trail of activity on each document. The contract includes unlimited electronic envelopes and users, consulting, and Enterprise Support. DocuSign has honored the previous per envelope price and cost is based on our previous year’s volume. Staff anticipates transitioning most of the current volume to YARDI in the upcoming months which should reduce the volume/cost needed next year.

METHOD OF PROCUREMENT:

DocuSign is a GSA/Carahsoft approved vendor with GSA pricing. DocuSign’s current OHA pricing reflects a significant discount from the general GSA and State options.

PROJECT COST:

Not to exceed \$120,000.

SOURCE OF FUNDS:

Costs will be allocated by department based upon usage. Funds will come from Section 8 Management fees, the COCC, Capital funds, and applicable grants.

SPONSOR(S):

Jody Holston, Director of Public Housing	_____
Philisa Smith, HCV Director	_____
Susan Gilroy, Director of Compliance	_____
Susan Wiggins, CFO	_____
Brian Hansen, General Counsel	_____

RECOMMENDED BY: _____
(Joanie Poore, CEO)

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: March 31, 2022
Re: Monthly Utilization Report

PERIOD ENDING FEBRUARY 28, 2022

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Housing Choice Voucher Base:	5003		99
HA Owned		09	
Home Ownership		66	
Tenant Protection		181	
Regular HCV (All other vouchers)		3749	
Total Vouchers Leased		<u>4443</u>	
Housing Choice Voucher Utilization: 90%			

	<u>Leased</u>	<u>Searching</u>
Portable Vouchers		
Port Billing	81	90
Port In		30

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Mainstream Vouchers	115	102	0
Mainstream Utilization: 89%			

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Project Based Vouchers	182	167	0
Project Based Vouchers (VASH)		30	

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: March 31, 2022
Re: Monthly Utilization Report

PERIOD ENDING FEBRUARY 28, 2022

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Mod Rehab	91	82	9
Mod Rehab Utilization (using allocated): 90%			

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
EMERGENGY VOUCHERS	142	44	20	0
EHV Utilization: 30%				

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
VASH Vouchers	157	88	14	10
VASH Utilization: 56%				

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
HOME TBRA	41	24	9	9
TBRA Utilization: 59%				

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: March 31, 2022
Re: Monthly Utilization Report

PERIOD ENDING FEBRUARY 28, 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

February 2022

Inspections – 660 Total Conducted
578 Section 8 inspections conducted
36.4% failed of the 274 annual and 99 initial and transfer inspections
182 follow up inspections
18 special, complaint and management inspections
5 Other inspections (relocation and inconclusive)
82 Public housing scattered site inspections conducted

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: March 31, 2022
Re: Monthly Utilization Report

HUD Delinquency Report

PERIOD ENDING FEBRUARY 28, 2022

February	2022	94.81%
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)

OHA Board Report Summary

Public Housing – April 7, 2022 Board Meeting

PHAS

OHA's MASS (Management Assessment Subsystem) score increased to 15.08 in February from 14.42 in January. OHA's goal is to achieve at least 15 points overall and 22 points in as many properties as possible (25 possible points). Overall occupancy remained the same from the previous month, however improvements in rent collections at several properties helped to improve the agency wide score.

OHA's PASS (Physical Assessment) score is currently 23.8. This represents a slight decrease from 23.9 due to inspection results received for Crown 1 in February. This has been the only property inspected since March of 2020. As of January, HUD has resumed inspections. An additional 17 properties are expected to be inspected this year. OHA's goal is to increase its PHAS score to at least 24 points and ultimately to 32 by the end of the year (40 possible points).

Occupancy

The overall occupancy rate for public housing has remained the same from the previous month at 95.6%. 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, Southside, Chambers, Pine, and Benson. Plans have been identified to improve turnaround time at these locations. A lack of approved applications has impacted occupancy at Florence, Evans and Underwood; 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 .89 (number of months of past due rent) in January to .69 in February. Past due rent decreased by \$116k over the previous month. 3 properties achieved full points for TARS (Underwood, Southside, SCSW) and another 2 properties received partial points (Spencer and SCNE).

Asset Management

Overall properties performed slightly worse than budgeted, when accounting for variances due to the budgeted sale of properties at Securities, SCNE and SCSE. While revenue remained on budget at most site, several were impacted by large past due write offs (Highland, Pine, Spencer, SCNE, SCSE, SCSW). Spencer also had lower than budgeted rental income due to relocation efforts. All other budget

variances were due a combination of maintenance materials and contracted services (Highland, Pine, Underwood, SCNE, SCSE, SCNW).

Maintenance

One REAC inspection was conducted in February, on Crown 2, which received a score of 40 (of 100 possible). All identified deficiencies have been fixed on the homes in this AMP since inspection, including units not selected by REAC. Beginning in March, updated monthly inspections are being implemented at all tower/multifamily property locations to identify and prevent deficiencies more proactively. OHA has also been meeting ongoing with contractors to improve communication and the quality of services.

Work order completion rates are below target in zones 5, 7 and 8. Action plans have been developed in these locations to improve performance. Paint and Pest Control crews started in January using the crew model (instead of staff split up between zones) and are beginning to report on and monitor performance within their perspective teams.

OHA Maintenance Report February 2022

Zone	Property	Physical Conditions			% WO's Completed On-Time		
		<i>PASS Points (of 40)</i>	<i>REAC Score</i>	<i>REAC Date</i>	<i>% Routine</i>	<i>% Emergency</i>	<i>% Make Ready</i>
1	Evans	22.8	57	2020	81%	100%	100%
1	Florence	26	65	2020	96%	75%	100%
1	Underwood	20.4	51	2019	100%	100%	90%
2	Benson	28.8	72	2020	21%	88%	83%
2	Crown	36.8	92	2020	77%	100%	100%
3	Securities	15.6	39	2020	94%	60%	NA
3	Farnam	21.6	54	2020	91%	100%	100%
3	Jackson	21.6	54	2020	99%	96%	100%
4	ParkSouth	29.2	73	2020	81%	93%	100%
5	Bayview	27.2	68	2020	44%	40%	NA
5	Pine	24.8	62	2020	37%	37%	46%
5	SCSE	23.6	59	2019	15%	50%	66%
6	Southside	14.4	36	2020	65%	81%	100%
7	Spencer	32	80	2019	17%	24%	100%
7	Keystone	20.4	51	9232.33	39%	100%	100%
7	ParkVilla	-	-	-	83%	100%	NA
7	SCNW	18	45	2020	35%	78%	100%
7	SCSW	27.6	69	2019	26%	71%	NA
8	Chambers	24.4	61	2018	46%	70%	29%
8	Crown1	16	40	2022	48%	57%	NA
8	Crown2	29.6	74	2020	21%	75%	NA
8	NOAH	18	45	2020	26%	79%	NA
8	SCNE	26	65	2019	45%	63%	56%
8	Villas	NA	NA	NA	77%	100%	50%
9	Highland	32	80	2019	77%	70%	100%
9	KayJay	11.6	29	2020	99%	89%	100%
	TimberCreek	34	85	2019	NA	NA	NA
	Paint	NA	NA	NA	29%	NA	67%
	PestControl	NA	NA	NA	79%	NA	100%
OHA PASS Score		23.9					

**OHA Property Management Report
February 28, 2022**

PUBLIC HOUSING

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	9	93.3%	↑	\$ 7,905	\$ 15,131	0.74	0.52	↓	\$ (40,641)	\$ (44,017)	\$ 3,376	\$ (21,879)	9
	Benson Tower	143	4	6	95.2%	↓	\$ 29,291	\$ 22,100	1.22	1.33	↑	\$ (54,531)	\$ (52,054)	\$ (2,477)	\$ (33,309)	13
	Chambers Court	32	4	5	84.4%	↓	\$ 10,220	\$ 21,269	0.75	0.48	↓	\$ (75,574)	\$ (90,267)	\$ 14,693	\$ (41,704)	NA
	Securities	35	0	0	100.0%	-	\$ 7,777	\$ 8,233	1.18	0.94	↓	\$ (12,477)	\$ 2,482,867	\$ (2,495,344)	\$ (7,791)	NA
	Farnam	20	1	2	90.0%	↓	\$ 15,772	\$ 8,085	1.97	1.95	↓	\$ (9,234)	\$ (17,688)	\$ 8,454	\$ (9,234)	NA
	Jackson Tower	207	9	10	93.9%	↓	\$ 46,663	\$ 33,408	1.52	1.40	↓	\$ 94,579	\$ (67,811)	\$ 162,390	\$ 124,840	9
	Park South Tower	221	4	3	98.6%	↑	\$ 42,107	\$ 54,057	1.00	0.78	↓	\$ (64,519)	\$ (103,193)	\$ 38,674	\$ (45,281)	20
	Highland Tower	106	3	3	97.2%	-	\$ 20,530	\$ 21,414	0.98	0.96	↓	\$ (70,196)	\$ (42,259)	\$ (27,937)	\$ (52,259)	17
	Pine Tower	143	6	11	92.3%	↓	\$ 48,920	\$ 28,789	1.49	1.70	↑	\$ (47,330)	\$ (43,205)	\$ (4,125)	\$ (20,257)	9
	Bayview	12	1	1	91.7%	-	\$ 11,250	\$ 4,934	2.19	2.28	↑	\$ (8,471)	\$ (13,746)	\$ 5,275	\$ (5,020)	NA
Timber Creek	49	4	2	97.9%	↑	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	
Elderly	Evans Tower	110	8	7	93.2%	↓	\$ 10,510	\$ 15,187	0.66	0.69	↑	\$ 170,463	\$ (37,696)	\$ 3,376	\$ (21,879)	9
	Crown Tower	149	13	10	93.3%	↑	\$ 25,517	\$ 37,862	0.74	0.67	↓	\$ (89,633)	\$ (89,840)	\$ 207	\$ (22,029)	9
	Underwood Tower	104	5	6	94.2%	↓	\$ 4,579	\$ 25,303	0.16	0.18	↑	\$ (36,367)	\$ (33,325)	\$ (3,042)	\$ (21,978)	18
	Kay Jay Tower	117	2	3	97.2%	↓	\$ 23,908	\$ 30,343	0.81	0.79	↓	\$ 43,769	\$ (38,700)	\$ 82,469	\$ 60,454	21
Fam	Spencer	111	0	0	100.0%	-	\$ 2,878	\$ 7,394	10.48	0.39	↓	\$ (74,995)	\$ 7,438	\$ (82,433)	\$ (140,789)	24
	Southside	356	23	19	94.3%	↑	\$ 8,143	\$ 77,537	0.48	0.11	↓	\$ (16,126)	\$ (50,558)	\$ 34,432	\$ 12,742	18
Single Family Homes/ Duplexes	Scat-Site North East	226	7	6	97.3%	↑	\$ 22,266	\$ 69,190	0.54	0.32	↓	\$ (2,900)	\$ 334,174	\$ (337,074)	\$ 23,891	18
	N. Omaha Afford Homes	24	1	1	95.8%	-	\$ 6,260	\$ 5,874	1.14	1.07	↓	\$ (44,639)	\$ (50,080)	\$ 5,441	\$ (9,570)	NA
	Crown I	16	1	0	100.0%	↑	\$ 5,472	\$ 9,698	0.67	0.56	↓	\$ (2,448)	\$ (8,514)	\$ 6,066	\$ 131	NA
	Crown II	12	0	0	100.0%	-	\$ 1,804	\$ 2,846	1.21	0.63	↓	\$ (12,911)	\$ (12,342)	\$ 569	\$ (3,054)	NA
	Scat-Site South East	135	8	8	95.7%	-	\$ 29,208	\$ 34,368	0.93	0.85	↓	\$ (54,633)	\$ 175,473	\$ (230,106)	\$ (56,232)	12
	Scat-Site North West	115	3	4	96.5%	↓	\$ 34,161	\$ 48,774	0.80	0.70	↓	\$ (34,463)	\$ (3,859)	\$ (30,604)	\$ (27,137)	12
	Keystone Crown Creek	37	0	0	100.0%	-	\$ 11,777	\$ 17,345	1.60	0.68	↓	\$ 2,158	\$ 1,318	\$ (840)	\$ 37,312	NA
	Scat-Site South West	99	2	3	96.0%	↓	\$ 1,366	\$ 19,928	0.10	0.07	↓	\$ 104,211	\$ (17,124)	\$ 121,335	\$ 110,875	21
Total		2685	119	119	95.6%	-	\$ 428,284	\$ 619,069	0.89	0.69	↓	\$ (336,908)	\$ 2,184,992	\$ (2,727,225)	\$ (169,157)	15.08

MARKET RATE HOUSING

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
	The Villas	32	6	6	81.3%	-	\$ 15,752	\$ 17,854	1.00	0.88	↓	\$ 1,272	\$ 137	\$ 1,135	\$ (30)

6.3. Housing in Omaha, Inc.

6.4. Compliance

Memorandum



To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: April 7, 2022

Re: Compliance Department Update

Dora Mesa started working for OHA in 1981 and will be retiring at the end of April. She will be missed by all of us who have had the pleasure of working with her throughout the years. We are all happy for her to start her new season of life with her family including her grandchild and one more on the way.

Intake Department

There were 46 Public Housing applications fully processed and approved during the month of February. There were 244 Public Housing applications received during the month of February. This number increased by 69 from the prior month. Processing applicants for one bedroom vacancies have been the focus to fill the highest number of vacancies.

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

The applicant use of the on-line cert full application process improved greatly with applicants completing the necessary forms to complete their application process. Staff efforts in this area show positive improvement. The vacant positions have been filled and our new and promoted staff are being trained in their job positions. The review of completed application files remain with our QC staff while training is on-going. The Intake Manager is taking this time to update written job procedures while training staff to ensure the process in place is working and/or needs to be adjusted or streamlined.

Recertifications

HUD's monthly Re-examination Delinquency Report for February slightly decreased from last month to 95.71. 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. We continue to upgrade our process to streamline the experience for residents and staff. Each month, we see an increase in the number of families who start the on-line process on their own.

The interim process for reported changes through the on-line certification process was not implemented in March as planned. We are on schedule to start April 1st. There are a total of 36 reported changes in February (down from 70 received in January).

Process Improvements

Nicole continues to troubleshoot registration issues for residents and applicants with the on-line application and certification process. Additional training sessions were held for staff in Intake, Compliance and Section 8. More residents are asking for assistance to set up on-line rent payments. Section 8 Intake staff started using the online process for applicants during February.

Memorandum



To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: April 7, 2022

Re: Intake Approved Applications February 28, 2022

Intake Department							
Month of February							
Public Housing Applications	244						
Villas Housing Applications	11 **						
Farnam Straight Tax Credit Housing Applications	2						
Chambers Straight Tax Credit Housing Applications	4						
Approved Public Housing Applications	46						
Approved Applications for Villas	2						
Approved Applications for Chambers Straight Tax Credit	2						
Approved Applications for Farnam Apts Straight Tax Credit	0						
Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four	Five	Six	Seven
	23	9	12	1	1	0	0
Villas Applications Approved	Two	Three					
North Villas	0	2					
Arbor Villa	0	0					
Chambers Court Straight Tax Credit Applications Approved	One	Two	Three	Four			
	0	2	0	0			
Farnam Apartments Straight Tax Credit Applications Approved	Two	Three					
	0	0					
** 9 Villa applications not eligible							

Memorandum



To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: April 7, 2022

Re: HUD Reporting Rate 95.71% February 28, 2022

HUD Delinquency Reporting Rate as of February 28, 2022 = 95.71%			
<u>Files with annual review dates December 31, 2021 and prior</u>			
	Property	# of Late Files	
Zone 1	Evans Tower	3	
	Florence Tower	8	
	Underwood Tower	7	
Zone 2	Benson Tower	0	
	Crown Tower	1	
Zone 3	Jackson Tower	1	
	Farnam Apts	1	
	Securities Building	1	
Zone 4	Park South Tower	18	
Zone 5	Pine Tower	9	
	Scattered Site South East	4	
	Bayview Apts	0	
Zone 6	South Side Terrace	18	
Zone 7	Scattered Site North West	10	
	Scattered Site South West	1	
	Spencer Homes	3	
	Keystone Crown Creek	1	
Zone 8	Scattered Site North East	5	
	North Omaha Affordable Homes	3	
	Crown I	2	
	Crown II	1	
	Ernie Chambers Court	1	
Zone 9	Highland Tower	0	
	Kay Jay Tower	3	
	Timber Creek Apartments	0	
Total Late HUD		101	

Memorandum

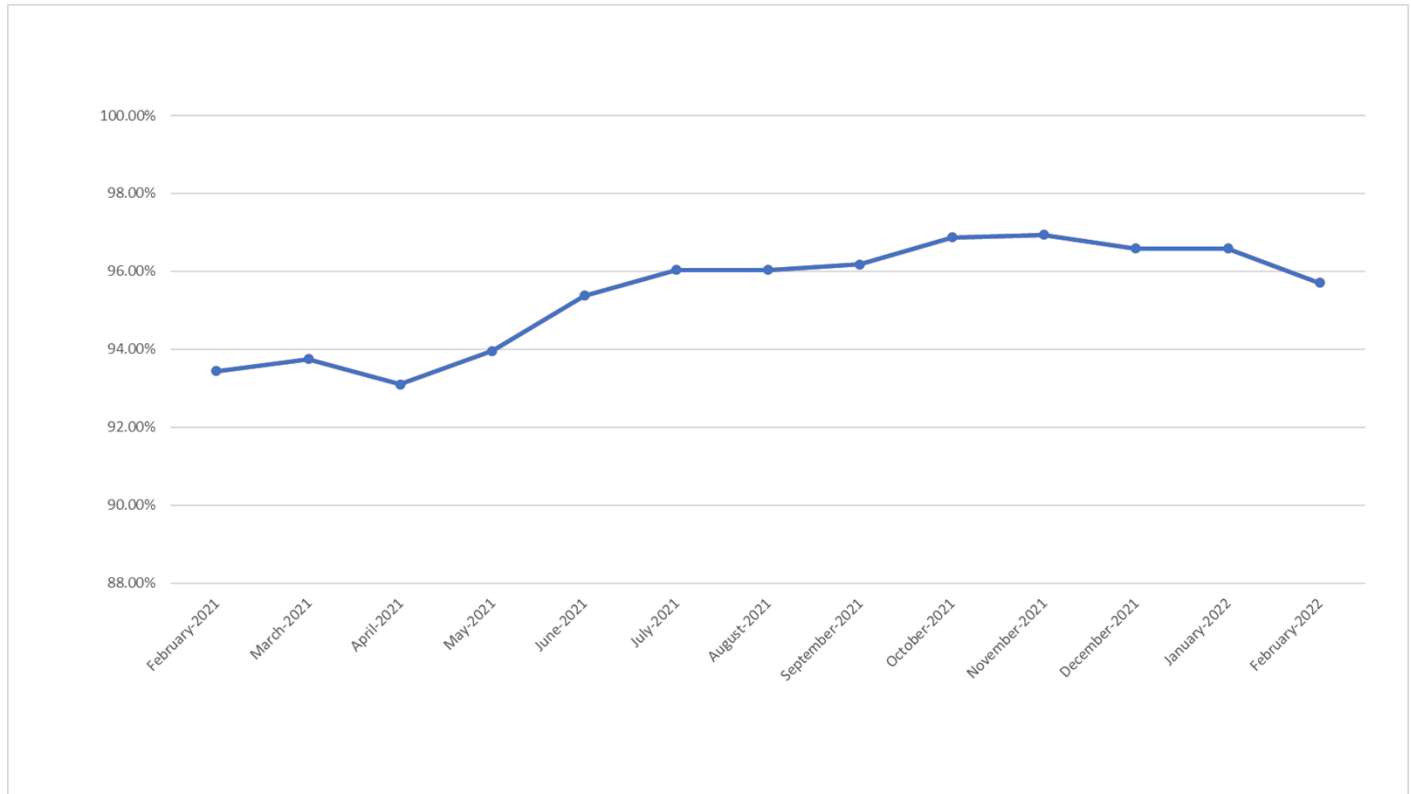


To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: April 7, 2022

Re: HUD Reporting Rate 95.71% February 28, 2022



6.5. Financials

Memorandum



To: Board of Commissioners
From: Susan Wiggins, CFO
Date: March 31, 2022
Re: Finance Report

AGENCY BALANCE SHEET

February 2022:

Cash position had a net change increase of **\$1,141,267**

- Public Housing (PH): had a net change increase of **\$766,263**
 - Sold 1 scattered-site home, \$135,187 – restricted funds
 - Received the first half of the shortfall funding - \$798,181
- HIO: had a net change increase of **\$46,084**
- Section 8: had a net change increase of **\$448,335**
- Central Office: had a net change decrease of **(\$119,415)**
 - Monthly operational expenses

Balance Sheet Variance Summary:

Accounts Receivable had a net change decrease of **(\$2,745,753)**.

- Operating A/R had a net change decrease of **(\$687,995)**.
- A/R Inter-property had a net change decrease of **(\$1,876,242)**.
 - Public Housing inter-program transfers of cash, \$1,254,812
 - Reclassify current inter-property and inter-fund to long-term inter-property and inter-fund
- Tenant Receivables had a net change decrease of **(\$168,498)**.
 - Write-Off Resolution 2022-15 - \$133,451
- A/R Promissory Notes had a net change decrease of **(\$13,018)**.
 - One (1) tenant signed repayment agreements in February.
 - Write Off balances of \$9,578

Prepaid Assets had a net change decrease of **(\$114,364)**.

Fixed Assets in January had a net change increase of **\$75,869**.

- Building improvements \$110,790
 - Majestic fire damage repair
 - Dwelling improvements
- Vehicles \$148,854
- Monthly depreciation accrual, net of dispositions \$183,775
- Sold one (1) scattered-site home

Total Liabilities had a net change decrease of **(\$175,445)**.

Current Liabilities had a net change decrease of **(\$1,774,125)**

- Accounts Payable had a net change increase of **\$337,498**
- Accrued Fees, Tenant Security Deposits, Unearned Revenue, R/E Taxes, Contract Retainage, and Withholdings had a net change decrease of **(\$533,808)**

Memorandum



To: Board of Commissioners
From: Susan Wiggins, CFO
Date: March 31, 2022
Re: Finance Report

- Mortgage Payable and Other Current Liabilities had a net change decrease of **(\$6,806)**.
- Inter-fund Payable had a net change decrease **(\$1,571,009)**,
 - Public Housing inter-program transfers of cash, \$1,254,812

AGENCY BUDGET COMPARISON

Revenue was unfavorable to budget MTD by (\$2,149,114) and YTD by (\$2,705,727)

- Budgeted for the sale of the Securities Building in February.

Expense was unfavorable to budget MTD by (\$157,236) and favorable to budget YTD by \$548,253

Transfers are unfavorable due to timing

February 2022:

Adjusted Net Operating Income/ (Loss) MTD was \$373,636 / YTD \$690,357. This is adding back non-cash transactions which includes depreciation expense of \$263,338.

Public Housing Adjusted Net Operating Income/ (Loss) MTD was \$408,874 / YTD were \$621,986.

- The MTD adjusted net operating income/ (loss) budget variance was favorable by \$244,497 and YTD adjusted net operating income/ (loss) budget variance was favorable by \$303,232.
- The MTD and YTD revenue budget variances were favorable.
- The MTD expense budget variance was unfavorable and YTD was favorable.
- **HIO** Adjusted Net Operating Income/ (Loss) MTD was \$99,527 / YTD was \$75,869.
 - The MTD adjusted net operating income/ (loss) budget variance was unfavorable by (\$2,368,280) and YTD adjusted net operating income/ (loss) budget variance was unfavorable by (\$2,341,027).
 - The sale of the Securities Building was budgeted to occur in February 2022.
 - The MTD and YTD revenue budget variances were unfavorable.
 - The MTD and YTD expense budget variances were favorable.
- **Central Office** Adjusted Net Operating Income/ (Loss) MTD was (\$55,690) / YTD was (\$41,674).
 - The MTD adjusted net operating income/ (loss) budget variance was unfavorable by (\$99,150) and YTD adjusted net operating income / (loss) budget variance was unfavorable by (\$128,593).
 - The MTD and YTD revenue budget variances were unfavorable.
 - The MTD and YTD expense budget variances were unfavorable.
- **Section 8 HAP** Adjusted Net Operating Income/ (Loss) MTD was (\$134,547) / YTD was (\$114,033).
 - The MTD and YTD revenue budget variances were unfavorable.
 - The MTD and YTD expense budget variances were favorable.
- **Section 8 Admin** Adjusted Net Operating Income/ (Loss) MTD was \$200,042 / YTD was \$275,776.
 - The MTD adjusted net operating income/ (loss) budget variance was unfavorable by (\$5,830) and YTD adjusted net operating income/ (loss) budget variance was favorable by \$144,822.
 - The MTD and YTD revenue budget variances were favorable.
 - The MTD and YTD expense budget variances were favorable.

Memorandum



To: Board of Commissioners
From: Susan Wiggins, CFO
Date: March 31, 2022
Re: Finance Report

Admin Expenses: MTD budget variance was unfavorable to budget by (\$43,300) and YTD budget variance was favorable to budget by \$116,435.

Resident Service Expenses: MTD budget variance was unfavorable by (\$65,372) and YTD budget variance was unfavorable by (\$42,009).

Utility Expenses: MTD budget variance was unfavorable by (\$31,689) and YTD budget variance was unfavorable by (\$57,643).

Maintenance Expenses: MTD budget variance was favorable to budget by \$47,812 and YTD budget variance was favorable by \$374,963.

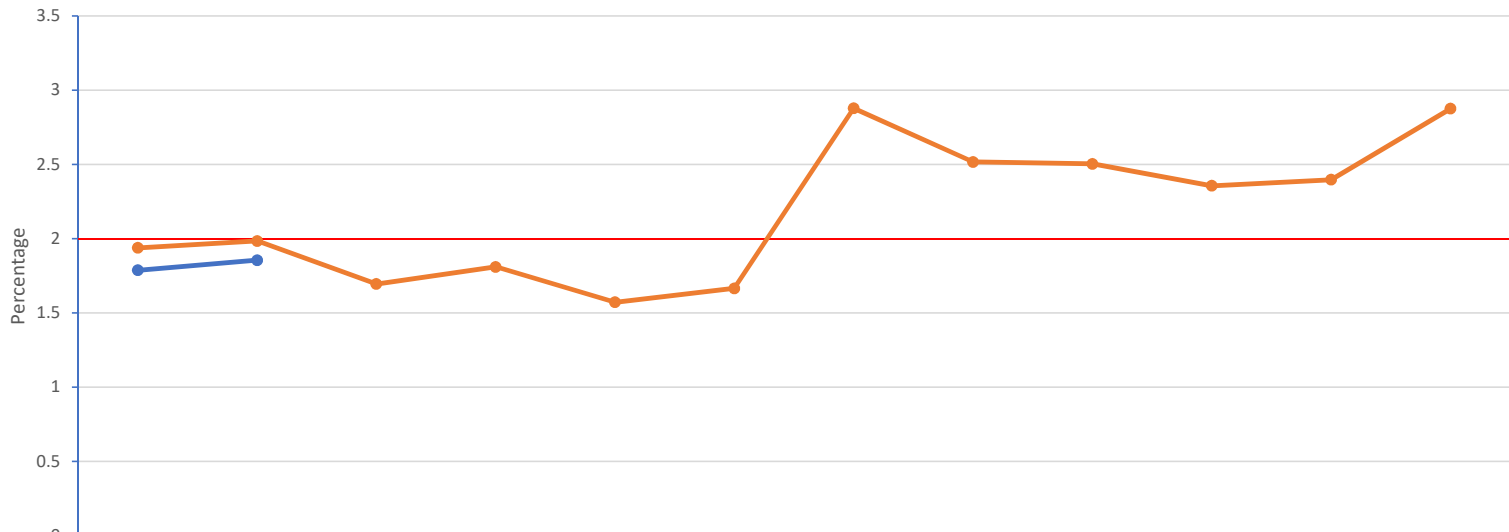
- Maintenance expenses less than budget: windows/door replacement, interior repairs – contracted services, and hazmat – contracted services.

Protective Services Expenses: MTD budget variance was favorable to budget by \$38,769 and YTD budget variance was favorable by \$148,453.

General Expenses: MTD budget variance was unfavorable by (\$82,347) and YTD budget variance was unfavorable by (\$107,158).

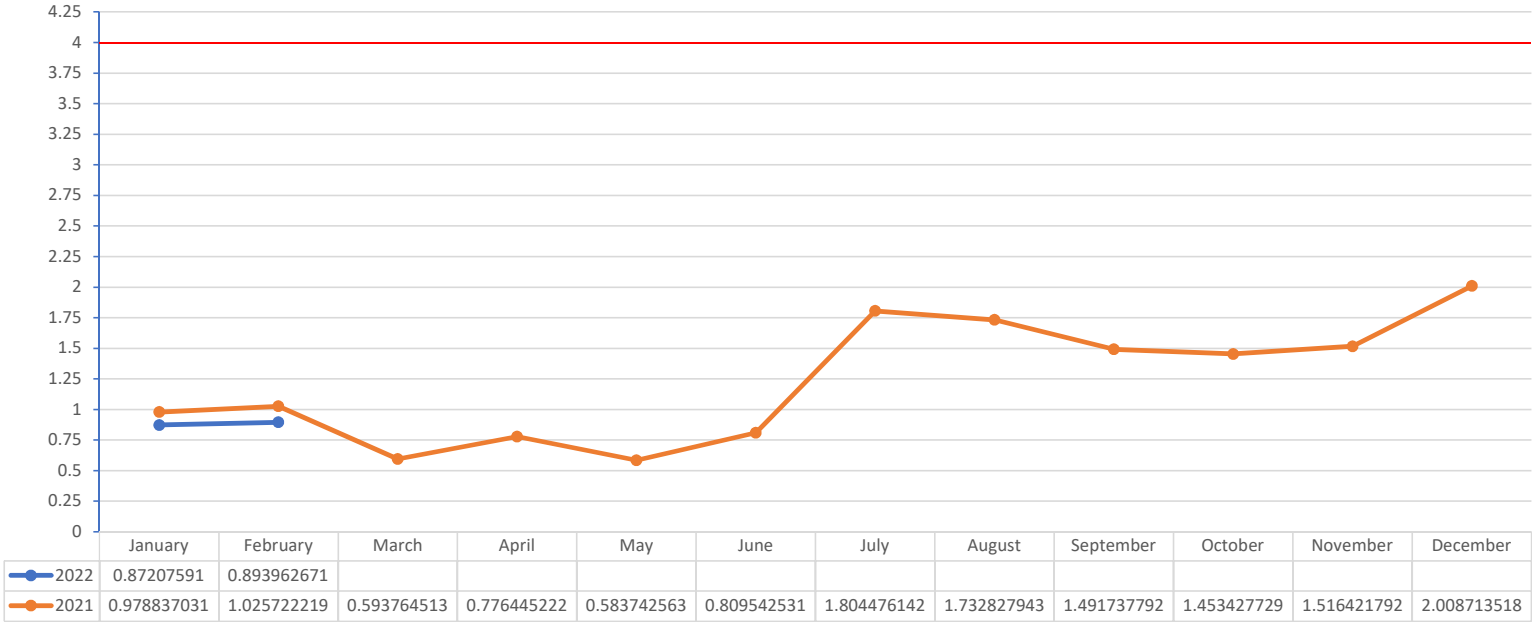
- The variance is primarily due to bad debt expense being \$106,231 over budget.

Public Housing Quick Ratio

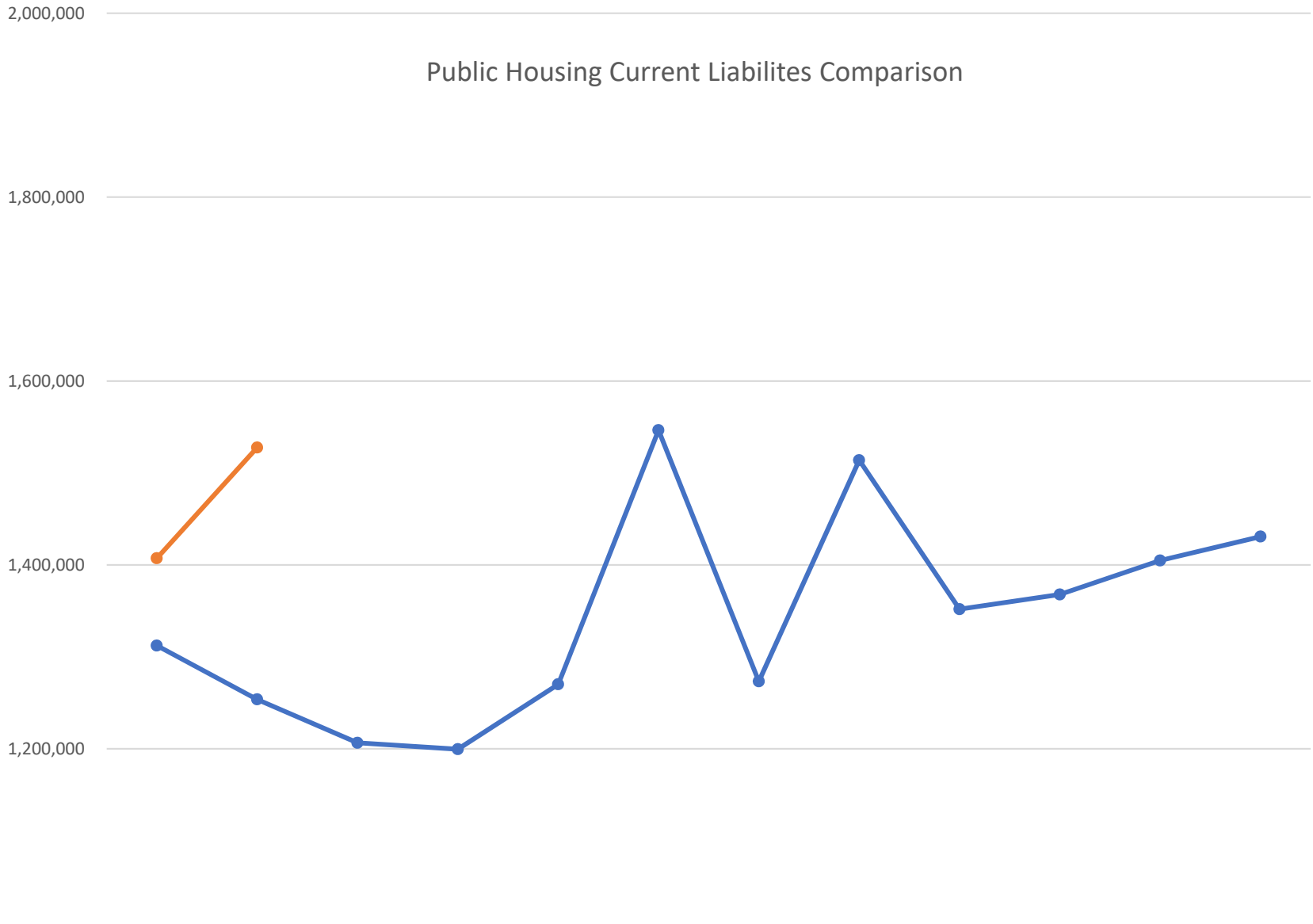


	January	February	March	April	May	June	July	August	September	October	November	December
● 2022	1.78700215	1.855507668										
● 2021	1.938207526	1.984440708	1.69413988	1.809379783	1.571642386	1.66573381	2.877773101	2.516276532	2.503744	2.356462052	2.396397852	2.875538313

Public Housing MENAR
Months expended Net Asset Ratio

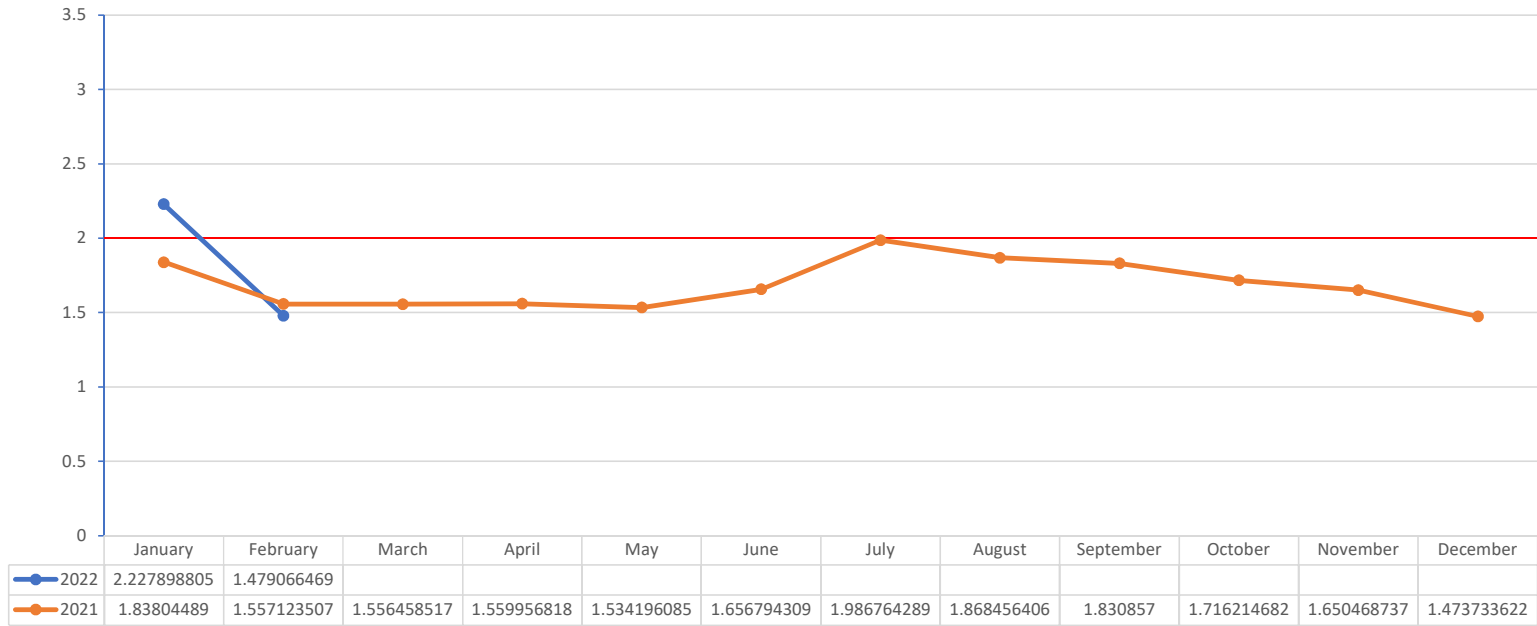


Public Housing Current Liabilites Comparison

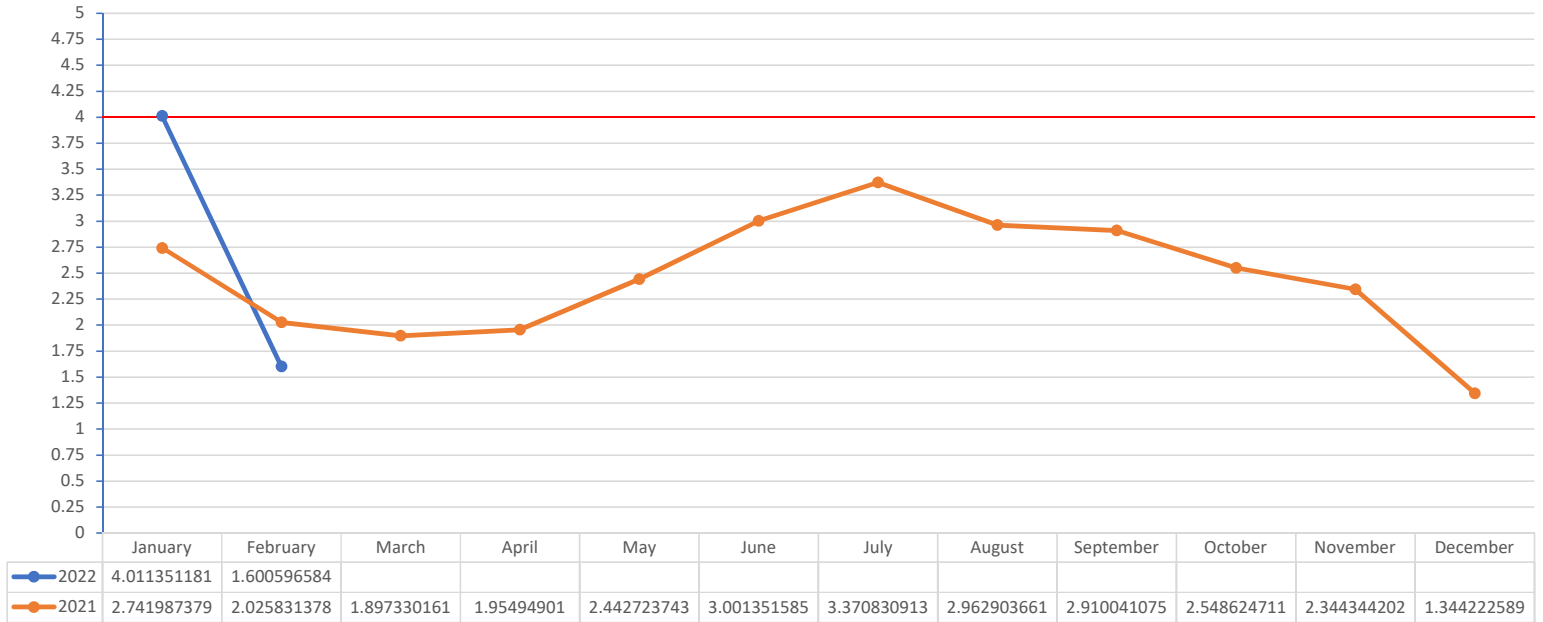


	January	February	March	April	May	June	July	August	September	October	November	December
2021	1,312,231	1,253,656	1,206,460	1,199,516	1,270,128	1,546,504	1,273,304	1,513,836	1,351,814	1,367,786	1,404,773	1,430,767
2022	1,407,202	1,527,652										
	Months											

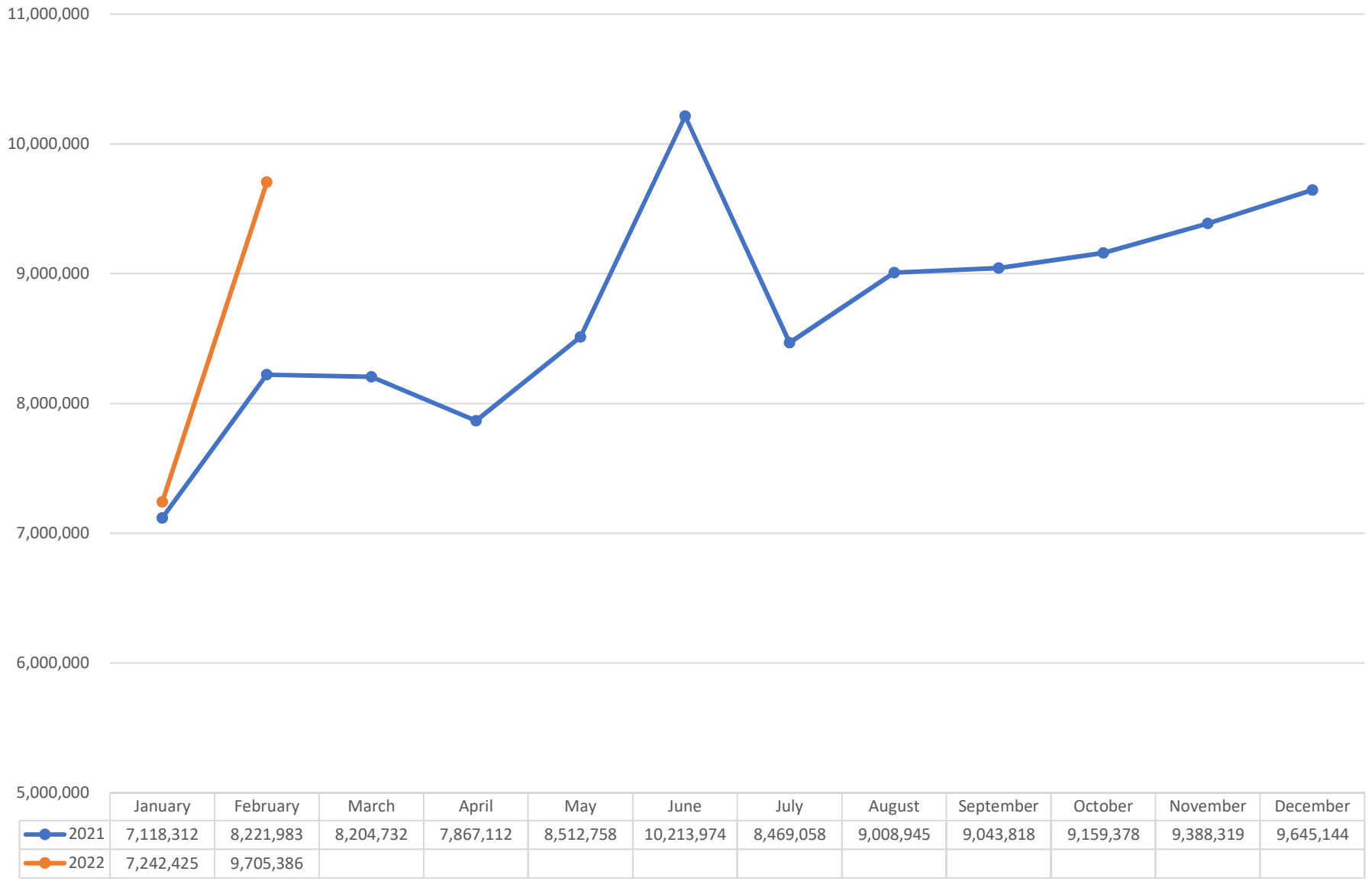
Agency - Wide Quick Ratio



Agency - Wide MENAR Months Expended Net Assets Ratio



Agency Wide Current Liabilities Comparison



Months

Public Housing

			2022		2021	
			FASS SCORE	FASS SCORE AVG.	FASS SCORE	FASS SCORE AVG.
AMP #	Property Name	# of Units				
1	Southside	336	20.64	2.92	2	0.29
2	Spencer Homes	48	11.48	0.23	2	0.09
5	Kay Jay Tower	117	20.99	1.03	2	0.10
6	Evans Tower	110	20.47	0.95	2	0.09
7	Park South/Park North	221	20.7	1.93	14.69	1.33
9	Benson Tower	143	14	0.84	22.59	1.33
10	Pine Tower	143	20.7	1.25	13.71	0.81
11	Florence Tower	106	2	0.09	21.6	0.94
12	Highland Tower	106	2	0.09	23.76	1.03
13	Jackson Tower	207	14	1.22	2	0.17
14	Underwood Tower	104	20.7	0.91	23.13	0.99
15	Crown Tower	149	20.71	1.30	23.12	1.42
16	SCNE	227	21.47	2.05	22.29	2.11
17	SCSE	145	20.1	1.23	25	1.48
18	SCNW	115	20.36	0.99	25	1.15
19	SCSW	99	10.63	0.44	2	0.06
		2376	17.45		13.38	

Balance Sheet -With YTD

Period = Feb 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	11,758,928.38	10,617,661.17	1,141,267.21	10,671,875.09	1,087,053.29
125-1999 OTHER ACCOUNTS RECEIVABLE	390,488.20	1,087,856.77	-697,368.57	1,163,488.29	-773,000.09
125-9900 A/R INTER-PROPERTY	354,101.34	659,334.19	-305,232.85	762,530.08	-408,428.74
126-9999 A/R - TENANT	-4,391.76	154,832.71	-159,224.47	143,811.08	-148,202.84
127-9999 A/R PROMISSORY NOTES	4,682,550.30	4,695,568.26	-13,017.96	4,701,158.37	-18,608.07
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	282,424.22	396,787.99	-114,363.77	235,008.06	47,416.16
144-5999 INTER-FUND DUE FROM	611,562.28	2,182,570.97	-1,571,008.69	3,372,644.08	-2,761,081.80
150-0000 TOTAL CURRENT ASSETS	20,074,852.09	21,793,801.19	-1,718,949.10	23,049,704.18	-2,974,852.09
168-9999 FIXED ASSETS	32,873,534.10	32,797,665.48	75,868.62	33,037,231.60	-163,697.50
171-9999 NOTES RECEIVABLE	8,080,020.67	8,064,199.35	15,821.32	8,017,866.23	62,154.44
172-9999 LT INTER-FUND DUE FROM	3,387,873.24	1,863,540.26	1,524,332.98	1,863,540.26	1,524,332.98
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	1,299,426.30	910,757.28	388,669.02	910,757.28	388,669.02
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	48,233,900.22	46,229,208.28	2,004,691.94	46,422,441.28	1,811,458.94
190-9999 TOTAL ASSETS	68,308,752.31	68,023,009.47	285,742.84	69,472,145.46	-1,163,393.15
300-0000 LIABILITIES AND EQUITY					
300-0100 LIABILITIES					
311-9999 ACCOUNTS PAYABLE					
312-0099 ACCOUNTS PAYABLE	446,931.81	109,434.08	337,497.73	330,362.58	116,569.23
312-0299 A/P OTHER	-1,489.00	163,200.49	-164,689.49	-1,385.00	-104.00
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	304,101.34	609,334.19	-305,232.85	713,440.08	-409,338.74
320-0000 ACCR WAGES & WITHHOLDINGS					
321-9999 ACCR WAGES & WITHHOLDINGS	4,737.19	4,599.34	137.85	228,845.96	-224,108.77
322-9999 COMP ABSENCES - CURRENT	309,609.61	309,609.61	0.00	309,609.61	0.00
341-9999 TENANT SECURITY DEPOSIT	642,097.01	633,018.49	9,078.52	639,372.79	2,724.22
342-0999 UNEARNED REVENUE	375,086.16	378,270.28	-3,184.12	358,703.92	16,382.24
343-0099 CURRENT PORTION OF DEBT	1,652,094.73	1,658,900.78	-6,806.05	1,662,148.27	-10,053.54
345-0299 OTHER CURRENT LIABILITIES	495,931.34	481,101.51	14,829.83	481,101.51	14,829.83
345-9999 INTER-PROGRAM PAYABLES	50,000.00	50,000.00	0.00	50,000.00	0.00
347-5000 INTER-FUND DUE TO	611,562.24	2,182,570.95	-1,571,008.71	3,372,644.08	-2,761,081.84
349-9999 TOTAL CURRENT LIABILITIES	9,705,386.46	11,479,511.39	-1,774,124.93	13,044,315.47	-3,338,929.01
352-9999 LONG TERM DEBT	14,495,534.30	14,479,712.98	15,821.32	14,433,379.86	62,154.44
353-0050 LT LIABILITIES - OTHER	50,000.00	50,000.00	0.00	50,000.00	0.00
353-0500 FSS ESCROW	535,895.63	515,148.63	20,747.00	492,620.47	43,275.16
353-5000 TOTAL LT ACCRUED FEES	1,249,426.30	860,757.28	388,669.02	860,757.28	388,669.02
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	3,387,873.24	1,863,540.26	1,524,332.98	1,863,540.26	1,524,332.98
359-9999 TOTAL NON-CURRENT LIABILITIES	20,082,184.25	18,132,613.93	1,949,570.32	18,063,752.65	2,018,431.60
399-9999 TOTAL LIABILITIES	29,787,570.71	29,612,125.32	175,445.39	31,108,068.12	-1,320,497.41
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	1,741,933.59	1,631,636.14	110,297.45	1,584,829.33	157,104.26
512-0150 UNRESTRICTED NET POSITION	12,517,370.06	12,517,370.06	0.00	12,517,370.06	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	38,521,181.60	38,410,884.15	110,297.45	38,364,077.34	157,104.26
600-9999 TOTAL LIABILITIES AND EQUITY	68,308,752.31	68,023,009.47	285,742.84	69,472,145.46	-1,163,393.15
999-9999 TOTAL OF ALL	0.00	0.00	0.00	0.00	0.00

Balance Sheet -With YTD

Period = Feb 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	4,715,166.84	3,905,662.80	809,504.04	3,947,690.22	767,476.62
111-0200	CASH - PAYROLL	12,657.88	13,007.89	-350.01	13,007.89	-350.01
111-0300	CASH - OTHER	46,936.17	46,932.57	3.60	46,928.58	7.59
111-0305	FSA CASH	11,158.13	7,534.16	3,623.97	8,073.77	3,084.36
111-0400	PETTY CASH	500.00	500.00	0.00	500.00	0.00
111-1000	CASH - VENDOR PAYMENTS	289,735.11	29,636.38	260,098.73	317,415.21	-27,680.10
112-0000	CASH - RESTRICTED	4,398,393.51	4,345,509.01	52,884.50	4,089,169.56	309,223.95
112-0100	CASH - RESTRICTED MODERNIZATION AND DEV	37,540.83	37,539.97	0.86	37,539.01	1.82
112-3000	REPLACEMENT RESERVE	87,987.90	87,983.18	4.72	87,977.95	9.95
113-0000	CASH - FSS ESCROW	528,325.63	515,704.47	12,621.16	492,620.47	35,705.16
113-3000	OPERATING RESERVE	368,224.39	368,202.08	22.31	368,177.38	47.01
113-3500	OHA HUD OPERATING RESERVE	298,473.06	298,473.06	0.00	298,473.06	0.00
114-0000	CASH - SECURITY DEPOSIT	605,027.71	602,182.63	2,845.08	605,518.16	-490.45
115-0000	HOMEOWNERSHIP FUNDS	358,801.22	358,792.97	8.25	358,783.83	17.39
119-0000	CASH AND CASH EQUIVALENTS	11,758,928.38	10,617,661.17	1,141,267.21	10,671,875.09	1,087,053.29
122-0000	A/R HUD	107,878.66	666,541.63	-558,662.97	772,306.18	-664,427.52
123-0000	A/R OTHER GOVERNMENTS	248,360.87	377,792.99	-129,432.12	341,742.99	-93,382.12
125-0000	A/R OTHER	2,537,261.56	2,537,261.56	0.00	2,536,381.56	880.00
125-0400	A/R NON DWELLING RENT	15,830.11	25,103.59	-9,273.48	31,900.56	-16,070.45
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	390,488.20	1,087,856.77	-697,368.57	1,163,488.29	-773,000.09
125-6000	INTER-PROPERTY {COCC}	50,000.00	50,000.00	0.00	50,000.00	0.00
125-6002	INTER-PROPERTY {9EC}	9,860.83	57,304.19	-47,443.36	53,060.32	-43,199.49
125-6003	INTER-PROPERTY {9KCC}	4,068.82	25,736.83	-21,668.01	23,973.96	-19,905.14
125-6004	INTER-PROPERTY {9NOAH}	2,592.76	16,900.75	-14,307.99	15,788.73	-13,195.97
125-6005	INTER-PROPERTY {9SEC}	7,370.54	206,587.77	-199,217.23	203,230.57	-195,860.03
125-6006	INTER-PROPERTY {9FAR}	5,611.15	32,858.57	-27,247.42	30,198.17	-24,587.02
125-6007	INTER-PROPERTY {9BV}	1,296.39	8,441.35	-7,144.96	7,885.34	-6,588.95
125-6008	INTER-PROPERTY {9CR1}	3,335.82	22,708.30	-19,372.48	21,163.30	-17,827.48
125-6009	INTER-PROPERTY {9CR2}	1,311.39	8,169.64	-6,858.25	7,606.13	-6,294.74
125-6010	INTER-PROPERTY {VILLAS}	3,106.41	27,285.25	-24,178.84	25,762.50	-22,656.09
125-6017	INTER-PROPERTY {PUB HSG}	265,547.23	203,341.54	62,205.69	323,861.06	-58,313.83
125-9900	A/R INTER-PROPERTY	354,101.34	659,334.19	-305,232.85	762,530.08	-408,428.74
126-0000	ACCOUNTS RECEIVABLE TENANTS	425,709.05	584,933.52	-159,224.47	573,911.89	-148,202.84
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	-4,391.76	154,832.71	-159,224.47	143,811.08	-148,202.84
127-0100	P-NOTES OUTSTANDING	744,239.32	757,257.28	-13,017.96	762,847.39	-18,608.07
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	4,682,550.30	4,695,568.26	-13,017.96	4,701,158.37	-18,608.07
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	135,762.63	223,141.36	-87,378.73	34,376.39	101,386.24
142-0100	PREPAID SOFTWARE EXP	60,342.23	80,456.29	-20,114.06	100,570.35	-40,228.12
142-0400	PREPAID R/E TAXES	-13,741.96	-6,870.98	-6,870.98	0.00	-13,741.96
142-0500	PREPAID OTHER	100,061.32	100,061.32	0.00	100,061.32	0.00
142-9999	PREPAID ASSETS	282,424.22	396,787.99	-114,363.77	235,008.06	47,416.16
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}	-889.00	10,294.34	-11,183.34	11,183.34	-12,072.34

Balance Sheet -With YTD

Period = Feb 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance	Beginning Balance (Month)	Net Change	Jan 1st Beginning Balance	YTD Net Change
144-3002	INTER-FUND DUE FROM {9EC}	36,359.85	213,844.59	-177,484.74	199,049.42	-162,689.57
144-3003	INTER-FUND DUE FROM {9KCC}	12,640.51	46,919.94	-34,279.43	46,150.91	-33,510.40
144-3004	INTER-FUND DUE FROM {9NOAH}	9,873.46	34,469.46	-24,596.00	33,684.46	-23,811.00
144-3005	INTER-FUND DUE FROM {9SEC}	4,127.44	872,063.74	-867,936.30	871,085.77	-866,958.33
144-3006	INTER-FUND DUE FROM {9FAR}	8,291.19	121,863.66	-113,572.47	116,633.31	-108,342.12
144-3007	INTER-FUND DUE FROM {9BV}	1,563.08	43,493.36	-41,930.28	43,493.36	-41,930.28
144-3008	INTER-FUND DUE FROM {9CR1}	5,097.75	19,037.41	-13,939.66	19,037.41	-13,939.66
144-3009	INTER-FUND DUE FROM {9CR2}	6,771.18	28,353.37	-21,582.19	25,230.13	-18,458.95
144-3010	INTER-FUND DUE FROM {VILLAS}	-799.92	162,623.88	-163,423.80	163,423.88	-164,223.80
144-3013	INTER-FUND DUE FROM {HCV MV}	5,070.37	5,063.24	7.13	4,791.57	278.80
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}	3,053.42	8,369.41	-5,315.99	4,582.93	-1,529.51
144-3016	INTER-FUND DUE FROM {FOUND}	71,542.15	57,366.39	14,175.76	44,503.25	27,038.90
144-3017	INTER-FUND DUE FROM {PUB HSG}	21,200.08	19,749.58	1,450.50	1,264,666.79	-1,243,466.71
144-3018	INTER-FUND DUE FROM {ROSS GRANT}	8,851.51	13,143.06	-4,291.55	25,838.67	-16,987.16
144-3019	INTER-FUND DUE FROM {FSS GRANT}	-11,619.05	28,301.80	-39,920.85	24,650.35	-36,269.40
144-3020	INTER-FUND DUE FROM {CNI GRANT}	346,883.76	392,838.07	-45,954.31	361,292.21	-14,408.45
144-3021	INTER-FUND DUE FROM {CNP GRANT}	22,103.87	43,253.88	-21,150.01	39,348.40	-17,244.53
144-3022	INTER-FUND DUE FROM {CFP GRANT}	18,564.76	18,645.92	-81.16	31,122.05	-12,557.29
144-5999	INTER-FUND DUE FROM	611,562.28	2,182,570.97	-1,571,008.69	3,372,644.08	-2,761,081.80
150-0000	TOTAL CURRENT ASSETS	20,074,852.09	21,793,801.19	-1,718,949.10	23,049,704.18	-2,974,852.09
161-0000	LAND	8,278,582.31	8,286,182.31	-7,600.00	8,299,282.31	-20,700.00
162-0000	BUILDINGS	161,099,101.35	161,167,501.35	-68,400.00	161,285,401.35	-186,300.00
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	39,809,820.19	39,806,720.19	3,100.00	39,804,595.19	5,225.00
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	171,435.57	18,212.28	153,223.29	0.00	171,435.57
163-0000	DWELLING EQUIPMENT	2,240,231.59	2,209,877.06	30,354.53	2,210,822.86	29,408.73
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	2,301,207.66	2,152,353.66	148,854.00	2,152,353.66	148,854.00
164-0600	SECURITY EQUIPMENT	1,177,549.03	1,177,436.98	112.05	1,177,436.98	112.05
166-0000	ACCUM DEPR - BUILDINGS	-151,609,992.90	-151,598,232.70	-11,760.20	-151,635,972.50	25,979.60
166-0025	ACCUM DEPR - COMMERCIAL	-615,899.43	-614,039.09	-1,860.34	-612,178.75	-3,720.68
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	-71,329.11	-71,062.10	-267.01	-70,795.09	-534.02
166-0100	ACCUM AMORT EXPENSE	-294,000.00	-294,000.00	0.00	-294,000.00	0.00
166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	-29,377,371.60	-29,272,718.57	-104,653.03	-29,172,510.07	-204,861.53
166-1000	ACCUM DEPR - DWELLING EQUIPMENT	-1,429,183.02	-1,416,200.53	-12,982.49	-1,404,677.68	-24,505.34
166-2000	ACCUM DEPR - SITE IMPROVE	-2,660,148.80	-2,637,768.16	-22,380.64	-2,615,387.52	-44,761.28
166-2100	ACCUM DEPR - OFFICE EQUIPMENT	-213,620.78	-212,926.16	-694.62	-212,231.54	-1,389.24
166-2200	ACCUM DEPR - MAINTENANCE EQUIPMENT	-273,568.79	-273,127.50	-441.29	-272,686.21	-882.58
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	-511,173.56	-510,287.40	-886.16	-509,401.24	-1,772.32
166-2500	ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-1,628,553.81	-1,610,498.90	-18,054.91	-1,592,857.47	-35,696.34
166-2600	ACCUM DEPR - SECURITY EQUIPMENT	-208,401.98	-198,607.42	-9,794.56	-188,812.86	-19,589.12
168-9999	FIXED ASSETS	32,873,534.10	32,797,665.48	75,868.62	33,037,231.60	-163,697.50
171-0200	N/R BAYVIEW	224,753.85	224,753.85	0.00	223,654.48	1,099.37
171-0201	N/R FARNAM	598,485.83	598,485.83	0.00	594,841.04	3,644.79
171-0202	N/R SECURITIES	207,224.69	207,224.69	0.00	205,545.88	1,678.81
171-0203	N/R CROWN I	276,694.39	276,694.39	0.00	274,800.64	1,893.75
171-0204	N/R CROWN II	176,703.74	176,703.74	0.00	175,494.34	1,209.40

Balance Sheet -With YTD

Period = Feb 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance	Beginning Balance (Month)	Net Change	Jan 1st Beginning Balance	YTD Net Change
171-0205	N/R NOAH	975,171.53	975,171.53	0.00	968,654.22	6,517.31
171-0206	N/R STREHLOW	3,025,847.05	3,025,847.05	0.00	3,011,378.68	14,468.37
171-0207	N/R KEYSTONE	2,595,139.59	2,579,318.27	15,821.32	2,563,496.95	31,642.64
171-9999	NOTES RECEIVABLE	8,080,020.67	8,064,199.35	15,821.32	8,017,866.23	62,154.44
172-1001	LT INTER-FUND DUE FROM {HIOOPER}	124,750.55	113,567.21	11,183.34	113,567.21	11,183.34
172-1002	LT INTER-FUND DUE FROM {9EC}	828,805.03	629,972.06	198,832.97	629,972.06	198,832.97
172-1003	LT INTER-FUND DUE FROM {9KCC}	323,680.52	277,572.90	46,107.62	277,572.90	46,107.62
172-1004	LT INTER-FUND DUE FROM {9NOAH}	66,839.52	33,475.06	33,364.46	33,475.06	33,364.46
172-1005	LT INTER-FUND DUE FROM {9SEC}	868,726.58	0.00	868,726.58	0.00	868,726.58
172-1006	LT INTER-FUND DUE FROM {9FAR}	462,868.94	346,235.63	116,633.31	346,235.63	116,633.31
172-1007	LT INTER-FUND DUE FROM {9BV}	242,365.40	198,872.04	43,493.36	198,872.04	43,493.36
172-1008	LT INTER-FUND DUE FROM {9CR1}	83,438.23	66,100.82	17,337.41	66,100.82	17,337.41
172-1009	LT INTER-FUND DUE FROM {9CR2}	122,677.11	97,446.98	25,230.13	97,446.98	25,230.13
172-1010	LT INTER-FUND DUE FROM {VILLAS}	263,721.36	100,297.56	163,423.80	100,297.56	163,423.80
172-9999	LT INTER-FUND DUE FROM	3,387,873.24	1,863,540.26	1,524,332.98	1,863,540.26	1,524,332.98
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}	381,436.05	328,375.73	53,060.32	328,375.73	53,060.32
175-1003	LT INTER-PROPERTY {9KCC}	64,516.69	40,542.73	23,973.96	40,542.73	23,973.96
175-1004	LT INTER-PROPERTY {9NOAH}	42,652.42	26,863.69	15,788.73	26,863.69	15,788.73
175-1005	LT INTER-PROPERTY {9SEC}	203,230.57	0.00	203,230.57	0.00	203,230.57
175-1006	LT INTER-PROPERTY {9FAR}	157,612.16	127,413.99	30,198.17	127,413.99	30,198.17
175-1007	LT INTER-PROPERTY {9BV}	21,169.31	13,283.97	7,885.34	13,283.97	7,885.34
175-1008	LT INTER-PROPERTY {9CR1}	103,466.95	82,303.65	21,163.30	82,303.65	21,163.30
175-1009	LT INTER-PROPERTY {9CR2}	22,326.11	14,719.98	7,606.13	14,719.98	7,606.13
175-1010	LT INTER-PROPERTY {VILLAS}	253,016.04	227,253.54	25,762.50	227,253.54	25,762.50
175-5000	LT INTER-PROPERTY	1,299,426.30	910,757.28	388,669.02	910,757.28	388,669.02
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	48,233,900.22	46,229,208.28	2,004,691.94	46,422,441.28	1,811,458.94
190-9999	TOTAL ASSETS	68,308,752.31	68,023,009.47	285,742.84	69,472,145.46	-1,163,393.15
300-0000	LIABILITIES AND EQUITY					
300-0100	LIABILITIES					
311-9999	ACCOUNTS PAYABLE					
312-0000	ACCOUNTS PAYABLE	446,931.81	109,434.08	337,497.73	330,362.58	116,569.23
312-0099	ACCOUNTS PAYABLE	446,931.81	109,434.08	337,497.73	330,362.58	116,569.23
312-0100	UNEARNED INCOME	642,776.92	727,524.56	-84,747.64	727,524.56	-84,747.64
312-0200	A/P OTHER	-1,489.00	163,200.49	-164,689.49	-1,385.00	-104.00
312-0299	A/P OTHER	-1,489.00	163,200.49	-164,689.49	-1,385.00	-104.00
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	19,137.54	261,636.15	-242,498.61	253,342.84	-234,205.30
312-2100	ACCRUED FRONT-LINE FEES	284,963.80	331,962.74	-46,998.94	445,826.42	-160,862.62
312-2200	ACCRUED FEES	0.00	15,735.30	-15,735.30	14,270.82	-14,270.82
312-2999	ACCRUED FEES	304,101.34	609,334.19	-305,232.85	713,440.08	-409,338.74
320-0000	ACCR WAGES & WITHHOLDINGS					
321-0000	COURT ORDERED WITHHOLDING	3,927.77	3,923.04	4.73	3,923.04	4.73
321-0300	STATE WITHHOLDING	-15.24	-15.24	0.00	-15.24	0.00
321-0500	OTHER WITHHOLDING	1,847.93	1,747.97	99.96	1,202.99	644.94
321-1100	ACCRUED PAYROLL	0.00	0.00	0.00	207,748.66	-207,748.66

Balance Sheet -With YTD

Period = Feb 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance	Beginning Balance (Month)	Net Change	Jan 1st Beginning Balance	YTD Net Change
321-1200	ACCRUED PAYROLL TAXES	0.00	0.00	0.00	17,235.42	-17,235.42
321-1300	EE INS DEDUCTIONS	-1,023.27	-1,056.43	33.16	-1,248.91	225.64
321-9999	ACCR WAGES & WITHHOLDINGS	4,737.19	4,599.34	137.85	228,845.96	-224,108.77
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	602,514.83	593,864.31	8,650.52	599,118.61	3,396.22
341-0001	PET DEPOSIT	6,464.00	6,264.00	200.00	6,264.00	200.00
341-0100	DEPOSIT REFUND ACCOUNT	33,118.18	32,890.18	228.00	33,990.18	-872.00
341-9999	TENANT SECURITY DEPOSIT	642,097.01	633,018.49	9,078.52	639,372.79	2,724.22
342-0200	TENANT PREPAID RENT	339,101.54	342,310.66	-3,209.12	322,744.30	16,357.24
342-0300	NO UNIT HOLDING ACCT	7,798.62	7,773.62	25.00	7,773.62	25.00
342-0400	UNEARNED REVENUE {COVID-19 HCV}	28,186.00	28,186.00	0.00	28,186.00	0.00
342-0999	UNEARNED REVENUE	375,086.16	378,270.28	-3,184.12	358,703.92	16,382.24
343-0000	MORTGAGE PAYABLE - CURRENT	53,000.37	59,806.42	-6,806.05	63,053.91	-10,053.54
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	1,652,094.73	1,658,900.78	-6,806.05	1,662,148.27	-10,053.54
345-0000	OTHER CURRENT LIABILITIES	374,086.00	374,086.00	0.00	374,086.00	0.00
345-0100	CONTRACT RETAINAGE	121,845.34	107,015.51	14,829.83	107,015.51	14,829.83
345-0299	OTHER CURRENT LIABILITIES	495,931.34	481,101.51	14,829.83	481,101.51	14,829.83
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}	507,155.73	1,219,481.78	-712,326.05	1,186,331.19	-679,175.46
347-1001	INTER-FUND DUE TO {HIOOPER}	0.00	112,736.73	-112,736.73	112,736.73	-112,736.73
347-1002	INTER-FUND DUE TO {9EC}	1,407.38	16,875.90	-15,468.52	16,390.44	-14,983.06
347-1003	INTER-FUND DUE TO {9KCC}	9,927.18	108,008.50	-98,081.32	108,008.50	-98,081.32
347-1004	INTER-FUND DUE TO {9NOAH}	-767.79	117,057.45	-117,825.24	117,057.45	-117,825.24
347-1005	INTER-FUND DUE TO {9SEC}	6,251.19	30,207.25	-23,956.06	29,438.22	-23,187.03
347-1006	INTER-FUND DUE TO {9FAR}	8,434.48	43,419.86	-34,985.38	42,634.86	-34,200.38
347-1007	INTER-FUND DUE TO {9BV}	1,963.75	73,035.55	-71,071.80	73,035.55	-71,071.80
347-1008	INTER-FUND DUE TO {9CR1}	7,298.05	94,030.87	-86,732.82	88,055.93	-80,757.88
347-1009	INTER-FUND DUE TO {9CR2}	0.00	34,989.41	-34,989.41	34,989.41	-34,989.41
347-1010	INTER-FUND DUE TO {VILLAS}	14,188.63	258,964.85	-244,776.22	254,623.50	-240,434.87
347-1012	INTER-FUND DUE TO {HCV ADM}	48,457.64	51,385.55	-2,927.91	47,284.11	1,173.53
347-1017	INTER-FUND DUE TO {PUB HSG}	7,246.00	7,246.00	0.00	1,262,058.19	-1,254,812.19
347-1019	INTER-FUND DUE TO {FSS GRANT}	0.00	15,131.25	-15,131.25	0.00	0.00
347-5000	INTER-FUND DUE TO	611,562.24	2,182,570.95	-1,571,008.71	3,372,644.08	-2,761,081.84
349-9999	TOTAL CURRENT LIABILITIES	9,705,386.46	11,479,511.39	-1,774,124.93	13,044,315.47	-3,338,929.01
351-0000	MORTGAGE PAYABLE	1,593,914.77	1,593,914.77	0.00	1,593,914.77	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	9,173,160.11	9,157,338.79	15,821.32	9,117,968.54	55,191.57
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	1,349,569.05	0.00	1,344,568.93	5,000.12
351-0202	MORTGAGE-OHA # 2	539,948.81	539,948.81	0.00	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	14,495,534.30	14,479,712.98	15,821.32	14,433,379.86	62,154.44
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	535,895.63	515,148.63	20,747.00	492,620.47	43,275.16
353-0500	FSS ESCROW	535,895.63	515,148.63	20,747.00	492,620.47	43,275.16
353-1000	LT ACCRUED MGMT & BKKPING FEE	1,017,737.63	765,304.79	252,432.84	765,304.79	252,432.84
353-2000	LT ACCRUED FRONT-LINE FEES	202,998.23	82,497.35	120,500.88	83,205.35	119,792.88
353-3000	LT ACCRUED FEES	28,690.44	12,955.14	15,735.30	12,247.14	16,443.30
353-5000	TOTAL LT ACCRUED FEES	1,249,426.30	860,757.28	388,669.02	860,757.28	388,669.02
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}	1,129,272.36	481,909.89	647,362.47	481,909.89	647,362.47
355-1001	LT INTER-FUND DUE TO {HIOOPER}	451,652.40	338,915.67	112,736.73	338,915.67	112,736.73

Balance Sheet -With YTD

Period = Feb 2022

Book = Accrual ; Tree = ysi_bs

		Current Balance	Beginning Balance (Month)	Net Change	Jan 1st Beginning Balance	YTD Net Change
355-1002	LT INTER-FUND DUE TO {9EC}	25,219.72	8,829.28	16,390.44	8,829.28	16,390.44
355-1003	LT INTER-FUND DUE TO {9KCC}	282,942.40	174,933.90	108,008.50	174,933.90	108,008.50
355-1004	LT INTER-FUND DUE TO {9NOAH}	229,154.00	112,096.55	117,057.45	112,096.55	117,057.45
355-1005	LT INTER-FUND DUE TO {9SEC}	29,438.22	0.00	29,438.22	0.00	29,438.22
355-1006	LT INTER-FUND DUE TO {9FAR}	49,120.50	6,485.64	42,634.86	6,485.64	42,634.86
355-1007	LT INTER-FUND DUE TO {9BV}	127,817.81	54,782.26	73,035.55	54,782.26	73,035.55
355-1008	LT INTER-FUND DUE TO {9CR1}	299,041.54	210,985.61	88,055.93	210,985.61	88,055.93
355-1009	LT INTER-FUND DUE TO {9CR2}	116,663.41	81,674.00	34,989.41	81,674.00	34,989.41
355-1010	LT INTER-FUND DUE TO {VILLAS}	647,550.88	392,927.46	254,623.42	392,927.46	254,623.42
355-5000	LT INTER-FUND DUE TO	3,387,873.24	1,863,540.26	1,524,332.98	1,863,540.26	1,524,332.98
359-9999	TOTAL NON-CURRENT LIABILITIES	20,082,184.25	18,132,613.93	1,949,570.32	18,063,752.65	2,018,431.60
399-9999	TOTAL LIABILITIES	29,787,570.71	29,612,125.32	175,445.39	31,108,068.12	-1,320,497.41
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	1,741,933.59	1,631,636.14	110,297.45	1,584,829.33	157,104.26
512-0005	RETAINED EARNINGS	1,741,933.59	1,631,636.14	110,297.45	1,584,829.33	157,104.26
512-0040	CONTRA EQUITY	16,238.76	16,238.76	0.00	16,238.76	0.00
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	12,517,370.06	12,517,370.06	0.00	12,517,370.06	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	38,521,181.60	38,410,884.15	110,297.45	38,364,077.34	157,104.26
600-9999	TOTAL LIABILITIES AND EQUITY	68,308,752.31	68,023,009.47	285,742.84	69,472,145.46	-1,163,393.15
999-9999	TOTAL OF ALL	0.00	0.00	0.00	0.00	0.00

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Feb 2022

Book = Accrual ; Tree = ysl_is

	PTD	PTD		PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance
REVENUES	6,409,800.76	8,558,915.22	-2,149,114.46	5,286,750.78	11,912,104.14	14,617,830.82	-2,705,726.68
EXPENSES	6,299,503.31	6,142,266.85	-157,236.46	5,361,427.43	11,754,999.88	12,303,252.90	548,253.02
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	-2,602.00	0.00	8,333.34	8,333.34
NET OPERATING INCOME (LOSS)	110,297.45	2,412,481.70	-2,302,184.25	-72,074.65	157,104.26	2,306,244.58	-2,149,140.32
LESS NON-CASH REVENUE (HIO LOANS)	15,821.32	4,779.78	11,041.54	44,333.98	62,154.44	9,559.56	52,594.88
PLUS NON-CASH EXPENSE (HIO LOANS)	15,821.32	44,333.98	28,512.66	44,333.98	62,154.44	88,667.96	26,513.52
PLUS NON-CASH EXPENSE (DEPRECIATION)	263,338.13	245,126.36	(18,211.77)	249,694.22	533,253.03	490,252.72	(43,000.31)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	4,166.67	4,166.67	(2,602.00)	-	8,333.34	8,333.34
ADJUSTED NET OPERATING INCOME (LOSS)	373,635.58	2,701,328.93	(2,327,693.35)	175,017.57	690,357.29	2,883,939.04	(2,193,581.75)

Budget Comparison

Period = Feb 2022

Book = Accrual ; Tree = ysl_is

	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
REVENUES								
TENANT REVENUES								
TOTAL TENANT REVENUES	640,046.40	612,549.70	27,496.70	626,480.30	1,310,636.53	1,225,099.40	85,537.13	7,350,595.91
HUD GRANTS AND SUBSIDY								
TOTAL HUD GRANTS AND SUBSIDY	4,817,305.47	4,389,263.94	428,041.53	4,066,379.26	8,832,684.34	8,778,527.88	54,156.46	55,550,148.77
TOTAL FEE REVENUE								
TOTAL FEE REVENUE	509,164.15	516,524.86	-7,360.71	349,851.67	896,785.50	1,033,049.72	-136,264.22	6,198,298.32
TOTAL OTHER GOV'T GRANTS DONATIONS	87,214.05	206,771.33	-119,557.28	46,491.11	181,333.95	413,542.66	-232,208.71	2,481,256.00
INVESTMENT INCOME								
TOTAL INTEREST INCOME - MAIN	301.86	39,559.27	-39,257.41	595.03	641.57	79,118.54	-78,476.97	474,711.06
TOTAL NON-CASH INT INCOME {HIO}	15,821.32	4,779.78	11,041.54	44,333.98	62,154.44	9,559.56	52,594.88	57,357.36
INT INCOME - RESTRICT FUNDS	36.14	345.39	-309.25	462.09	76.17	691.16	-614.99	4,144.90
OTHER INCOME								
TOTAL OTHER INCOME	339,911.37	2,789,120.95	-2,449,209.58	152,157.34	627,791.64	3,078,241.90	-2,450,450.26	6,769,451.28
TOTAL REVENUES	6,409,800.76	8,558,915.22	-2,149,114.46	5,286,750.78	11,912,104.14	14,617,830.82	-2,705,726.68	78,885,963.60
EXPENSES								
OPERATING EXPENSES								
ADMINISTRATIVE EXPENSES								
ADMINISTRATIVE SALARIES								
TOTAL ADMIN SALARIES	479,314.66	464,135.73	-15,178.93	436,076.94	839,215.01	928,271.46	89,056.45	6,023,766.64
TOTAL ADMINISTRATIVE FEE	237,289.43	244,077.26	6,787.83	222,716.49	468,401.37	506,873.52	38,472.15	3,085,647.19
TOTAL COMPENSATED ABSENCE	0.00	4.70	4.70	0.00	0.00	9.40	9.40	638,069.62
TOTAL ADMIN EMPLOYEE BENEFITS	168,763.18	167,440.83	-1,322.35	161,918.05	343,778.10	334,881.66	-8,896.44	2,087,309.99
TOTAL OTHER ADMIN EXPENSES	189,413.41	157,585.29	-31,828.12	107,114.55	329,833.98	315,170.58	-14,663.40	1,891,022.73
TOTAL FEE FOR SERVICE	31,534.73	29,771.16	-1,763.57	17,466.11	47,085.55	59,542.32	12,456.77	357,253.51
TOTAL ADMINISTRATIVE EXPENSES	1,106,315.41	1,063,014.97	-43,300.44	945,292.14	2,028,314.01	2,144,748.94	116,434.93	14,083,069.68
RESIDENT SERV SALARIES	3,871.96	3,869.19	-2.77	3,759.18	6,775.93	7,738.38	962.45	50,174.46
RELOCATION EXPENSE	3,780.00	771.81	-3,008.19	8,468.50	7,633.00	1,543.62	-6,089.38	9,261.92
RESIDENT SERV EMP BENEFITS	2,152.22	2,335.62	183.40	2,014.37	4,697.83	4,671.24	-26.59	28,519.74
YOUTH ACTIVITIES	1,455.00	0.00	-1,455.00	0.00	6,619.00	0.00	-6,619.00	0.00
RESIDENT FUND	3,728.96	3,073.44	-655.52	421.29	5,508.01	6,146.88	638.87	36,881.36
FEE FOR SERVICE	192,875.90	132,441.56	-60,434.34	90,215.22	295,758.50	264,883.12	-30,875.38	1,589,298.53
TOTAL OTHER RESIDENT SERVICES	207,864.04	142,491.62	-65,372.42	104,878.56	326,992.27	284,983.24	-42,009.03	1,714,136.01
TOTAL RESIDENT SERVICE EXPENSES	207,864.04	142,491.62	-65,372.42	104,878.56	326,992.27	284,983.24	-42,009.03	1,714,136.01
COVID-19 EXPENSES								
TOTAL COVID-19 EXPENSES	0.00	0.00	0.00	663.43	0.00	0.00	0.00	0.00
UTILITY EXPENSES								
TOTAL UTILITY EXPENSES	335,202.03	303,513.04	-31,688.99	296,879.46	664,669.20	607,026.08	-57,643.12	3,642,156.08
TOTAL MAINTENANCE								
MAINTENANCE SALARIES								
TOTAL MAINTENANCE SALARIES	250,242.66	218,485.66	-31,757.00	305,796.31	457,730.45	436,971.52	-20,758.93	2,837,945.69
TOTAL MAINTENANCE MATERIALS	167,256.00	72,103.72	-95,152.28	70,572.25	220,364.42	144,207.44	-76,156.98	865,242.33
TOTAL MAINT SERVICES AND CONTRACTS	326,174.75	532,802.33	206,627.58	163,916.95	530,518.60	1,065,604.66	535,086.06	6,393,625.67
TOTAL MAINT EMPLOYEE BENEFITS	111,917.34	80,011.24	-31,906.10	111,907.73	223,229.99	160,022.48	-63,207.51	988,554.70
TOTAL MAINTENANCE EXPENSES	855,590.75	903,402.95	47,812.20	652,193.24	1,431,843.46	1,806,806.10	374,962.64	11,085,368.39
PROTECTIVE SERVICE EXPENSES								
PROTECTIVE SERVICE SALARIES								
TOTAL PROTECTIVE SERV SALARIES	13,688.27	34,658.99	20,970.72	6,047.99	26,166.29	69,317.98	43,151.69	450,569.86
TOTAL FEE FOR SERVICE	52,432.85	63,121.09	10,688.24	19,453.85	90,465.55	126,242.18	35,776.63	757,453.11
TOTAL SECURITY EXPENSE	59,167.98	64,822.24	5,654.26	14,035.78	63,129.01	129,644.48	66,515.47	777,866.44
TOTAL SECURITY EMPLOYEE BENEFITS	1,195.15	2,651.41	1,456.26	537.32	2,293.85	5,302.82	3,008.97	34,469.12
TOTAL PROTECT SERVICE EXPENSES	126,484.25	165,253.73	38,769.48	40,074.94	182,054.70	330,507.46	148,452.76	2,020,358.53
GENERAL EXPENSES								
INSURANCE EXPENSES								

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Feb 2022

Book = Accrual ; Tree = ysl_is

	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
TOTAL INSURANCE EXP	122,822.05	111,492.98	-11,329.07	110,958.32	245,620.16	222,985.96	-22,634.20	1,337,915.78
TOTAL BAD DEBT EXPENSE	133,207.78	26,977.21	-106,230.57	57,632.05	171,793.12	53,954.42	-117,838.70	323,726.50
TOTAL LOAN INTEREST	6,625.94	6,916.67	290.73	6,717.09	13,441.88	13,833.34	391.46	83,000.00
TOTAL NON-CASH INT EXP	15,821.32	44,333.98	28,512.66	44,333.98	62,154.44	88,667.96	26,513.52	532,007.76
TOTAL GENERAL EXPENSES	272,067.46	189,720.84	-82,346.62	219,641.44	486,599.97	379,441.68	-107,158.29	2,276,650.04
OTHER EXPENSES								
CASUALTY LOSS								
NET CASUALTY LOSS	250.00	0.00	-250.00	1,520.00	250.00	0.00	-250.00	0.00
TOTAL OTHER EXPENSES	250.00	0.00	-250.00	1,520.00	250.00	0.00	-250.00	0.00
TOTAL OPERATING EXPENSES	2,903,773.94	2,767,397.15	-136,376.79	2,261,143.21	5,120,723.61	5,553,513.50	432,789.89	34,821,738.73
NON-OPERATING EXPENSES								
HAP EXPENSES								
TOTAL HAP EXPENSES	3,132,391.24	3,129,743.34	-2,647.90	2,850,590.00	6,101,023.24	6,259,486.68	158,463.44	37,556,919.97
TOTAL DEPR & AMORT EXPENSE	263,338.13	245,126.36	-18,211.77	249,694.22	533,253.03	490,252.72	-43,000.31	2,941,516.04
TOTAL NON-OPERATING EXPENSES	3,395,729.37	3,374,869.70	-20,859.67	3,100,284.22	6,634,276.27	6,749,739.40	115,463.13	40,498,436.01
TOTAL EXPENSES	6,299,503.31	6,142,266.85	-157,236.46	5,361,427.43	11,754,999.88	12,303,252.90	548,253.02	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	-2,602.00	0.00	8,333.34	8,333.34	50,000.00
NET OPERATING INCOME (LOSS)	110,297.45	2,412,481.70	-2,302,184.25	-72,074.65	157,104.26	2,306,244.58	-2,149,140.32	3,515,595.27

Public Housing (7pubhsg^7cap)

Budget Comparison

Period = Feb 2022

Book = Accrual ; Tree = ysi_is

	PTD	PTD		PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance
REVENUES	2,310,156.86	1,945,468.18	364,688.68	1,538,573.99	3,951,142.83	3,890,936.74	60,206.09
EXPENSES	2,044,442.34	1,954,876.39	-89,565.95	1,551,719.20	3,586,545.04	3,909,752.98	323,207.94
TRANSFERS	30,711.53	0.00	-30,711.53	51,551.95	61,417.53	0.00	-61,417.53
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	628.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	235,002.99	-9,408.21	244,411.20	-65,325.16	303,180.26	-18,816.24	321,996.50
LESS NON-CASH REVENUE (HIO LOANS)	15,821.32	-	15,821.32	39,554.20	57,154.32	-	57,154.32
PLUS NON-CASH EXPENSE (DEPRECIATION)	184,691.88	168,785.13	(15,906.75)	170,358.68	375,960.53	337,570.26	(38,390.27)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	628.00	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	403,873.55	159,376.92	244,496.63	66,107.32	621,986.47	318,754.02	303,232.45

HIO, Inc. (7hioinc)

Budget Comparison

Period = Feb 2022

Book = Accrual ; Tree = ysi_is

	PTD	PTD		PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance
REVENUES	255,394.61	2,629,318.05	-2,373,923.44	123,524.46	356,985.10	2,758,636.10	-2,401,651.00
EXPENSES	261,435.39	263,714.36	2,278.97	286,329.96	517,764.43	546,147.72	28,383.29
TRANSFERS	-30,706.00	0.00	30,706.00	-31,681.00	-61,412.00	0.00	61,412.00
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	-3,230.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	24,665.22	2,365,603.69	-2,340,938.47	-127,894.50	-99,367.33	2,212,488.38	-2,311,855.71
LESS NON-CASH REVENUE (HIO LOANS - 9TAXOP)	-	4,779.78	(4,779.78)	4,779.78	5,000.12	9,559.56	(4,559.44)
PLUS NON-CASH EXPENSE (HIO LOANS)	15,821.32	44,333.98	28,512.66	44,333.98	62,154.44	88,667.96	26,513.52
PLUS NON-CASH EXPENSE (DEPRECIATION)	59,040.82	62,649.25	3,608.43	65,037.40	118,081.64	125,298.50	7,216.86
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	(3,230.00)	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	99,527.36	2,467,807.14	(2,368,279.78)	(26,532.90)	75,868.63	2,416,895.28	(2,341,026.65)

Section 8 Operating (7fin8op)

Budget Comparison

Period = Feb 2022

Book = Accrual ; Tree = ysi_is

	PTD	PTD		PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance
REVENUES	2,980,304.14	3,123,859.49	-143,555.35	3,004,670.89	5,954,335.14	6,247,718.98	-293,383.84
EXPENSES	3,114,851.36	3,119,679.05	4,827.69	2,837,101.60	6,068,368.28	6,239,358.10	170,989.82
PRIOR PERIOD ADJUSTMENT	0.00	4,166.67	4,166.67	0.00	0.00	8,333.34	8,333.34
NET OPERATING INCOME (LOSS)	-134,547.22	13.77	-134,560.99	167,569.29	-114,033.14	27.54	-114,060.68
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	4,166.67	4,166.67	-	-	8,333.34	8,333.34
ADJUSTED NET OPERATING INCOME (LOSS)	(134,547.22)	4,180.44	(138,727.66)	167,569.29	(114,033.14)	8,360.88	(122,394.02)

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Feb 2022

Book = Accrual ; Tree = ysi_is

	PTD	PTD		PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance
REVENUES	336,010.25	302,581.76	33,428.49	267,775.06	655,362.42	605,163.52	50,198.90
EXPENSES	276,830.83	277,369.53	538.70	270,726.15	509,738.23	554,739.06	45,000.83
NET OPERATING INCOME (LOSS)	59,179.42	25,212.23	33,967.19	-2,951.09	145,624.19	50,424.46	95,199.73
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	2,585.04	2,585.04	-
ADJUSTED NET OPERATING INCOME (LOSS)	200,041.96	205,871.63	(5,829.67)	(47,840.77)	275,776.36	130,954.51	144,821.85

Budget Comparison

Period = Feb 2022

Book = Accrual ; Tree = ysi_is

	PTD	PTD		PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance
REVENUES	527,934.90	557,687.74	-29,752.84	352,206.38	994,278.65	1,115,375.48	-121,096.83
EXPENSES	601,943.39	526,627.52	-75,315.87	415,550.52	1,072,583.90	1,053,255.04	-19,328.86
TRANSFERS	-5.53	0.00	5.53	-19,870.95	-5.53	0.00	5.53
NET OPERATING INCOME (LOSS)	-74,002.96	31,060.22	-105,063.18	-43,473.19	-78,299.72	62,120.44	-140,420.16
LESS NON-CASH REVENUE	-	-	-	-	-	-	-
PLUS NON-CASH EXPENSE (DEPRECIATION)	18,312.91	12,399.46	(5,913.45)	12,877.16	36,625.82	24,798.92	(11,826.90)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	(55,690.05)	43,459.68	(99,149.73)	(30,596.03)	(41,673.90)	86,919.36	(128,593.26)

Budget Comparison

Period = Feb 2022

Book = Accrual ; Tree = ysl_is

	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
REVENUES								
TENANT REVENUES								
TOTAL TENANT REVENUES	528,863.15	518,363.21	10,499.94	506,224.96	1,098,552.79	1,036,726.42	61,826.37	6,220,357.80
HUD GRANTS AND SUBSIDY								
TOTAL HUD GRANTS AND SUBSIDY	1,591,875.83	994,977.17	596,898.66	834,331.26	2,357,171.70	1,989,954.34	367,217.36	14,818,707.50
TOTAL OTHER GOV'T GRANTS DONATIONS	21,498.54	116,111.09	-94,612.55	10,205.08	36,820.56	232,222.18	-195,401.62	1,393,333.00
INVESTMENT INCOME								
TOTAL INTEREST INCOME - MAIN	258.37	39,555.10	-39,296.73	591.43	549.93	79,110.20	-78,560.27	474,661.06
TOTAL NON-CASH INT INCOME (HIO)	15,821.32	0.00	15,821.32	39,554.20	57,154.32	0.00	57,154.32	0.00
INT INCOME - RESTRICT FUNDS	9.11	10.49	-1.38	11.14	19.21	21.36	-2.15	126.20
OTHER INCOME								
TOTAL OTHER INCOME	151,830.54	276,451.12	-124,620.58	147,655.92	400,874.32	552,902.24	-152,027.92	3,317,413.34
TOTAL REVENUES	2,310,156.86	1,945,468.18	364,688.68	1,538,573.99	3,951,142.83	3,890,936.74	60,206.09	26,224,598.90
EXPENSES								
OPERATING EXPENSES								
ADMINISTRATIVE EXPENSES								
ADMINISTRATIVE SALARIES								
TOTAL ADMIN SALARIES	76,366.75	78,480.24	2,113.49	102,210.45	152,614.89	156,960.48	4,345.59	1,020,243.07
TOTAL ADMINISTRATIVE FEE	134,311.31	142,899.25	8,587.94	127,187.63	268,586.94	285,798.50	17,211.56	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	37,491.19	38,246.10	754.91	42,694.07	81,059.84	76,492.20	-4,567.64	469,272.68
TOTAL OTHER ADMIN EXPENSES	55,762.16	45,512.68	-10,249.48	18,346.19	52,089.14	91,025.36	38,936.22	546,151.67
TOTAL FEE FOR SERVICE	30,786.78	28,275.54	-2,511.24	16,778.22	45,979.33	56,551.08	10,571.75	339,306.12
TOTAL ADMINISTRATIVE EXPENSES	334,718.19	333,413.81	-1,304.38	307,216.56	600,330.14	666,827.62	66,497.48	4,392,833.10
RESIDENT SERV SALARIES	0.00	125.00	125.00	0.00	0.00	250.00	250.00	1,500.00
RELOCATION EXPENSE	0.00	771.81	771.81	1,181.00	3,453.00	1,543.62	-1,909.38	9,261.92
RESIDENT SERV EMP BENEFITS	0.00	166.67	166.67	0.00	0.00	333.34	333.34	2,000.00
RESIDENT FUND	85.83	2,853.86	2,768.03	200.29	258.64	5,707.72	5,449.08	34,246.36
FEE FOR SERVICE	174,485.08	126,332.78	-48,152.30	84,251.18	270,307.61	252,665.56	-17,642.05	1,515,993.34
TOTAL OTHER RESIDENT SERVICES	174,570.91	130,250.12	-44,320.79	85,632.47	274,019.25	260,500.24	-13,519.01	1,563,001.62
TOTAL RESIDENT SERVICE EXPENSES	174,570.91	130,250.12	-44,320.79	85,632.47	274,019.25	260,500.24	-13,519.01	1,563,001.62
COVID-19 EXPENSES								
TOTAL COVID-19 EXPENSES	0.00	0.00	0.00	663.43	0.00	0.00	0.00	0.00
UTILITY EXPENSES								
TOTAL UTILITY EXPENSES	311,316.55	279,919.31	-31,397.24	270,934.73	612,607.42	559,838.62	-52,768.80	3,359,031.44
TOTAL MAINTENANCE								
MAINTENANCE SALARIES								
TOTAL MAINTENANCE SALARIES	179,445.01	182,490.40	3,045.39	255,873.21	361,972.17	364,981.00	3,008.83	2,372,375.98
TOTAL MAINTENANCE MATERIALS	140,018.64	59,584.35	-80,434.29	63,717.91	185,409.36	119,168.70	-66,240.66	715,010.73
TOTAL MAINT SERVICES AND CONTRACTS	295,829.01	495,752.17	199,923.16	143,290.28	486,589.38	991,504.34	504,914.96	5,949,024.64
TOTAL MAINT EMPLOYEE BENEFITS	85,186.12	66,069.25	-19,116.87	94,004.68	177,449.65	132,138.50	-45,311.15	816,828.77
TOTAL MAINTENANCE EXPENSES	700,478.78	803,896.17	103,417.39	556,886.08	1,211,420.56	1,607,792.54	396,371.98	9,853,240.12
PROTECTIVE SERVICE EXPENSES								
TOTAL FEE FOR SERVICE	51,443.32	60,323.57	8,880.25	19,022.51	88,774.04	120,647.14	31,873.10	723,882.85
TOTAL SECURITY EXPENSE	55,712.29	57,404.83	1,692.54	11,885.77	57,260.29	114,809.66	57,549.37	688,857.91
TOTAL PROTECT SERVICE EXPENSES	107,155.61	117,728.40	10,572.79	30,908.28	146,034.33	235,456.80	89,422.47	1,412,740.76
GENERAL EXPENSES								
INSURANCE EXPENSES								
TOTAL INSURANCE EXP	79,203.18	75,412.62	-3,790.56	77,092.26	162,946.37	150,825.24	-12,121.13	904,951.32
TOTAL BAD DEBT EXPENSE	129,662.00	24,938.66	-104,723.34	39,030.71	166,677.20	49,877.32	-116,799.88	299,263.87
TOTAL GENERAL EXPENSES	208,865.18	100,351.28	-108,513.90	116,122.97	329,623.57	200,702.56	-128,921.01	1,204,215.19
OTHER EXPENSES								
CASUALTY LOSS								

Public Housing (7pubhsg^7cap)

Budget Comparison

Period = Feb 2022

Book = Accrual ; Tree = ysl_is

	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
NET CASUALTY LOSS	0.00	0.00	0.00	1,520.00	0.00	0.00	0.00	0.00

Public Housing (7pubhsg^7cap)

Budget Comparison

Period = Feb 2022

Book = Accrual ; Tree = ysl_is

	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
TOTAL OTHER EXPENSES	0.00	0.00	0.00	1,520.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	1,837,105.22	1,765,559.09	-71,546.13	1,369,884.52	3,174,035.27	3,531,118.38	357,083.11	21,785,062.23
NON-OPERATING EXPENSES								
HAP EXPENSES								
TOTAL HAP EXPENSES	22,645.24	20,532.17	-2,113.07	11,476.00	36,549.24	41,064.34	4,515.10	246,386.02
TOTAL DEPR & AMORT EXPENSE	184,691.88	168,785.13	-15,906.75	170,358.68	375,960.53	337,570.26	-38,390.27	2,025,421.32
TOTAL NON-OPERATING EXPENSES	207,337.12	189,317.30	-18,019.82	181,834.68	412,509.77	378,634.60	-33,875.17	2,271,807.34
TOTAL EXPENSES	2,044,442.34	1,954,876.39	-89,565.95	1,551,719.20	3,586,545.04	3,909,752.98	323,207.94	24,056,869.57
TOTAL TRANSFERS	30,711.53	0.00	-30,711.53	51,551.95	61,417.53	0.00	-61,417.53	793,101.00
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	628.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	235,002.99	-9,408.21	244,411.20	-65,325.16	303,180.26	-18,816.24	321,996.50	1,374,628.33

Budget Comparison

Period = Feb 2022

Book = Accrual ; Tree = ysl_is

	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
REVENUES								
TENANT REVENUES								
TOTAL TENANT REVENUES	91,994.25	84,928.35	7,065.90	117,885.34	174,318.75	169,856.70	4,462.05	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	63,008.32	-63,008.32	378,050.00
TOTAL OTHER GOV'T GRANTS DONATIONS	65.00	0.00	65.00	0.00	65.00	0.00	65.00	0.00
TOTAL NON-CASH INT INCOME {HIO}	0.00	4,779.78	-4,779.78	4,779.78	5,000.12	9,559.56	-4,559.44	57,357.36
INT INCOME - RESTRICT FUNDS	27.03	324.26	-297.23	441.56	56.96	648.52	-591.56	3,891.02
OTHER INCOME								
TOTAL OTHER INCOME	163,308.33	2,507,781.50	-2,344,473.17	417.78	177,544.27	2,515,563.00	-2,338,018.73	3,393,377.94
TOTAL REVENUES	255,394.61	2,629,318.05	-2,373,923.44	123,524.46	356,985.10	2,758,636.10	-2,401,651.00	4,851,816.75
EXPENSES								
OPERATING EXPENSES								
ADMINISTRATIVE EXPENSES								
ADMINISTRATIVE SALARIES								
TOTAL ADMIN SALARIES	5,392.46	6,608.75	1,216.29	11,001.00	10,671.82	13,217.50	2,545.68	85,913.80
TOTAL ADMINISTRATIVE FEE	14,547.42	10,702.83	-3,844.59	9,260.86	23,750.73	40,124.66	16,373.93	206,622.52
TOTAL COMPENSATED ABSENCE	0.00	4.70	4.70	0.00	0.00	9.40	9.40	23,838.34
TOTAL ADMIN EMPLOYEE BENEFITS	3,835.89	3,650.54	-185.35	3,862.64	6,556.55	7,301.08	744.53	44,673.31
TOTAL OTHER ADMIN EXPENSES	12,400.64	17,977.93	5,577.29	10,702.30	30,818.13	35,955.86	5,137.73	215,735.16
TOTAL FEE FOR SERVICE	747.95	1,495.62	747.67	687.89	1,106.22	2,991.24	1,885.02	17,947.39
TOTAL ADMINISTRATIVE EXPENSES	36,924.36	40,440.37	3,516.01	35,514.69	72,903.45	99,599.74	26,696.29	594,730.52
RELOCATION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RESIDENT FUND	0.00	186.25	186.25	0.00	0.00	372.50	372.50	2,235.00
FEE FOR SERVICE	18,077.84	6,108.78	-11,969.06	5,964.04	25,137.91	12,217.56	-12,920.35	73,305.19
TOTAL OTHER RESIDENT SERVICES	18,077.84	6,295.03	-11,782.81	5,964.04	25,137.91	12,590.06	-12,547.85	75,540.19
TOTAL RESIDENT SERVICE EXPENSES	18,077.84	6,295.03	-11,782.81	5,964.04	25,137.91	12,590.06	-12,547.85	75,540.19
UTILITY EXPENSES								
TOTAL UTILITY EXPENSES	15,416.42	16,745.77	1,329.35	19,533.48	37,981.75	33,491.54	-4,490.21	200,949.17
TOTAL MAINTENANCE								
MAINTENANCE SALARIES								
TOTAL MAINTENANCE SALARIES	20,323.18	25,765.94	5,442.76	43,073.58	39,388.21	51,531.88	12,143.67	334,956.88
TOTAL MAINTENANCE MATERIALS	25,186.25	8,956.40	-16,229.85	6,076.56	30,638.85	17,912.80	-12,726.05	107,476.13
TOTAL MAINT SERVICES AND CONTRACTS	37,696.64	24,588.86	-13,107.78	12,256.21	58,240.32	49,177.72	-9,062.60	295,065.33
TOTAL MAINT EMPLOYEE BENEFITS	10,076.69	7,835.90	-2,240.79	12,447.05	21,921.59	15,671.80	-6,249.79	97,419.08
TOTAL MAINTENANCE EXPENSES	93,282.76	67,147.10	-26,135.66	73,853.40	150,188.97	134,294.20	-15,894.77	834,917.42
PROTECTIVE SERVICE EXPENSES								
TOTAL FEE FOR SERVICE	989.53	2,797.52	1,807.99	431.34	1,691.51	5,595.04	3,903.53	33,570.26
TOTAL SECURITY EXPENSE	1,512.55	3,643.09	2,130.54	1,382.50	2,369.55	7,286.18	4,916.63	43,716.79
TOTAL PROTECT SERVICE EXPENSES	2,502.08	6,440.61	3,938.53	1,813.84	4,061.06	12,881.22	8,820.16	77,287.05
GENERAL EXPENSES								
INSURANCE EXPENSES								
TOTAL INSURANCE EXP	19,378.64	14,516.03	-4,862.61	16,669.79	40,034.92	29,032.06	-11,002.86	174,192.36
TOTAL BAD DEBT EXPENSE	3,545.78	2,038.55	-1,507.23	18,601.34	5,115.92	4,077.10	-1,038.82	24,462.63
TOTAL NON-CASH INT EXP	15,821.32	44,333.98	28,512.66	44,333.98	62,154.44	88,667.96	26,513.52	532,007.76
TOTAL GENERAL EXPENSES	32,336.11	60,888.56	28,552.45	79,605.11	100,895.65	121,777.12	20,881.47	730,662.75
OTHER EXPENSES								
CASUALTY LOSS								
NET CASUALTY LOSS	250.00	0.00	-250.00	0.00	250.00	0.00	-250.00	0.00
TOTAL OTHER EXPENSES	250.00	0.00	-250.00	0.00	250.00	0.00	-250.00	0.00
TOTAL OPERATING EXPENSES	198,789.57	197,957.44	-832.13	216,284.56	391,418.79	414,633.88	23,215.09	2,514,087.10
NON-OPERATING EXPENSES								
HAP EXPENSES								
TOTAL HAP EXPENSES	3,605.00	3,107.67	-497.33	5,008.00	8,264.00	6,215.34	-2,048.66	37,292.00

HIO, Inc. (7hioinc)

Budget Comparison

Period = Feb 2022

Book = Accrual ; Tree = ysl_is

	PTD		PTD	YTD	YTD		YTD	
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
TOTAL DEPR & AMORT EXPENSE	59,040.82	62,649.25	3,608.43	65,037.40	118,081.64	125,298.50	7,216.86	751,790.96
TOTAL NON-OPERATING EXPENSES	62,645.82	65,756.92	3,111.10	70,045.40	126,345.64	131,513.84	5,168.20	789,082.96
TOTAL EXPENSES	261,435.39	263,714.36	2,278.97	286,329.96	517,764.43	546,147.72	28,383.29	3,303,170.06
TOTAL TRANSFERS	-30,706.00	0.00	30,706.00	-31,681.00	-61,412.00	0.00	61,412.00	-212,107.41
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	-3,230.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	24,665.22	2,365,603.69	-2,340,938.47	-127,894.50	-99,367.33	2,212,488.38	-2,311,855.71	1,760,754.10

Budget Comparison

Period = Feb 2022

Book = Accrual ; Tree = ysl_is

	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Variance	Annual
REVENUES								
TENANT REVENUES								
TOTAL TENANT REVENUES	332.50	125.00	207.50	82.50	332.50	250.00	82.50	1,500.00
HUD GRANTS AND SUBSIDY								
TOTAL HUD GRANTS AND SUBSIDY	2,957,826.64	3,119,557.19	-161,730.55	2,992,331.00	5,932,398.64	6,239,114.38	-306,715.74	37,434,686.27
TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	0.00	0.00	12,248.00	0.00	0.00	0.00	0.00
INT INCOME - RESTRICT FUNDS	0.00	10.64	-10.64	9.39	0.00	21.28	-21.28	127.68
OTHER INCOME								
TOTAL OTHER INCOME	22,145.00	4,166.66	17,978.34	0.00	21,604.00	8,333.32	13,270.68	50,000.00
TOTAL REVENUES	2,980,304.14	3,123,859.49	-143,555.35	3,004,670.89	5,954,335.14	6,247,718.98	-293,383.84	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	9,995.70	9,995.70	59,974.19
TOTAL ADMINISTRATIVE FEE	0.00	1,927.63	1,927.63	0.00	0.00	3,855.26	3,855.26	24,181.01
TOTAL ADMIN EMPLOYEE BENEFITS	0.00	1,668.06	1,668.06	0.00	0.00	3,336.12	3,336.12	20,016.55
TOTAL OTHER ADMIN EXPENSES	4,930.36	4,488.13	-442.23	2,995.60	7,978.28	8,976.26	997.98	53,857.59
TOTAL ADMINISTRATIVE EXPENSES	4,930.36	13,081.67	8,151.31	2,995.60	7,978.28	26,163.34	18,185.06	158,029.34
RELOCATION EXPENSE	3,780.00	0.00	-3,780.00	0.00	4,180.00	0.00	-4,180.00	0.00
TOTAL OTHER RESIDENT SERVICES	3,780.00	0.00	-3,780.00	0.00	4,180.00	0.00	-4,180.00	0.00
TOTAL RESIDENT SERVICE EXPENSES	3,780.00	0.00	-3,780.00	0.00	4,180.00	0.00	-4,180.00	0.00
TOTAL MAINTENANCE								
MAINTENANCE SALARIES								
TOTAL MAINTENANCE SALARIES	0.00	160.03	160.03	0.00	0.00	320.06	320.06	1,920.35
TOTAL MAINTENANCE MATERIALS	0.00	0.46	0.46	0.00	0.00	0.92	0.92	5.47
TOTAL MAINT SERVICES AND CONTRACTS	0.00	2.78	2.78	0.00	0.00	5.56	5.56	33.36
TOTAL MAINT EMPLOYEE BENEFITS	0.00	139.80	139.80	0.00	0.00	279.60	279.60	1,677.62
TOTAL MAINTENANCE EXPENSES	0.00	303.07	303.07	0.00	0.00	606.14	606.14	3,636.80
PROTECTIVE SERVICE EXPENSES								
TOTAL SECURITY EXPENSE	0.00	0.34	0.34	0.00	0.00	0.68	0.68	4.08
TOTAL PROTECT SERVICE EXPENSES	0.00	0.34	0.34	0.00	0.00	0.68	0.68	4.08
GENERAL EXPENSES								
INSURANCE EXPENSES								
TOTAL INSURANCE EXP	0.00	190.47	190.47	0.00	0.00	380.94	380.94	2,285.61
TOTAL GENERAL EXPENSES	0.00	190.47	190.47	0.00	0.00	380.94	380.94	2,285.61
TOTAL OPERATING EXPENSES	8,710.36	13,575.55	4,865.19	2,995.60	12,158.28	27,151.10	14,992.82	163,955.83
NON-OPERATING EXPENSES								
HAP EXPENSES								
TOTAL HAP EXPENSES	3,106,141.00	3,106,103.50	-37.50	2,834,106.00	6,056,210.00	6,212,207.00	155,997.00	37,273,241.95
TOTAL NON-OPERATING EXPENSES	3,106,141.00	3,106,103.50	-37.50	2,834,106.00	6,056,210.00	6,212,207.00	155,997.00	37,273,241.95
TOTAL EXPENSES	3,114,851.36	3,119,679.05	4,827.69	2,837,101.60	6,068,368.28	6,239,358.10	170,989.82	37,437,197.78
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	4,166.67	4,166.67	0.00	0.00	8,333.34	8,333.34	50,000.00
NET OPERATING INCOME (LOSS)	-134,547.22	13.77	-134,560.99	167,569.29	-114,033.14	27.54	-114,060.68	-883.83

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	332.50	133.14	199.36	82.50	332.50	266.28	66.22	1,597.68
HUD GRANTS AND SUBSIDY								
TOTAL HUD GRANTS AND SUBSIDY	267,603.00	243,225.42	24,377.58	239,717.00	543,114.00	486,450.84	56,663.16	2,918,705.00
TOTAL FEE REVENUE								
TOTAL FEE REVENUE	2,424.24	7,200.54	-4,776.30	0.00	2,467.53	14,401.08	-11,933.55	86,406.52
TOTAL OTHER GOV'T GRANTS DONATIONS	65,650.51	52,022.66	13,627.85	24,038.03	109,448.39	104,045.32	5,403.07	624,272.00
OTHER INCOME								
TOTAL OTHER INCOME	0.00	0.00	0.00	3,937.53	0.00	0.00	0.00	0.00
TOTAL REVENUES	336,010.25	302,581.76	33,428.49	267,775.06	655,362.42	605,163.52	50,198.90	3,630,981.20
EXPENSES								
OPERATING EXPENSES								
ADMINISTRATIVE EXPENSES								
ADMINISTRATIVE SALARIES								
TOTAL ADMIN SALARIES	100,273.38	101,364.07	1,090.69	102,340.59	172,969.12	202,728.14	29,759.02	1,316,899.62
TOTAL ADMINISTRATIVE FEE	88,138.70	88,547.55	408.85	86,268.00	175,771.70	177,095.10	1,323.40	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	35,714.89	36,697.38	982.49	38,770.38	70,773.65	73,394.76	2,621.11	453,588.27
TOTAL OTHER ADMIN EXPENSES	33,588.33	27,672.80	-5,915.53	24,262.21	53,083.62	55,345.60	2,261.98	332,073.58
TOTAL ADMINISTRATIVE EXPENSES	257,715.30	254,281.80	-3,433.50	251,641.18	472,598.09	508,563.60	35,965.51	3,314,680.85
RESIDENT SERV EMP BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
RESIDENT FUND	0.00	0.00	0.00	0.00	116.00	0.00	-116.00	0.00
TOTAL OTHER RESIDENT SERVICES	0.00	0.00	0.00	0.00	116.00	0.00	-116.00	0.00
TOTAL RESIDENT SERVICE EXPENSES	0.00	0.00	0.00	0.00	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	7,860.80	9,110.96	1,250.16	6,849.52	13,756.40	18,221.92	4,465.52	117,192.48
TOTAL MAINTENANCE MATERIALS	330.94	83.33	-247.61	223.24	330.94	166.66	-164.28	1,000.00
TOTAL MAINT SERVICES AND CONTRACTS	280.00	901.61	621.61	181.99	595.00	1,803.22	1,208.22	10,819.34
TOTAL MAINT EMPLOYEE BENEFITS	4,749.66	5,856.71	1,107.05	5,456.00	10,859.56	11,713.42	853.86	71,314.23
TOTAL MAINTENANCE EXPENSES	13,221.40	15,952.61	2,731.21	12,710.75	25,541.90	31,905.22	6,363.32	200,326.05
PROTECTIVE SERVICE EXPENSES								
TOTAL SECURITY EXPENSE	71.88	295.85	223.97	71.88	71.88	591.70	519.82	3,550.16
TOTAL PROTECT SERVICE EXPENSES	71.88	295.85	223.97	71.88	71.88	591.70	519.82	3,550.16
GENERAL EXPENSES								
INSURANCE EXPENSES								
TOTAL INSURANCE EXP	4,529.73	5,546.75	1,017.02	4,881.36	8,825.32	11,093.50	2,268.18	66,561.04
TOTAL GENERAL EXPENSES	4,529.73	5,546.75	1,017.02	4,881.36	8,825.32	11,093.50	2,268.18	66,561.04
OTHER EXPENSES								
TOTAL OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	275,538.31	276,077.01	538.70	269,305.17	507,153.19	552,154.02	45,000.83	3,585,118.10
NON-OPERATING EXPENSES								
TOTAL DEPR & AMORT EXPENSE	1,292.52	1,292.52	0.00	1,420.98	2,585.04	2,585.04	0.00	15,510.20
TOTAL NON-OPERATING EXPENSES	1,292.52	1,292.52	0.00	1,420.98	2,585.04	2,585.04	0.00	15,510.20
TOTAL EXPENSES	276,830.83	277,369.53	538.70	270,726.15	509,738.23	554,739.06	45,000.83	3,600,628.30
NET OPERATING INCOME (LOSS)	59,179.42	25,212.23	33,967.19	-2,951.09	145,624.19	50,424.46	95,199.73	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	18,524.00	9,000.00	9,524.00	2,205.00	37,099.99	18,000.00	19,099.99	108,000.00
TOTAL FEE REVENUE								
TOTAL FEE REVENUE	506,739.91	509,324.32	-2,584.41	349,851.67	894,317.97	1,018,648.64	-124,330.67	6,111,891.80
TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	38,637.58	-38,637.58	0.00	35,000.00	77,275.16	-42,275.16	463,651.00
INVESTMENT INCOME								
TOTAL INTEREST INCOME - MAIN	43.49	4.17	39.32	3.60	91.64	8.34	83.30	50.00
OTHER INCOME								
TOTAL OTHER INCOME	2,627.50	721.67	1,905.83	146.11	27,769.05	1,443.34	26,325.71	8,660.00
TOTAL REVENUES	527,934.90	557,687.74	-29,752.84	352,206.38	994,278.65	1,115,375.48	-121,096.83	6,692,252.80
EXPENSES								
OPERATING EXPENSES								
ADMINISTRATIVE EXPENSES								
ADMINISTRATIVE SALARIES								
TOTAL ADMIN SALARIES	297,282.07	272,684.82	-24,597.25	220,524.90	502,959.18	545,369.64	42,410.46	3,540,735.96
TOTAL ADMINISTRATIVE FEE	292.00	0.00	-292.00	0.00	292.00	0.00	-292.00	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	91,721.21	87,178.75	-4,542.46	76,590.96	185,388.06	174,357.50	-11,030.56	1,099,759.18
TOTAL OTHER ADMIN EXPENSES	82,731.92	61,933.75	-20,798.17	50,808.25	185,864.81	123,867.50	-61,997.31	743,204.73
TOTAL ADMINISTRATIVE EXPENSES	472,027.20	421,797.32	-50,229.88	347,924.11	874,504.05	843,594.64	-30,909.41	5,622,795.87
RESIDENT SERV SALARIES	3,871.96	3,744.19	-127.77	3,759.18	6,775.93	7,488.38	712.45	48,674.46
RELOCATION EXPENSE	0.00	0.00	0.00	7,287.50	0.00	0.00	0.00	0.00
RESIDENT SERV EMP BENEFITS	2,152.22	2,168.95	16.73	2,014.37	4,697.83	4,337.90	-359.93	26,519.74
YOUTH ACTIVITIES	1,455.00	0.00	-1,455.00	0.00	6,619.00	0.00	-6,619.00	0.00
RESIDENT FUND	3,643.13	33.33	-3,609.80	221.00	5,133.37	66.66	-5,066.71	400.00
FEE FOR SERVICE	312.98	0.00	-312.98	0.00	312.98	0.00	-312.98	0.00
TOTAL OTHER RESIDENT SERVICES	11,435.29	5,946.47	-5,488.82	13,282.05	23,539.11	11,892.94	-11,646.17	75,594.20
TOTAL RESIDENT SERVICE EXPENSES	11,435.29	5,946.47	-5,488.82	13,282.05	23,539.11	11,892.94	-11,646.17	75,594.20
UTILITY EXPENSES								
TOTAL UTILITY EXPENSES	8,469.06	6,847.96	-1,621.10	6,411.25	14,080.03	13,695.92	-384.11	82,175.47
TOTAL MAINTENANCE								
MAINTENANCE SALARIES								
TOTAL MAINTENANCE SALARIES	42,613.67	958.33	-41,655.34	0.00	42,613.67	1,916.66	-40,697.01	11,500.00
TOTAL MAINTENANCE MATERIALS	1,720.17	3,479.18	1,759.01	554.54	3,985.27	6,958.36	2,973.09	41,750.00
TOTAL MAINT SERVICES AND CONTRACTS	-7,630.90	11,556.91	19,187.81	8,188.47	-14,906.10	23,113.82	38,019.92	138,683.00
TOTAL MAINT EMPLOYEE BENEFITS	11,904.87	109.58	-11,795.29	0.00	12,999.19	219.16	-12,780.03	1,315.00
TOTAL MAINTENANCE EXPENSES	48,607.81	16,104.00	-32,503.81	8,743.01	44,692.03	32,208.00	-12,484.03	193,248.00
PROTECTIVE SERVICE EXPENSES								
PROTECTIVE SERVICE SALARIES								
TOTAL PROTECTIVE SERV SALARIES	13,688.27	34,658.99	20,970.72	6,047.99	26,166.29	69,317.98	43,151.69	450,569.86
TOTAL SECURITY EXPENSE	1,871.26	3,478.13	1,606.87	695.63	3,427.29	6,956.26	3,528.97	41,737.50
TOTAL SECURITY EMPLOYEE BENEFITS	1,195.15	2,651.41	1,456.26	537.32	2,293.85	5,302.82	3,008.97	34,469.12
TOTAL PROTECT SERVICE EXPENSES	16,754.68	40,788.53	24,033.85	7,280.94	31,887.43	81,577.06	49,689.63	526,776.48
GENERAL EXPENSES								
INSURANCE EXPENSES								
TOTAL INSURANCE EXP	19,710.50	15,827.11	-3,883.39	12,314.91	33,813.55	31,654.22	-2,159.33	189,925.45
TOTAL LOAN INTEREST	6,625.94	6,916.67	290.73	6,717.09	13,441.88	13,833.34	391.46	83,000.00
TOTAL GENERAL EXPENSES	26,336.44	22,743.78	-3,592.66	19,032.00	47,255.43	45,487.56	-1,767.87	272,925.45
TOTAL OPERATING EXPENSES	583,630.48	514,228.06	-69,402.42	402,673.36	1,035,958.08	1,028,456.12	-7,501.96	6,773,515.47
NON-OPERATING EXPENSES								
TOTAL DEPR & AMORT EXPENSE	18,312.91	12,399.46	-5,913.45	12,877.16	36,625.82	24,798.92	-11,826.90	148,793.56
TOTAL NON-OPERATING EXPENSES	18,312.91	12,399.46	-5,913.45	12,877.16	36,625.82	24,798.92	-11,826.90	148,793.56

COCC (7fidscent^4found)

Budget Comparison

Period = Feb 2022

Book = Accrual ; Tree = ysl_is

	PTD	PTD	PTD	YTD	YTD	YTD		
	Actual	Budget	Variance	Last Year	Actual	Budget	Annual	
TOTAL EXPENSES	601,943.39	526,627.52	-75,315.87	415,550.52	1,072,583.90	1,053,255.04	-19,328.86	6,922,309.03
TOTAL TRANSFERS	-5.53	0.00	5.53	-19,870.95	-5.53	0.00	5.53	-580,800.00
NET OPERATING INCOME (LOSS)	-74,002.96	31,060.22	-105,063.18	-43,473.19	-78,299.72	62,120.44	-140,420.16	350,743.77

6.6. Development

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen, General Counsel
Date: March 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, 12 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 single family houses for retention or disposition. This effort will include a needs assessment and evaluating houses based upon design, condition, age, and location. OHA has approximately 400 single family houses and expects the evaluation process to be completed by the end of 2022.

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. Offers are being reviewed with the Development Committee and a resolution to accept an offer will be presented to the HIO Board on April 8, 2022. 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.

6.7. Procurement/Contracting/Capital Budgets

Memorandum



To: The Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: April 7, 2022
Re: Procurement Monthly Report for April 2022

Current Procurement Activity

Project	Type	Budget	Action Stage	Due Date
Exterior Lighting Project	IFB	TBD	Awaiting Bids	May 5
Bond Counsel Services	RFP	TBD	Evaluation	May 5
Hazardous Materials Abatement Services	RFP	TBD	Evaluation	May 5
Hazardous Materials Consulting Services	RFP	TBD	Evaluation	May 5
IT Maintenance and Support Services	RFP	TBD	Board Approval	April 7
Lawncare and Landscaping Maintenance Services	RFP	TBD	Board Approval	April 7
Pool of Construction Contractors	RFQ	\$50,000	Board Approval	April 7
Workman Compensation Insurance	Renewal	\$375,000	Awaiting Contract Signature	
Legal Services – Affordable Housing Development	Renewal	\$100,000	Awaiting Contract Signature	
Benson Tower Waterproofing Extension			Awaiting Contract Signature	

Contracts Executed – Approved by Previous Board Action

Vendor	Project	Budget	DBE/ MBE/ WBE
HR Systems	HR Support Services	\$130,000	
Baird Holm, LLP	General Litigation	\$100,000	
Baird Holm, LLP	Labor Relations & Human Resources	\$100,000	
Cutler Financial	Retirement Plan Consultant Services	\$40,000	
McGill Brothers	Underwood Tower Waterproofing Continuation	\$59,300	
Hayes Mechanical	Commercial HVAC	\$550,000	
Full Armor Windows and Doors DBA United Products	Construction Contractors Pool	\$125,000	
10 Men Roofing	Construction Contractors Pool	\$125,000	
Blaha Roofing	Construction Contractors Pool	\$50,000	
Excel Windows	Construction Contractors Pool	\$50,000	WBE
Davis Contracting, LLC	Construction Contractors Pool	\$125,000	MBE
Futures	Construction Contractors Pool	\$125,000	WBE
Gazellas Bright	Construction Contractors Pool	\$25,000	MBE/SBE
H & S Contracting	Construction Contractors Pool	\$50,000	
H.H.E.R.S	Construction Contractors Pool	\$125,000	MBE
Jensen Enterprises Roofing	Construction Contractors Pool	\$50,000	
K & L Construction	Construction Contractors Pool	\$125,000	
Ken & Associates	Construction Contractors Pool	\$50,000	MBE
Nexterior	Construction Contractors Pool	\$125,000	
Pinnacle	Construction Contractors Pool	\$125,000	
The Official Handyman	Construction Contractors Pool	\$125,000	MBE
TSR Construction	Construction Contractors Pool	\$125,000	MBE
Tyler Complete Concrete	Construction Contractors Pool	\$25,000	MBE
Kone	Elevator Door Control System Replacement	\$405,460	

**Capitil 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	99.9%	May-22	99.8%	May-23
CFP 2019	\$5,612,511	Apr-19	95.9%	Apr-23	77.5%	Apr-25
CFP 2020	\$6,017,802	Mar-20	47.6%	Mar-24	45.3%	Mar-26
CFP 2021	\$5,808,517	Feb-21	38.2%	Feb-23	37.3%	Feb-25
CFP 2020 Safety/Security	\$227,273	Apr-21	94.4%	Apr-22	36.6%	Apr-23
CFP 2021 Safety/Security	\$247,000	Apr-21	44.6%	Aug-22	0.0%	Aug-23
CFP 2019 LBP	\$660,000	Sep-18	98.5%	Aug-23	1.5%	Aug-25
Total	\$23,940,100		70.2%		61.4%	

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	\$114,105	46%	Jun-22
Insurance Claim	Chambers	\$ 2,020,000	Jan-19	\$1,943,174	96%	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	Beginning April 2022
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	Insurance	\$ 50,000	Nov-21	Jun-22	Awaiting Materials
Moisture/ Mold Remediation	Crown	CFP 2021	\$ 500,000	Jan-21	Dec-24	Work in Progress
Waterproofing	Evans, 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 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
Roof Replacement (Single-Family)	Scattered Site	CFP 2020/ 2021	\$ 522,000	Apr-23	Oct-25	Work in progress

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

CFP PROJECTS IN PLANNING PHASE (Cont)

Interior Lighting Upgrades	Towers	CFP 2020	\$ 660,000	Apr-23	Oct-25	Creating solicaiton
Curb Appeal	Towers	CFP 2020	\$ 110,000	Apr-23	Oct-25	Creating Scope
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
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



Omaha Housing Authority

1823 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

March 28, 2022

OHA's Radon and Mitigation Progress Report

03/28/2022

We completed testing on 304 homes in the first quarter of 2022 with approximately 46% testing above the recommended radon action level of 4 picocuries per liter (pCi/L). This brings our total homes tested to 351 with 165 remaining.

We are concurrently testing the remaining OHA portfolio while completing the installations of the mitigation systems in homes with 44 of the 161 completed to date. Any home requiring mitigation systems are retested after installation to assure the home is below the action level.

We expect to have all homes tested by June 1st and all mitigation systems installed by June 30th.

Our current spending on the project is \$115,000 of the \$250,000 available.

JONATHAN JENKINS
Capital Improvements Manager

6.8. Human Resources

Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: March 24, 2022

Re: Staffing Report Summary February 24, 2022 – March 24, 2022

Total Open Positions 15

Position(s)	Number of Positions Open	Department	Status
Property Manager	3	Property Management	Interviewing/checking references
Maintenance Repairer	1	Property Management	Interviewing
Capital Improvement Coordinator	1	Capital Improvements	Interviewing
Housing Specialist – Forward Fill	2	Housing Choice Voucher	Interviewing
Project Facilitator I	1	Capital Improvements	Checking references
Temp FT Maintenance Repairer	1	Property Management	Interviewing
Receptionist	1	HR	Interviewing
Public Safety Officer – Part-time	3	Public Safety	Reviewing applications
Public Safety Officer – Full-time	1	Public Safety	Interviewing
Housing Compliance Specialist	1	Compliance	Interviewing

Total New Hires 6

Title	Number of Positions Filled	Department/Location
HCV Program Manager – Special Projects	1	Housing Choice Voucher
Accounting Manager	1	Finance
Temp FT Maintenance Repairer	1	Property Management
FSS Coordinator I	1	Family and Community Services
Housing Specialist – Forward Fill	2	Housing Choice Voucher

Total Transfers 0

Name	Old Title	New Title	Department	Date

Total Promotions/Reinstatement 4

Name	Old Title	New Title	Department	Date
Samule Crawford	Utility Worker	Maintenance Repairer	Property Management	02/28/2022
Rodney Johnson	Utility Worker	Maintenance Repairer	Property Management	03/28/2022
Dominique Brown	FSS Coordinator II	Lead FSS Coordinator	Family and Community Services	03/28/2022
Angela Mitchell	Housing Compliance Specialist	Assistant Property Manager	Property Management	TBD

Type of Termination	Number of Employees
Involuntary	1
Voluntary	5

Current Monthly Turnover Rate
3.35%

Annual Turnover Rate (04/2021 – 03/2022)
41.82%

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	14
Study Centers (Youth & Adult)/Computer Lab (SS and TSF)	65
Outreach Efforts	225
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	60
Employment Referrals (Job Readiness/Employment Leads/Job Placement)	Over 25
Youth/Adult (Cultural/Recreational/Educational)	Over 20
Transportation to all activities	15
Intra-Agency Service Coordination & Support	80
Number of New Enrollment (Case management)	12
Number of New Community Partnerships	5
Number of Cultural/Recreational Activities	6
Referral to FSS/HOP	3
Food/Nutrition program	Over 300
Service Coordination with Property Management	9

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	3
Phone Visit	40
ROSS Employment Goals	120
Job Placement	8
Employed Full-Time	70
Employed Part-Time	32
Employment Referrals	13
Education Goals	105
Education Goals Met	85
Education Referrals	37
College Enrollment	10
Healthcare Coverage	120
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	5
Job Readiness Training/Referral and Job Fair	Over 250
Direct Employment Leads/Flyers	Over 200
Post-Secondary Education (Certificate Programs/2/4-year University)	75

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-142 PH-38
TANF Recipients (Welfare to Work)	HCV-6 PH-1
Recommendation for Graduation	HCV-1 PH-1
Recommendation for Termination	HCV-1 PH-1
Program graduates	HCV-1 PH-1
New Enrollment	HCV-2 PH-0
Employment/Job Training/Referrals (YTD)	10
Post-Secondary Education (YTD)	50
Employed full-time (YTD)	HCV-71 PH-22
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	10
Asset Development (Escrows)	HCV-\$444,788.00 PH-\$81,012.00 Total-\$525,800.00
Life Skills	15
Service Coordination (PCC)	10
In-Person Meetings	5

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.
- One FSS tenants recommended for graduation and to receive their escrow-Ms. Tolbert \$12,941.00
- Continued our 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 address covid-19 spread, this month the County donate over 1,000 Home Testing kits.

Family and Community Services Department

- *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 9 OHA students this month)*
- *Over thirty-five residents attended and participated in this month Southside Homes RA monthly meeting. Great meeting!*
- *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. (This month, working on mobile computer lab)*
- *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 300 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.*
- *Staff continues to work with over 75 OHA High School seniors 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, Trash, and topics are Public Safety at Southside. (Over sixty residents were served)*

Family Self-Sufficiency On-line Training Program

- *Benefits of Participating in the FSS Program*
- *Familiarize staff and others with the program structure and benefits*
- *Identifies core documents of the FSS program to include FSS regulations, policy guidance from HUD and the FSS Action Plan*

Urban League of Nebraska Career Boot Camp – February 7th – 14th

An intensive program designed to give residents skills and training needed to work in a high-demand career field in Omaha.

2022 HAI Group Resident Scholarship Program

HAI helps low-income students pay for higher education. More than \$1.5 million has been awarded to more than 470 students across the country. OHA residents will have an opportunity to potentially be supported to continue their education. Applicants must:

Family and Community Services Department

- *Is or be willing to enroll in an accredited and/or licensed technical school or accredited two or four-year college or university in the United States for the fall of 2022*
- *Reside in a housing authority or in a property with a housing choice voucher*
- *Be a citizen of the United States or a permanent resident (with a green card).*

Reaching Your Potential Scholarship

Education Quest Foundation provides the Reaching Your Potential Scholarship for Nebraska students who face significant obstacles to college. The scholarship is intended for students who are currently attending a Nebraska college/university or who will be attending a Nebraska college/university by the fall 2022 semester/term, including current high school seniors.

Education Quest selects approximately ten recipients each spring and fall. Recipients attending a two-year college will receive \$3,000, and recipients attending a four-year college will receive \$6,300. The scholarships are renewable up to a bachelor's degree based on satisfactory academic progress.

ELIGIBILITY CRITERIA

The scholarship is open to current or future college students who meet the following qualifications:

- *Nebraska resident*
- *U.S. citizen or permanent resident*
- *Referred by a Nebraska community agency or a Nebraska nonprofit college (Nebraska high schools currently funded by an Education Quest College Access Grant may refer students for the spring round only.)*
- *Seeking first certificate, diploma, associate, or bachelor's degree*
- *Pursuing a Title IV eligible course of study at a public or private nonprofit college or university in Nebraska by the 2022 fall semester*
- *Completed the 2022-2023 FAFSA and are eligible for a Pell Grant*
- *Not in default on a student loan or owe repayment on a student grant*
- *Must not be an employee, employee's immediate family member, or a member of the Board of Directors of Education Quest Foundation or its affiliate companies*

Black College & Cultural Enrichment Tour Meeting

Will provide OHA High School Students first-hand knowledge of post- secondary Historical Black Colleges and Universities (HBCU) coupled with cultural and historical enrichment experiences supporting the development of innovative, inclusive, and trailblazing youth furthering their academic pursuits.

The vision is to encourage and promote excellent educational and thought-provoking historical and cultural enrichment opportunities to youth and empower them to position themselves in becoming successful in a global and interdependent society. The tour will cover the following:

Greenwood Rising Museum (Black Wallstreet) – Tulsa, OK

Paul Quinn University - Dallas, TX

Grambling State University – Grambling, LA

Jackson State University – Jackson, MS

Mississippi Civil Rights Museum – Jackson, MS

Edmund Pettus Bridge – Selma, AL

Family and Community Services Department

Alabama State University – Montgomery, AL

The Legacy Museum - Montgomery, AL

The National Memorial for Peace and Justice Museum – Montgomery, AL

Alabama A&M – Huntsville, AL

Tennessee State University – Nashville, TN

UPCOMING EVENTS:

- *Metro Community College career launch*
- *Southside RA meeting*
- *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: April 7, 2022
 Re: Legal Matters

TENANT & PROGRAM PARTICIPANT CLAIMS

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED?
<i>Franklin v OHA</i>	T eviction & discrimination	03/11/21 Complaint filed 01/12/22 Decision: dismissed by Court	US District Court NE	YES
<i>Schleicher v OHA</i>	T discrimination	10/04/21 OHA received charge 01/10/22 Decision: No reasonable cause	OHRR	YES
<i>Jackson v OHA</i>	Appeal of OHA Hearing Termination of HCV	02/03/22 Service of summons & complaint 02/28/22 Dismissed per agreement	Douglas County District Court	YES
<i>Schleicher v. OHA</i>	Appeal of OHA Hearing Termination of HCV	09/01/21 Service of summons & complaint 10/01/21 OHA response submitted 01/27/22 Court order P to submit praecipe 02/25/22 OHA submitted transcript NO CHANGE IN STATUS 03/29	Douglas County District Court	PENDING
<i>Jordan v OHA</i>	T sexual harassment	10/19/21 HUD notice of charge 11/18/21 OHA received NEOC charge 12/19/21 OHA response submitted 12/27/21 OHA response (video) submitted	NEOC	PENDING

EMPLOYEE CLAIMS

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED
<i>Mitchell v. OHA #1</i>	Employment discrimination	11/12/20 NEOC notice of Complaint 11/10/21 Decision: No reasonable cause	NEOC	YES
<i>Williams v. OHA</i>	Employment discrimination	11/24/20 NEOC notice of Complaint 10/18/21 Decision: No reasonable cause	NEOC	YES
<i>J Wells v. OHA</i>	Employment discrimination	12/21/20 NEOC notice of Complaint 11/15/21 Decision: No reasonable cause	NEOC	YES
<i>Burns v. OHA</i>	Employment discrimination	04/05/21 Complaint 01/28/22 Decision: No reasonable cause	NEOC	YES
<i>Pugh v. OHA</i>	Employment discrimination	07/21/21 NEOC notice of complaint 09/27/21 OHA response submitted 11/07/21 OHA submitted additional info 12/05/21 OHA submitted additional info 01/19/22 NEOC review final evidence 03/22/22 Decision: No reasonable cause	NEOC	YES
<i>Fleming v. OHA</i>	Employment discrimination	08/02/21 NEOC notice of complaint 02/25/22 Decision: No reasonable cause	NEOC	YES

<i>Harris v. OHA #1</i>	Employment discrimination	12/02/20 02/28/21 08/18/21 12/30/21 01/10/22 02/28/22	NEOC notice of Complaint OHA submitted response NEOC request additional info NEOC review final evidence Additional info submitted Additional info submitted	NEOC	PENDING
<i>Thompson v. OHA</i>	Employment discrimination	06/07/21 08/09/21 02/01/22	Complaint OHA response submitted Additional info submitted	NEOC	PENDING
<i>Harris v. OHA #2</i>	Employment discrimination	06/21/21 08/24/21 03/28/22	NEOC notice of complaint OHA response submitted Additional info due	NEOC	PENDING
<i>Smith v. OHA</i>	Employment discrimination	08/13/21 10/19/21 02/24/22 03/30/22	OHA received NEOC notice OHA response submitted Additional information submitted Additional information due	NEOC	PENDING
<i>Holloway v OHA#1</i>	Employment discrimination	09/10/21 12/09/21	OHA received NEOC notice OHA response submitted	NEOC	PENDING
<i>Mitchell v. OHA #2</i>	Employment discrimination	09/22/21 12/30/21 02/15/22 04/07/22	OHA received NEOC charge OHA response submitted Additional information submitted Additional information due	NEOC	PENDING
<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	PENDING
<i>Holloway v OHA#2</i>	Employment discrimination	11/17/21 01/18/22	OHA received charge OHA response submitted	NEOC	PENDING
<i>Miller v OHA</i>	Employment discrimination	12/29/21 02/22/22	OHA received charge OHA response submitted	OHRR	PENDING
<i>Plaza v OHA</i>	Employment discrimination	12/29/21 01/28/22 03/29/22	OHA received charge OHA response submitted Review evidence	NEOC	PENDING

FEBRUARY 2022 EVICTION CASES

	Restitution	Dismiss	CDC	Denied	Moved Out	Pending	Cured/Paid	Total
Nonpayment	6	2			1		18	27
PID								
Lease		1					1	2
Criminal/HSW					1			1
02/22 Totals	6	3			2		19	30
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