

OHA Regular Meeting of the Board of
Commissioners
Thursday, April 6, 2023 8:30 AM
First Floor Boardroom
1823 Harney Street
Omaha, NE 68102

1. ANNOUNCEMENT OF OPEN MEETINGS ACT
2. ROLL CALL
3. PUBLIC COMMENTS
4. REPORT OF THE CHIEF EXECUTIVE OFFICER
5. ACTION ITEMS
 - 5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION
 - 5.1.1. Minutes of Previous Regular Board Meeting (03/02/2023)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. March 2, 2023

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

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
Joel Dougherty, Vice Chair
Danielle Goodwin
Cammy Watkins
Jennifer Taylor
Tony Veland

Commissioners Absent:

Christine Johnson

3. PUBLIC COMMENTS:

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

4. REPORT OF THE CHIEF EXECUTIVE OFFICER

Ms. Poore provided her CEO report and discussed legislation. Commissioner Taylor discussed the progress of the organization over the past 10 years.

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 (02/02/2023)

5.1.2. Minutes of Previous Special Board Meeting (02/22/2023)

MOTION by Commissioner Watkins, seconded by Commissioner Taylor, to approve the Consent Agenda.

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Watkins – Aye
Commissioner Taylor – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2023-25 Commercial Real Estate Broker

Mr. Hansen explained this resolution is to approve a contract with The Lund Company for the firm's commercial real estate broker services. The contract amount will not exceed two percent (2%) of the sale price of each property sold.

MOTION by Commissioner Dougherty, seconded by Commissioner Veland, to approve Resolution 2023-25 Commercial Real Estate Broker.

Motion passed. Aye-5, Abstain-1 Nay-0

Commissioner Levy – Abstain
Commissioner Watkins – Aye
Commissioner Taylor – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye

5.2.2. Resolution 2023-26 Real Estate Appraiser

Mr. Hansen explained this resolution is to approve a contract with Mitchell & Associates, Inc. and Morrisey Appraisal Services for these firms' real estate appraisal services.

MOTION by Commissioner Taylor, seconded by Commissioner Goodwin, to approve Resolution 2023-26 Real Estate Appraiser

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Watkins – Aye
Commissioner Taylor – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye

5.2.3. Resolution 2023-27 Scattered Site Home Foundation Repair

Ms. Holston explained this resolution is to approve a contract with Ram Jack Omaha to repair the foundations of two scattered site properties for an amount quoted of \$60,950.00.

MOTION by Commissioner Goodwin, seconded by Commissioner Taylor, to approve Resolution 2023-27 Scattered Site Home Foundation Repair.

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Watkins – Aye
Commissioner Taylor – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye

5.2.4. Resolution 2023-28 Access Control System Increase

Ms. Holston explained this resolution is to approve an increase to the Access Control Systems contract with Inteconnex in the amount of \$265,000.00, for a total contract not to exceed \$739,273. Ms. Holston explained staff intend to utilize cameras which were removed from Spencer Homes when the property was demolished; this will help keep costs down.

MOTION by Commissioner Watkins, seconded by Commissioner Veland, to approve Resolution 2023-28 Access Control System Increase.

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Watkins – Aye
Commissioner Taylor – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye

5.2.5. Resolution 2023-29 Contract Renewal, Affordable Housing Development Legal Services, Reno & Cavanaugh

Mr. Hansen explained this resolution is to approve a contract renewal with Reno & Cavanaugh, PLLC for affordable housing development services.

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2023-29 Contract Renewal, Affordable Housing Development Legal Services, Reno & Cavanaugh.

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Watkins – Aye
Commissioner Taylor – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye

5.2.6. Resolution 2023-30 eSignature DocuSign Renewal

Ms. Poore stated this resolution is approve a contract with DocuSign Enterprise Pro. Ms. Poore discussed the importance of retrieving digital signatures from tenants, contractors, etc.

MOTION by Commissioner Taylor, seconded by Commissioner Goodwin, to approve Resolution 2023-30 eSignature DocuSign Renewal.

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Watkins – Aye
Commissioner Taylor – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye

5.2.7. Resolution 2023-31 Workers Compensation Insurance Renewal

Mr. Hansen explained this resolution is to approve a contract renewal with Berkshire Hathaway Homestate Insurance Company (BHHC) to provide OHA's workers compensation insurance policy. Mr. Hansen stated this reflects a 2.24% decrease over the 2022 rate.

MOTION by Commissioner Veland, seconded by Commissioner Taylor, to approve Resolution 2023-31 Workers Compensation Insurance Renewal.

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Watkins – Aye
Commissioner Taylor – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye

Commissioner Dougherty – Aye

Chair Levy stated that he will turn the meeting leadership to Vice Chair Dougherty for the next two resolutions. Mr. Hansen stated that while these are perceived conflicts, they are not actual conflicts under federal regulations, state statutes, or even OHA policies.

5.2.8. Resolution 2023-32 Contract Renewal, General Litigation, Baird Holm

Mr. Hansen explained this resolution is to approve a contract renewal with Baird Holm LLP for General Litigation Legal Services. Discussion ensued regarding the use of the firm for arbitration and court proceedings.

MOTION by Commissioner Goodwin, seconded by Commissioner Watkins, to approve Resolution 2023-32 Contract Renewal, General Litigation, Baird Holm.

Motion passed. Aye-5, Abstain-1 Nay-0

Commissioner Levy – Abstain
Commissioner Watkins – Aye
Commissioner Taylor – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye

5.2.9. Resolution 2023-33 Contract Renewal, Labor Relations, Baird Holm

Mr. Hansen explained this resolution is to approve a one-year contract renewal with Baird Holm LLP for Labor Relations & Human Resource Legal Services. Ms. Poore stressed the importance of providing excellent services and having one consistent individual to manage relationships.

MOTION by Commissioner Taylor, seconded by Commissioner Goodwin, to approve Resolution 2023-33 Contract Renewal, Labor Relations, Baird Holm.

Motion passed. Aye-5, Abstain-1 Nay-0

Commissioner Levy – Abstain
Commissioner Watkins – Aye
Commissioner Taylor – Aye
Commissioner Goodwin – Aye
Commissioner Veland – Aye
Commissioner Dougherty – Aye

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

Staff provided their written reports and welcomed questions.

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

7. NEW BUSINESS:

There was no new business.

8. EXECUTIVE SESSION:

There was no need for executive session.

9. ADJOURNMENT:

MOTION by Commissioner Watkins seconded by Commissioner Taylor to adjourn the meeting at 9:27 a.m.

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye

Commissioner Watkins – Aye

Commissioner Taylor – Aye

Commissioner Goodwin – Aye

Commissioner Veland – Aye

Commissioner Dougherty – Aye

5.1.2. Finance/Procurement/Operations Committee Resolutions

5.1.2.1. Resolution 2023-34 OHA Past Due Write Offs

RESOLUTION 2023-34
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS, a list of Charge Off for Vacated Tenant Account Receivables as of January 20th, 2023 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 \$50,479.77 which represents 38 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 6, 2023.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

Write Off	Property	Unit	Batch #	Charged To	Names	Status	Move Out	Ctrl #	Charge Code	Amount	Post Month	Invoice Date	Due Date	Reference	Notes	Document Sequence
No	ct	6082	31695	t0043210	BROWN	Past	1/1/2023	C-1128579	rent	56.00	1/1/2023 12:	1/1/2023	:TRC	:01/23	:Rent 01/23 BROWN, RICHARD 5904 HENNINGER DR #7	
No	ct	6082	32196	t0043210	BROWN	Past	1/1/2023	C-1132166	rent	13.00	1/1/2023 12:	1/1/2023	:TRC	:01/23	:Rent 01/23 BROWN, RICHARD 5904 HENNINGER DR #7	
No	pt	2571	31068	t0082530	LAPPE	Past	1/1/2023	C-1116019	rent	25.00	10/1/2022 1:	10/1/2022	:TRC	:10/22	:Rent 10/22 LAPPE, ASHLEY 1500 PINE ST #702	
No	pt	2571	31178	t0082530	LAPPE	Past	1/1/2023	C-1118244	late	25.00	10/1/2022 1:	10/10/2022	:Late1		Late Fee	
No	pt	2571	31303	t0082530	LAPPE	Past	1/1/2023	C-1119760	rent	50.00	11/1/2022 1:	11/1/2022	:TRC	:11/22	:Rent 11/22 LAPPE, ASHLEY 1500 PINE ST #702	
No	pt	2571	31474	t0082530	LAPPE	Past	1/1/2023	C-1125113	rent	50.00	12/1/2022 1:	12/1/2022	:TRC	:12/22	:Rent 12/22 LAPPE, ASHLEY 1500 PINE ST #702	
No	pt	2571	31695	t0082530	LAPPE	Past	1/1/2023	C-1128274	rent	50.00	1/1/2023 12:	1/1/2023	:TRC	:01/23	:Rent 01/23 LAPPE, ASHLEY 1500 PINE ST #702	
No	pt	2571	31743	t0082530	LAPPE	Past	1/1/2023	C-1130195	rent	2.00	1/1/2023 12:	1/1/2023	:TRC	:01/23	:Rent 01/23 LAPPE, ASHLEY 1500 PINE ST #702	
No	bn	2415	31303	t0043876	AHMAD	Past	1/2/2023	C-1121051	rent	25.00	11/1/2022 1:	11/1/2022	:TRC	:11/22	:Rent 11/22 AHMAD, KHALIL 5900 NW RADIAL HWY #6C	
No	bn	2415	31474	t0043876	AHMAD	Past	1/2/2023	C-1124383	rent	50.00	12/1/2022 1:	12/1/2022	:TRC	:12/22	:Rent 12/22 AHMAD, KHALIL 5900 NW RADIAL HWY #6C	
No	bn	2415	0	t0043876	AHMAD	Past	1/2/2023	C-1132129	maint	350.00	1/1/2023 12:	1/24/2023			VACATE HAULING CHRGS	
No	bn	2415	31695	t0043876	AHMAD	Past	1/2/2023	C-1128709	rent	50.00	1/1/2023 12:	1/1/2023	:TRC	:01/23	:Rent 01/23 AHMAD, KHALIL 5900 NW RADIAL HWY #6C	
No	bn	2415	32138	t0043876	AHMAD	Past	1/2/2023	C-1131409	rent	3.00	1/1/2023 12:	1/1/2023	:TRC	:01/23	:Rent 01/23 AHMAD, KHALIL 5900 NW RADIAL HWY #6C	
No	bn	2390	0	t0062874	NEWSOME	Past	1/2/2023	C-1132145	maint	4.00	1/1/2023 12:	1/24/2023			VACATE HAULING CHRGS	
No	pt	2582	28373	t0059237	MOHAMED	Past	1/4/2023	C-1077375	rent	38.00	3/1/2022 12:	3/1/2022	:TRC	:03/22	:Rent 03/22 MOHAMED, NAJAH 1500 PINE ST #801	
No	pt	2582	28512	t0059237	MOHAMED	Past	1/4/2023	C-1080777	late	25.00	3/1/2022 12:	3/10/2022	:Late1		Late Fee	
No	pt	2582	28606	t0059237	MOHAMED	Past	1/4/2023	C-1081785	rent	50.00	4/1/2022 12:	4/1/2022	:TRC	:04/22	:Rent 04/22 MOHAMED, NAJAH 1500 PINE ST #801	
No	pt	2582	28686	t0059237	MOHAMED	Past	1/4/2023	C-1085220	late	25.00	4/1/2022 12:	4/10/2022	:Late1		Late Fee	
No	pt	2582	28883	t0059237	MOHAMED	Past	1/4/2023	C-1086711	rent	50.00	5/1/2022 12:	5/1/2022	:TRC	:05/22	:Rent 05/22 MOHAMED, NAJAH 1500 PINE ST #801	
No	pt	2582	29811	t0059237	MOHAMED	Past	1/4/2023	C-1091062	late	25.00	5/1/2022 12:	5/10/2022	:Late1		Late Fee	
No	pt	2582	29971	t0059237	MOHAMED	Past	1/4/2023	C-1092614	rent	50.00	6/1/2022 12:	6/1/2022	:TRC	:06/22	:Rent 06/22 MOHAMED, NAJAH 1500 PINE ST #801	
No	pt	2582	30296	t0059237	MOHAMED	Past	1/4/2023	C-1098934	rent	162.00	7/1/2022 12:	7/1/2022	:TRC	:07/22	:Rent 07/22 MOHAMED, NAJAH 1500 PINE ST #801	
No	pt	2582	30393	t0059237	MOHAMED	Past	1/4/2023	C-1100930	late	25.00	7/1/2022 12:	7/10/2022	:Late1		Late Fee	
No	pt	2582	30572	t0059237	MOHAMED	Past	1/4/2023	C-1103656	rent	162.00	8/1/2022 12:	8/1/2022	:TRC	:08/22	:Rent 08/22 MOHAMED, NAJAH 1500 PINE ST #801	
No	pt	2582	30722	t0059237	MOHAMED	Past	1/4/2023	C-1106549	late	25.00	8/1/2022 12:	8/10/2022	:Late1		Late Fee	
No	pt	2582	30870	t0059237	MOHAMED	Past	1/4/2023	C-1108065	rent	162.00	9/1/2022 12:	9/1/2022	:TRC	:09/22	:Rent 09/22 MOHAMED, NAJAH 1500 PINE ST #801	
No	pt	2582	30983	t0059237	MOHAMED	Past	1/4/2023	C-1112784	late	25.00	9/1/2022 12:	9/10/2022	:Late1		Late Fee	
No	pt	2582	0	t0059237	MOHAMED	Past	1/4/2023	C-1118855	legal	150.00	10/1/2022 1:	10/25/2022			Legal Fee	
No	pt	2582	31068	t0059237	MOHAMED	Past	1/4/2023	C-1115494	rent	162.00	10/1/2022 1:	10/1/2022	:TRC	:10/22	:Rent 10/22 MOHAMED, NAJAH 1500 PINE ST #801	
No	pt	2582	31303	t0059237	MOHAMED	Past	1/4/2023	C-1119258	rent	162.00	11/1/2022 1:	11/1/2022	:TRC	:11/22	:Rent 11/22 MOHAMED, NAJAH 1500 PINE ST #801	
No	pt	2582	31474	t0059237	MOHAMED	Past	1/4/2023	C-1124638	rent	162.00	12/1/2022 1:	12/1/2022	:TRC	:12/22	:Rent 12/22 MOHAMED, NAJAH 1500 PINE ST #801	
No	pt	2582	0	t0059237	MOHAMED	Past	1/4/2023	C-1132133	maint	305.00	1/1/2023 12:	1/4/2023			Haul Away Furniture and etc from unit	
No	pt	2582	31695	t0059237	MOHAMED	Past	1/4/2023	C-1128917	rent	162.00	1/1/2023 12:	1/1/2023	:TRC	:01/23	:Rent 01/23 MOHAMED, NAJAH 1500 PINE ST #801	
No	pt	2582	32188	t0059237	MOHAMED	Past	1/4/2023	C-1131993	rent	22.00	1/1/2023 12:	1/1/2023	:TRC	:01/23	:Rent 01/23 MOHAMED, NAJAH 1500 PINE ST #801	
No	pt	2643	28606	t0062799	HARVEY	Past	1/4/2023	C-1082856	rent	56.00	4/1/2022 12:	4/1/2022	:TRC	:04/22	:Rent 04/22 HARVEY, DEBRA 1500 PINE ST #1302	
No	pt	2643	28686	t0062799	HARVEY	Past	1/4/2023	C-1085246	late	25.00	4/1/2022 12:	4/10/2022	:Late1		Late Fee	
No	pt	2643	28883	t0062799	HARVEY	Past	1/4/2023	C-1087720	rent	248.00	5/1/2022 12:	5/1/2022	:TRC	:05/22	:Rent 05/22 HARVEY, DEBRA 1500 PINE ST #1302	
No	pt	2643	29811	t0062799	HARVEY	Past	1/4/2023	C-1091090	late	25.00	5/1/2022 12:	5/10/2022	:Late1		Late Fee	
No	pt	2643	29971	t0062799	HARVEY	Past	1/4/2023	C-1092390	rent	248.00	6/1/2022 12:	6/1/2022	:TRC	:06/22	:Rent 06/22 HARVEY, DEBRA 1500 PINE ST #1302	
No	pt	2643	30296	t0062799	HARVEY	Past	1/4/2023	C-1098682	rent	248.00	7/1/2022 12:	7/1/2022	:TRC	:07/22	:Rent 07/22 HARVEY, DEBRA 1500 PINE ST #1302	
No	pt	2643	30393	t0062799	HARVEY	Past	1/4/2023	C-1100960	late	25.00	7/1/2022 12:	7/10/2022	:Late1		Late Fee	
No	pt	2643	30572	t0062799	HARVEY	Past	1/4/2023	C-1103215	rent	248.00	8/1/2022 12:	8/1/2022	:TRC	:08/22	:Rent 08/22 HARVEY, DEBRA 1500 PINE ST #1302	
No	pt	2643	30722	t0062799	HARVEY	Past	1/4/2023	C-1106575	late	25.00	8/1/2022 12:	8/10/2022	:Late1		Late Fee	
No	pt	2643	30870	t0062799	HARVEY	Past	1/4/2023	C-1107693	rent	248.00	9/1/2022 12:	9/1/2022	:TRC	:09/22	:Rent 09/22 HARVEY, DEBRA 1500 PINE ST #1302	
No	pt	2643	30983	t0062799	HARVEY	Past	1/4/2023	C-1112809	late	25.00	9/1/2022 12:	9/10/2022	:Late1		Late Fee	
No	pt	2643	0	t0062799	HARVEY	Past	1/4/2023	C-1118854	legal	150.00	10/1/2022 1:	10/25/2022			Legal Fee	
No	pt	2643	31068	t0062799	HARVEY	Past	1/4/2023	C-1115100	rent	248.00	10/1/2022 1:	10/1/2022	:TRC	:10/22	:Rent 10/22 HARVEY, DEBRA 1500 PINE ST #1302	
No	pt	2643	0	t0062799	HARVEY	Past	1/4/2023	C-1122169	legal	200.00	11/1/2022 1:	11/2/2022			Court Fee	

Write Off	Property	Unit	Batch #	Charged To	Names	Status	Move Out	Ctrl #	Charge Code	Amount	Post Month	Invoice Date	Due Date	Reference	Notes	Document Sequence
No	pt	2643	31303	t0062799	HARVEY	Past	1/4/2023	C-1120963	rent	248.00	11/1/2022	11/1/2022	:TRC	:11/22	:Rent 11/22 HARVEY, DEBRA 1500 PINE ST #1302	
No	pt	2643	31474	t0062799	HARVEY	Past	1/4/2023	C-1124337	rent	248.00	12/1/2022	12/1/2022	:TRC	:12/22	:Rent 12/22 HARVEY, DEBRA 1500 PINE ST #1302	
No	pt	2643	31695	t0062799	HARVEY	Past	1/4/2023	C-1128675	rent	248.00	1/1/2023	1/1/2023	:TRC	:01/23	:Rent 01/23 HARVEY, DEBRA 1500 PINE ST #1302	
No	pt	2643	32082	t0062799	HARVEY	Past	1/4/2023	C-1130281	rent	33.00	1/1/2023	1/1/2023	:TRC	:01/23	:Rent 01/23 HARVEY, DEBRA 1500 PINE ST #1302	
No	pt	2612	0	t0078442	FISHER	Past	1/4/2023	C-1130604	maint	202.00	1/1/2023	1/4/2023			Haul Away Furniture and etc from unit	
No	ps	1903	32158	t0074531	RIGGS	Past	1/6/2023	C-1131803	rent	78.00	1/1/2023	1/1/2023	:TRC	:01/23	:Rent 01/23 RIGGS, JERRAD 1601 PARK AVE #211, , OM	
No	jt	2925	0	t0067353	WILLIS	Past	1/13/2023	C-1094391	misc	15.00	5/1/2022	5/31/2022			mailbox key	
No	jt	2925	0	t0067353	WILLIS	Past	1/13/2023	C-1094390	misc	15.00	5/1/2022	5/31/2022			Replacement key-mailbox	
No	jt	2925	0	t0067353	WILLIS	Past	1/13/2023	C-1096733	maint	15.00	6/1/2022	6/13/2022			Badge Replacement	
No	jt	2925	30081	t0067353	WILLIS	Past	1/13/2023	C-1095573	late	25.00	6/1/2022	6/10/2022	:Late1		Late Fee June Late fee	
No	jt	2925	30392	t0067353	WILLIS	Past	1/13/2023	C-1100841	late	25.00	7/1/2022	7/10/2022	:Late1		Late Fee July Late fee	
No	jt	2925	0	t0067353	WILLIS	Past	1/13/2023	C-1104563	maint	15.00	8/1/2022	8/1/2022			Key Replacement	
No	jt	2925	0	t0067353	WILLIS	Past	1/13/2023	C-1104564	maint	15.00	8/1/2022	8/1/2022			Key Replacement (mailbox)	
No	jt	2925	30572	t0067353	WILLIS	Past	1/13/2023	C-1104143	rent	50.00	8/1/2022	8/1/2022	:TRC	:08/22	:Rent 08/22 WILLIS, ANTHONY 600 S 27 ST #416	
No	jt	2925	30689	t0067353	WILLIS	Past	1/13/2023	C-1105680	late	25.00	8/1/2022	8/10/2022	:Late1		Late Fee August Late fee	
No	jt	2925	30870	t0067353	WILLIS	Past	1/13/2023	C-1108586	rent	50.00	9/1/2022	9/1/2022	:TRC	:09/22	:Rent 09/22 WILLIS, ANTHONY 600 S 27 ST #416	
No	jt	2925	30996	t0067353	WILLIS	Past	1/13/2023	C-1113460	late	25.00	9/1/2022	9/10/2022	:Late1		Late Fee September Late fee	
No	jt	2925	31068	t0067353	WILLIS	Past	1/13/2023	C-1114088	rent	50.00	10/1/2022	10/1/2022	:TRC	:10/22	:Rent 10/22 WILLIS, ANTHONY 600 S 27 ST #416	
No	jt	2925	31162	t0067353	WILLIS	Past	1/13/2023	C-1117748	late	25.00	10/1/2022	10/10/2022	:Late1		Late Fee October Late fee	
No	jt	2925	31303	t0067353	WILLIS	Past	1/13/2023	C-1119936	rent	50.00	11/1/2022	11/1/2022	:TRC	:11/22	:Rent 11/22 WILLIS, ANTHONY 600 S 27 ST #416	
No	jt	2925	31385	t0067353	WILLIS	Past	1/13/2023	C-1122448	late	25.00	11/1/2022	11/10/2022	:Late1		Late Fee November Late fee	
No	jt	2925	31474	t0067353	WILLIS	Past	1/13/2023	C-1123230	rent	50.00	12/1/2022	12/1/2022	:TRC	:12/22	:Rent 12/22 WILLIS, ANTHONY 600 S 27 ST #416	
No	jt	2925	31595	t0067353	WILLIS	Past	1/13/2023	C-1126888	late	25.00	12/1/2022	12/10/2022	:Late1		Late Fee December Late fee	
No	jt	2925	31695	t0067353	WILLIS	Past	1/13/2023	C-1129586	rent	50.00	1/1/2023	1/1/2023	:TRC	:01/23	:Rent 01/23 WILLIS, ANTHONY 600 S 27 ST #416	
No	jt	2925	32114	t0067353	WILLIS	Past	1/13/2023	C-1131105	late	25.00	1/1/2023	1/10/2023	:Late1		Late Fee January Late fee	
No	jt	2925	32219	t0067353	WILLIS	Past	1/13/2023	C-1132342	rent	50.00	2/1/2023	2/1/2023	:TRC	:02/23	:Rent 02/23 WILLIS, ANTHONY 600 S 27 ST #416	
No	jt	2925	32333	t0067353	WILLIS	Past	1/13/2023	C-1136657	rent	22.00	2/1/2023	1/1/2023	:TRC	:01/23	:Rent 01/23 WILLIS, ANTHONY 600 S 27 ST #416	
No	pt	2555	31695	t0066405	BOGUE	Past	1/15/2023	C-1128676	rent	28.00	1/1/2023	1/1/2023	:TRC	:01/23	:Rent 01/23 BOGUE, DANIEL 1500 PINE ST #510	
No	pt	2555	32196	t0066405	BOGUE	Past	1/15/2023	C-1132164	rent	128.00	1/1/2023	1/1/2023	:TRC	:01/23	:Rent 01/23 BOGUE, DANIEL 1500 PINE ST #510	
No	scne	8068	0	t0066712	FRANKLIN	Past	1/20/2023	C-1135063	maint	170.00	2/1/2023	2/8/2023			Lock Change 2 doors	
No	scne	8068	0	t0066712	FRANKLIN	Past	1/20/2023	C-1135064	maint	650.00	2/1/2023	2/8/2023			broken stove	
No	scne	8068	0	t0066712	FRANKLIN	Past	1/20/2023	C-1135062	maint	85.00	2/1/2023	2/8/2023			paint all rooms smoking	
No	scne	8068	0	t0066712	FRANKLIN	Past	1/20/2023	C-1135065	maint	100.00	2/1/2023	2/8/2023			clean kitchen and bathroom	
No	scne	8068	0	t0066712	FRANKLIN	Past	1/20/2023	C-1135066	maint	55.00	2/1/2023	2/8/2023			broken shower faucet	
No	scne	8068	0	t0066712	FRANKLIN	Past	1/20/2023	C-1135068	maint	250.00	2/1/2023	2/8/2023			trash out	
No	scne	8068	0	t0066712	FRANKLIN	Past	1/20/2023	C-1135067	maint	15.00	2/1/2023	2/8/2023			broken TP holder	
No	scne	PID181	24685	t0077836	FRANKLIN	Past	1/20/2023	C-1007829	fraud	1,345.00	1/1/2021	1/12/2021			TT SIGNED REPAYMENT AGREEMENT ON 1/12/2021	
No	scne	PID181	26208	t0077836	FRANKLIN	Past	1/20/2023	C-1037824	latepid	25.00	7/1/2021	7/27/2021			JUNE 2021 LATE FEE	
No	scne	PID181	26208	t0077836	FRANKLIN	Past	1/20/2023	C-1037822	latepid	25.00	7/1/2021	7/27/2021			APRIL 2021 LATE FEE	
No	scne	PID181	26208	t0077836	FRANKLIN	Past	1/20/2023	C-1037823	latepid	25.00	7/1/2021	7/27/2021			MAY 2021 LATE FEE	
No	scne	PID181	26208	t0077836	FRANKLIN	Past	1/20/2023	C-1037825	latepid	25.00	7/1/2021	7/27/2021			JULY 2021 LATE FEE	
No	scne	PID181	26571	t0077836	FRANKLIN	Past	1/20/2023	C-1045538	latepid	25.00	8/1/2021	8/30/2021			aug 2021 late fee	
No	scne	PID181	0	t0077836	FRANKLIN	Past	1/20/2023	C-1069829	late	25.00	1/1/2022	12/15/2021			Dec Late Fee	
No	scne	PID181	0	t0077836	FRANKLIN	Past	1/20/2023	C-1069826	late	25.00	1/1/2022	9/15/2021			September Late Fee	
No	scne	PID181	0	t0077836	FRANKLIN	Past	1/20/2023	C-1069828	late	25.00	1/1/2022	11/15/2021			November Late Fee	
No	scne	PID181	0	t0077836	FRANKLIN	Past	1/20/2023	C-1069830	late	25.00	1/1/2022	1/10/2022			January Late Fee	
No	scne	PID181	28243	t0077836	FRANKLIN	Past	1/20/2023	C-1075010	late	25.00	2/1/2022	2/10/2022	:Late1		Late Fee February 2022 Late Fee	
No	scne	PID181	28475	t0077836	FRANKLIN	Past	1/20/2023	C-1079588	late	25.00	3/1/2022	3/10/2022	:Late1		Late Fee March 2022 Late Fee	

Write Off	Property	Unit	Batch #	Charged To	Names	Status	Move Out	Ctrl #	Charge Code	Amount	Post Month	Invoice Date	Due Date	Reference	Notes	Document Sequence
No	scne	PID181	0	t0077836	FRANKLIN	Past	1/20/2023	C-1085876	late	25.00	4/1/2022	12:	4/19/2022		April Late Fee	
No	scne	PID181	28676	t0077836	FRANKLIN	Past	1/20/2023	C-1085072	late	25.00	4/1/2022	12:	4/10/2022	:Late1	Late Fee April 2022	Late Fee
No	scne	PID181	0	t0077836	FRANKLIN	Past	1/20/2023	C-1091414	late	25.00	5/1/2022	12:	5/11/2022		May Late Fee	
No	scne	PID181	0	t0077836	FRANKLIN	Past	1/20/2023	C-1096840	late	25.00	6/1/2022	12:	6/14/2022		June Late Fee	
No	scne	PID181	0	t0077836	FRANKLIN	Past	1/20/2023	C-1101444	late	25.00	7/1/2022	12:	7/12/2022		Late fee July 2022	
No	scne	PID181	0	t0077836	FRANKLIN	Past	1/20/2023	C-1105784	late	25.00	8/1/2022	12:	8/9/2022		August 2022 Late Fee	
No	scne	PID181	0	t0077836	FRANKLIN	Past	1/20/2023	C-1111884	late	25.00	9/1/2022	12:	9/9/2022		September Late Fee	
No	scne	PID181	0	t0077836	FRANKLIN	Past	1/20/2023	C-1118391	late	25.00	10/1/2022	1:	10/12/2022		October Late Fee	
No	scne	PID181	0	t0077836	FRANKLIN	Past	1/20/2023	C-1122824	legal	150.00	11/1/2022	1:	11/14/2022		Eviction charges	
No	scne	PID181	0	t0077836	FRANKLIN	Past	1/20/2023	C-1122823	late	25.00	11/1/2022	1:	11/14/2022		November Late Fee	
No	scne	PID181	0	t0077836	FRANKLIN	Past	1/20/2023	C-1125960	legal	200.00	12/1/2022	1:	12/5/2022		legal fee for court 12/6/22	
No	kj	2145	0	t0000712	GISH	Past	1/23/2023	C-1113223	late	25.00	9/1/2022	12:	8/8/2022		Late Fee	
No	kj	2145	31140	t0000712	GISH	Past	1/23/2023	C-1116911	late	25.00	10/1/2022	1:	10/10/2022	:Late1	Late Fee	
No	kj	2145	0	t0000712	GISH	Past	1/23/2023	C-1122432	legal	150.00	11/1/2022	1:	11/9/2022		Sent to legal for Eviction	
No	kj	2145	31474	t0000712	GISH	Past	1/23/2023	C-1124649	rent	157.00	12/1/2022	1:	12/1/2022	:TRC :12/22	:Rent 12/22 GISH, CARY 4500 S 25 ST #304	, , ,
No	kj	2145	0	t0000712	GISH	Past	1/23/2023	C-1130101	legal	200.00	1/1/2023	12:	1/3/2023		eviction	
No	kj	2145	31695	t0000712	GISH	Past	1/23/2023	C-1128928	rent	242.00	1/1/2023	12:	1/1/2023	:TRC :01/23	:Rent 01/23 GISH, CARY 4500 S 25 ST #304	, , ,
No	kj	2145	0	t0000712	GISH	Past	1/23/2023	C-1136528	maint	540.00	2/1/2023	12:	2/13/2023		total cleaning charges for move out	
No	kj	2145	0	t0000712	GISH	Past	1/23/2023	C-1136527	maint	2,366.00	2/1/2023	12:	1/24/2023		maintenance charges for move out	
No	kj	2145	0	t0000712	GISH	Past	1/23/2023	C-1136529	maint	500.00	2/1/2023	12:	2/6/2023		haul-away	
No	kj	2145	32219	t0000712	GISH	Past	1/23/2023	C-1133558	rent	242.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 GISH, CARY 4500 S 25 ST #304	, , ,
No	kj	2145	32259	t0000712	GISH	Past	1/23/2023	C-1134864	rent	186.00	2/1/2023	12:	1/1/2023	:TRC :01/23	:Rent 01/23 GISH, CARY 4500 S 25 ST #304	, , ,
No	ct	6045	0	t0001708	BROWN	Past	1/23/2023	C-1132150	maint	150.00	1/1/2023	12:	1/24/2023		VACATE HAULING CHRGS	
No	ct	6045	31695	t0001708	BROWN	Past	1/23/2023	C-1129211	rent	420.00	1/1/2023	12:	1/1/2023	:TRC :01/23	:Rent 01/23 BROWN, OZELLA 5904 HENNINGER DR #41	
No	ct	6045	32219	t0001708	BROWN	Past	1/23/2023	C-1133822	rent	420.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 BROWN, OZELLA 5904 HENNINGER DR #41	
No	ct	6045	32369	t0001708	BROWN	Past	1/23/2023	C-1138625	rent	420.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:Rent 03/23 BROWN, OZELLA 5904 HENNINGER DR #41	
No	jt	2975	0	t0076368	MARSHALL	Past	1/23/2023	C-1136957	maint	958.00	2/1/2023	12:	2/23/2023		door replacemnt,drip pans, refrig handle,holes	
No	jt	2975	32219	t0076368	MARSHALL	Past	1/23/2023	C-1133049	rent	50.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 MARSHALL, CORY 600 S 27 ST #712	
No	jt	2975	32369	t0076368	MARSHALL	Past	1/23/2023	C-1137896	rent	50.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:Rent 03/23 MARSHALL, CORY 600 S 27 ST #712	
No	jt	2975	32500	t0076368	MARSHALL	Past	1/23/2023	C-1141237	rent	38.00	3/1/2023	12:	1/1/2023	:TRC :01/23	:Rent 01/23 MARSHALL, CORY 600 S 27 ST #712	
No	jt	2975	32500	t0076368	MARSHALL	Past	1/23/2023	C-1141235	rent	-50.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:RENT ADJ 02/23 MARSHALL, CORY 600 S 27 ST #712	
No	jt	2975	32500	t0076368	MARSHALL	Past	1/23/2023	C-1141236	rent	-50.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:RENT ADJ 03/23 MARSHALL, CORY 600 S 27 ST #712	
No	jt	2975	32500	t0076368	MARSHALL	Past	1/23/2023	C-1141234	rent	-50.00	3/1/2023	12:	1/1/2023	:TRC :01/23	:RENT ADJ 01/23 MARSHALL, CORY 600 S 27 ST #712	
No	scnw	7755	0	t0057297	HOUSMAN	Past	1/27/2023	C-1136698	maint	44.65	2/1/2023	12:	1/27/2023		replace 2 windows, 2 door frames, fence section,	
No	scnw	7755	0	t0057297	HOUSMAN	Past	1/27/2023	C-1136699	maint	245.00	2/1/2023	12:	1/27/2023		PP removal 7 hours	
No	scnw	7755	0	t0057297	HOUSMAN	Past	1/27/2023	C-1136700	maint	550.00	2/1/2023	12:	1/27/2023		MO Cleaning Charges	
No	fl	2727	0	t0075386	BLUETT	Past	1/28/2023	C-1136571	maint	320.00	2/1/2023	12:	2/14/2023		M/O Cleaning Charge	
No	fl	2727	0	t0075386	BLUETT	Past	1/28/2023	C-1136570	maint	26.00	2/1/2023	12:	2/14/2023		Personal Property Removal M/O	
No	ss	0337	0	x0074799	FOWLER	Past	1/29/2023	C-1136952	maint	500.00	2/1/2023	12:	2/23/2023		Move-Out Haul Away Charges	
No	ss	0337	0	x0074799	FOWLER	Past	1/29/2023	C-1136950	maint	21.51	2/1/2023	12:	2/23/2023		Move-Out Maint Charges	
No	ss	0337	0	x0074799	FOWLER	Past	1/29/2023	C-1136951	maint	350.00	2/1/2023	12:	2/23/2023		Move-Out Cleaning Charges	
No	jt	3051	32219	t0065884	EDDIE	Past	2/1/2023	C-1133435	rent	395.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 EDDIE, ELENA 600 S 27 ST #1206	,
No	jt	3051	32369	t0065884	EDDIE	Past	2/1/2023	C-1138274	rent	395.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:Rent 03/23 EDDIE, ELENA 600 S 27 ST #1206	,
No	jt	3051	32500	t0065884	EDDIE	Past	2/1/2023	C-1141238	rent	-395.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:RENT ADJ 02/23 EDDIE, ELENA 600 S 27 ST #1206	
No	jt	3051	32500	t0065884	EDDIE	Past	2/1/2023	C-1141239	rent	-395.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:RENT ADJ 03/23 EDDIE, ELENA 600 S 27 ST #1206	
No	jt	3051	32500	t0065884	EDDIE	Past	2/1/2023	C-1141240	rent	13.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 EDDIE, ELENA 600 S 27 ST #1206	,
No	ev	2317	31474	t0014742	TILLERY	Past	2/3/2023	C-1125095	rent	11.00	12/1/2022	1:	12/1/2022	:TRC :12/22	:Rent 12/22 TILLERY, VALERIE 3600 N 24 ST #805	
No	ev	2317	31576	t0014742	TILLERY	Past	2/3/2023	C-1126353	late	25.00	12/1/2022	1:	12/10/2022	:Late1	Late Fee December Late fee	

Write Off	Property	Unit	Batch #	Charged To	Names	Status	Move Out	Ctrl #	Charge Code	Amount	Post Month	Invoice Date	Due Date	Reference	Notes	Document Sequence
No	ev	2317	31695	t0014742	TILLERY	Past	2/3/2023	C-1129351	rent	242.00	1/1/2023	12:	1/1/2023	:TRC :01/23	:Rent 01/23 TILLERY, VALERIE 3600 N 24 ST #805	
No	ev	2317	0	t0014742	TILLERY	Past	2/3/2023	C-1137057	misc	600.00	2/1/2023	12:	2/27/2023		Trah out/unit clean	
No	ev	2317	32219	t0014742	TILLERY	Past	2/3/2023	C-1133953	rent	242.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 TILLERY, VALERIE 3600 N 24 ST #805	
No	ev	2317	32367	t0014742	TILLERY	Past	2/3/2023	C-1137035	rent	24.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 TILLERY, VALERIE 3600 N 24 ST #805	
No	scne	1426	31474	t0039359	PEAK	Past	2/3/2023	C-1124324	rent	367.00	12/1/2022	1:	12/1/2022	:TRC :12/22	:Rent 12/22 PEAK, PAULA 2516 BLONDO ST, , OMAHA N	
No	scne	1426	31570	t0039359	PEAK	Past	2/3/2023	C-1126116	late	25.00	12/1/2022	1:	12/10/2022	:Late1	Late Fee	
No	scne	1426	31695	t0039359	PEAK	Past	2/3/2023	C-1128663	rent	404.00	1/1/2023	12:	1/1/2023	:TRC :01/23	:Rent 01/23 PEAK, PAULA 2516 BLONDO ST, , OMAHA N	
No	scne	1426	32094	t0039359	PEAK	Past	2/3/2023	C-1130418	late	25.00	1/1/2023	12:	1/10/2023	:Late1	Late Fee	
No	scne	1426	0	t0039359	PEAK	Past	2/3/2023	C-1134916	maint	100.00	2/1/2023	12:	2/8/2023		patch 2 holes in hallway	
No	scne	1426	0	t0039359	PEAK	Past	2/3/2023	C-1134917	maint	25.00	2/1/2023	12:	2/8/2023		fix broken cabinet drawer	
No	scne	1426	0	t0039359	PEAK	Past	2/3/2023	C-1134919	maint	115.00	2/1/2023	12:	2/8/2023		paint bedroom	
No	scne	1426	0	t0039359	PEAK	Past	2/3/2023	C-1134921	maint	50.00	2/1/2023	12:	2/8/2023		remove trash left behind	
No	scne	1426	0	t0039359	PEAK	Past	2/3/2023	C-1134918	maint	100.00	2/1/2023	12:	2/8/2023		clean bathroom and kitchen	
No	scne	1426	0	t0039359	PEAK	Past	2/3/2023	C-1134920	maint	20.00	2/1/2023	12:	2/8/2023		replace missing bathroom vanity door	
No	scne	1426	32219	t0039359	PEAK	Past	2/3/2023	C-1133356	rent	404.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 PEAK, PAULA 2516 BLONDO ST, , OMAHA N	
No	scne	1426	32284	t0039359	PEAK	Past	2/3/2023	C-1135564	rent	40.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 PEAK, PAULA 2516 BLONDO ST, , OMAHA N	
No	ct	6052	0	t0051752	STRATTON	Past	2/3/2023	C-1136550	maint	219.00	2/1/2023	12:	2/13/2023		VACATE HAULING CHRGS	
No	ss	0145	30844	t0076570	GRUND	Past	2/3/2023	C-1107427	misc	3,215.00	8/1/2022	12:	8/22/2022		Transfer misc. charges from old ledger x0076570 9far 82	
No	ss	0145	30844	t0076570	GRUND	Past	2/3/2023	C-1107426	maint	940.00	8/1/2022	12:	8/22/2022		Transfer maintenance charges from old ledger x0076570	
No	ss	0145	0	t0076570	GRUND	Past	2/3/2023	C-1125967	legal	124.00	12/1/2022	1:	12/5/2022		Legal Fee Case Filed	
No	ss	0145	0	t0076570	GRUND	Past	2/3/2023	C-1126726	legal	150.00	12/1/2022	1:	12/9/2022		Legal Fee Case Filed	
No	ss	0145	0	t0076570	GRUND	Past	2/3/2023	C-1125968	legal	200.00	12/1/2022	1:	12/5/2022		Legal Fee Court Required	
No	ss	0145	0	t0076570	GRUND	Past	2/3/2023	C-1134757	legal	200.00	2/1/2023	12:	2/2/2023		Legal Fee Court Required	
No	ss	0145	32219	t0076570	GRUND	Past	2/3/2023	C-1132965	rent	133.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 GRUND, KAYLA 2816 U ST , , I	
No	ss	0145	0	t0076570	GRUND	Past	2/3/2023	C-1139597	maint	500.00	3/1/2023	12:	3/2/2023		MO Haul Away Furniture	
No	ss	0145	0	t0076570	GRUND	Past	2/3/2023	C-1139598	maint	100.00	3/1/2023	12:	3/2/2023		Move-Out Cleaning Charges	
No	ss	0145	32369	t0076570	GRUND	Past	2/3/2023	C-1137808	rent	133.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:Rent 03/23 GRUND, KAYLA 2816 U ST , , I	
No	ss	0145	32424	t0076570	GRUND	Past	2/3/2023	C-1139619	rent	13.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 GRUND, KAYLA 2816 U ST , , I	
No	ss	0145	32517	t0076570	GRUND	Past	2/3/2023	C-1141280	rent	9.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 GRUND, KAYLA 2816 U ST , , I	
No	ss	0145	32517	t0076570	GRUND	Past	2/3/2023	C-1141279	rent	-13.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:RENT ADJ 02/23 GRUND, KAYLA 2816 U ST	
No	kj	2182	31695	x0051080	NEAL	Past	2/3/2023	C-1128979	rent	127.00	1/1/2023	12:	1/1/2023	:TRC :01/23	:Rent 01/23 NEAL, THERESA 4500 S 25 ST #609	
No	kj	2182	32129	x0051080	NEAL	Past	2/3/2023	C-1131312	late	25.00	1/1/2023	12:	1/10/2023	:Late1	Late Fee January Late Fee	
No	kj	2182	0	x0051080	NEAL	Past	2/3/2023	C-1136588	maint	650.00	2/1/2023	12:	2/15/2023		trash out after move out	
No	kj	2182	0	x0051080	NEAL	Past	2/3/2023	C-1136586	maint	690.00	2/1/2023	12:	2/15/2023		painting	
No	kj	2182	0	x0051080	NEAL	Past	2/3/2023	C-1136587	maint	540.00	2/1/2023	12:	2/15/2023		cleaning	
No	kj	2182	32219	x0051080	NEAL	Past	2/3/2023	C-1133603	rent	127.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 NEAL, THERESA 4500 S 25 ST #609	
No	kj	2182	32259	x0051080	NEAL	Past	2/3/2023	C-1134866	rent	13.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 NEAL, THERESA 4500 S 25 ST #609	
No	scnw	7659	0	t0076842	Phillips	Past	2/7/2023	C-1136781	legal	136.00	2/1/2023	12:	2/1/2023		court costs for eviction	
No	scnw	7659	0	t0076842	Phillips	Past	2/7/2023	C-1136782	maint	1,666.61	2/1/2023	12:	2/7/2023		2 broken windows, 3 broken doors, PP Removal	
No	scnw	7659	0	t0076842	Phillips	Past	2/7/2023	C-1136783	maint	520.00	2/1/2023	12:	2/7/2023		MO Cleaning Charges	
No	scnw	7659	32295	t0076842	Phillips	Past	2/7/2023	C-1135869	late	25.00	2/1/2023	12:	2/10/2023	:Late1	Late Fee	
No	scnw	7659	32364	t0076842	Phillips	Past	2/7/2023	C-1136977	rent	14.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 Phillips, Ellen 9716 CADY ST, , OMAHA NE 6	
No	ss	0053	32369	x0070287	HINGLE	Past	2/8/2023	C-1138400	rent	47.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:Rent 03/23 HINGLE, MELISSA 5517 S 28 AVE	
No	scne	8137	0	t0059598	CAMACHO	Past	2/10/2023	C-1139775	maint	25.00	3/1/2023	12:	3/7/2023		broken cabinet in bathroom	
No	scne	8137	0	t0059598	CAMACHO	Past	2/10/2023	C-1139779	maint	200.00	3/1/2023	12:	3/7/2023		repair broken pipe	
No	scne	8137	0	t0059598	CAMACHO	Past	2/10/2023	C-1139769	maint	340.00	3/1/2023	12:	3/7/2023		locks changed 4 doors 85X4	
No	scne	8137	0	t0059598	CAMACHO	Past	2/10/2023	C-1139780	maint	410.00	3/1/2023	12:	3/7/2023		Trash out the unit	
No	scne	8137	0	t0059598	CAMACHO	Past	2/10/2023	C-1139772	maint	150.00	3/1/2023	12:	3/7/2023		broken fridge parts crispier drawers, rail and handle	

Write Off	Property	Unit	Batch #	Charged To	Names	Status	Move Out	Ctrl #	Charge Code	Amount	Post Month	Invoice Date	Due Date	Reference	Notes	Document Sequence
No	scne	8137	0	t0059598	CAMACHO	Past	2/10/2023	C-1139774	maint	35.00	3/1/2023	12:	3/7/2023		broken blind in bedroom	
No	scne	8137	0	t0059598	CAMACHO	Past	2/10/2023	C-1139778	maint	50.00	3/1/2023	12:	3/7/2023		hole in garage	
No	scne	8137	0	t0059598	CAMACHO	Past	2/10/2023	C-1139773	maint	35.00	3/1/2023	12:	3/7/2023		missing kitchen blind	
No	scne	8137	0	t0059598	CAMACHO	Past	2/10/2023	C-1139770	maint	100.00	3/1/2023	12:	3/7/2023		patch 2 holes in hallway	
No	scne	8137	0	t0059598	CAMACHO	Past	2/10/2023	C-1139771	maint	100.00	3/1/2023	12:	3/7/2023		replace smoke alarms	
No	scne	8137	0	t0059598	CAMACHO	Past	2/10/2023	C-1139776	maint	15.00	3/1/2023	12:	3/7/2023		missing shower rod	
No	scne	8137	0	t0059598	CAMACHO	Past	2/10/2023	C-1139777	maint	10.00	3/1/2023	12:	3/7/2023		broken doorbell button	
No	scne	8137	32369	t0059598	CAMACHO	Past	2/10/2023	C-1137155	rent	2.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:Rent 03/23 CAMACHO, JOSIELYN 2527 PARKER ST, , OMAHA	
No	hl	2784	0	t0068252	Haisten	Past	2/10/2023	C-1121470	maint	50.00	10/1/2022	1:	11/3/2022		Lobby window lock replaced and install, pictures in share	
No	hl	2784	31303	t0068252	Haisten	Past	2/10/2023	C-1119733	rent	50.00	11/1/2022	1:	11/1/2022	:TRC :11/22	:Rent 11/22 Haisten, Jennifer 2500 B ST #312, , OMAHA	
No	hl	2784	31474	t0068252	Haisten	Past	2/10/2023	C-1125088	rent	50.00	12/1/2022	1:	12/1/2022	:TRC :12/22	:Rent 12/22 Haisten, Jennifer 2500 B ST #312, , OMAHA	
No	hl	2784	31611	t0068252	Haisten	Past	2/10/2023	C-1127114	late	25.00	12/1/2022	1:	12/10/2022	:Late1	Late Fee December Late Fee	
No	hl	2784	31695	t0068252	Haisten	Past	2/10/2023	C-1129344	rent	50.00	1/1/2023	12:	1/1/2023	:TRC :01/23	:Rent 01/23 Haisten, Jennifer 2500 B ST #312, , OMAHA	
No	hl	2784	32219	t0068252	Haisten	Past	2/10/2023	C-1133947	rent	50.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 Haisten, Jennifer 2500 B ST #312, , OMAHA	
No	hl	2784	0	t0068252	Haisten	Past	2/10/2023	C-1139802	maint	330.00	3/1/2023	12:	3/7/2023		maintenance charges after move out	
No	hl	2784	0	t0068252	Haisten	Past	2/10/2023	C-1139805	maint	75.00	3/1/2023	12:	3/8/2023		haul away	
No	hl	2784	0	t0068252	Haisten	Past	2/10/2023	C-1139803	maint	150.00	3/1/2023	12:	3/8/2023		cleaning charges	
No	hl	2784	0	t0068252	Haisten	Past	2/10/2023	C-1139804	misc	15.00	3/1/2023	12:	3/8/2023		badge fee-not returned	
No	hl	2784	32369	t0068252	Haisten	Past	2/10/2023	C-1138747	rent	50.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:Rent 03/23 Haisten, Jennifer 2500 B ST #312, , OMAHA	
No	hl	2784	32434	t0068252	Haisten	Past	2/10/2023	C-1139812	rent	-50.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:RENT ADJ 03/23 Haisten, Jennifer 2500 B ST #312, , OMAHA	
No	hl	2784	32434	t0068252	Haisten	Past	2/10/2023	C-1139813	rent	5.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:Rent 03/23 Haisten, Jennifer 2500 B ST #312, , OMAHA	
No	hl	2784	32518	t0068252	Haisten	Past	2/10/2023	C-1141290	rent	-5.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:RENT ADJ 03/23 Haisten, Jennifer 2500 B ST #312, , OMAHA	
No	hl	2784	32518	t0068252	Haisten	Past	2/10/2023	C-1141291	rent	17.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 Haisten, Jennifer 2500 B ST #312, , OMAHA	
No	hl	2784	32518	t0068252	Haisten	Past	2/10/2023	C-1141289	rent	-50.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:RENT ADJ 02/23 Haisten, Jennifer 2500 B ST #312, , OMAHA	
No	ps	1855	0	t0078776	DANE	Past	2/10/2023	C-1113797	rent	208.00	9/1/2022	12:	9/20/2022		MACCH reimbursement	
No	ps	1855	31068	t0078776	DANE	Past	2/10/2023	C-1115650	rent	110.00	10/1/2022	1:	10/1/2022	:TRC :10/22	:Rent 10/22 DANE, KERSTIN 1501 Park Avenue #806, , OMAHA	
No	ps	1855	31303	t0078776	DANE	Past	2/10/2023	C-1120898	rent	110.00	11/1/2022	1:	11/1/2022	:TRC :11/22	:Rent 11/22 DANE, KERSTIN 1501 Park Avenue #806, , OMAHA	
No	ps	1855	31474	t0078776	DANE	Past	2/10/2023	C-1124290	rent	110.00	12/1/2022	1:	12/1/2022	:TRC :12/22	:Rent 12/22 DANE, KERSTIN 1501 Park Avenue #806, , OMAHA	
No	ps	1855	31590	t0078776	DANE	Past	2/10/2023	C-1126798	rent	50.00	12/1/2022	1:	12/1/2022	:TRC :12/22	:Rent 12/22 DANE, KERSTIN 1501 Park Avenue #806, , OMAHA	
No	ps	1855	31590	t0078776	DANE	Past	2/10/2023	C-1126797	rent	50.00	12/1/2022	1:	11/1/2022	:TRC :11/22	:Rent 11/22 DANE, KERSTIN 1501 Park Avenue #806, , OMAHA	
No	ps	1855	0	t0078776	DANE	Past	2/10/2023	C-1131947	maint	100.00	1/1/2023	12:	1/16/2023		Resident Broken Window Near Elevator on 8th Floor	
No	ps	1855	0	t0078776	DANE	Past	2/10/2023	C-1131946	maint	100.00	1/1/2023	12:	1/2/2023		Resident Guest Broken Window Near Elevator on 8th Floor	
No	ps	1855	31695	t0078776	DANE	Past	2/10/2023	C-1128288	rent	50.00	1/1/2023	12:	1/1/2023	:TRC :01/23	:Rent 01/23 DANE, KERSTIN 1501 Park Avenue #806, , OMAHA	
No	ps	1855	0	t0078776	DANE	Past	2/10/2023	C-1136533	maint	30.00	2/1/2023	12:	2/10/2023		Tile Missing and/or Damaged in front of bedroom (\$6per sq ft)	
No	ps	1855	0	t0078776	DANE	Past	2/10/2023	C-1136535	maint	50.00	2/1/2023	12:	2/10/2023		Clean Red Sticky Stuff off Shelves and Walls in Bedroom	
No	ps	1855	0	t0078776	DANE	Past	2/10/2023	C-1136537	maint	115.00	2/1/2023	12:	2/10/2023		Replace Wrong Bathroom Door	
No	ps	1855	0	t0078776	DANE	Past	2/10/2023	C-1136539	maint	50.00	2/1/2023	12:	2/10/2023		Hole in Bathroom Wall	
No	ps	1855	0	t0078776	DANE	Past	2/10/2023	C-1136540	maint	50.00	2/1/2023	12:	2/10/2023		Missing Smoke Detector	
No	ps	1855	0	t0078776	DANE	Past	2/10/2023	C-1136530	legal	450.00	2/1/2023	12:	2/1/2023		Court Fee	
No	ps	1855	0	t0078776	DANE	Past	2/10/2023	C-1136531	maint	78.00	2/1/2023	12:	2/10/2023		Tile Missing and/or Damaged in Living Room (\$6per sq ft)	
No	ps	1855	0	t0078776	DANE	Past	2/10/2023	C-1136538	maint	25.00	2/1/2023	12:	2/10/2023		Broken Towel Rack	
No	ps	1855	0	t0078776	DANE	Past	2/10/2023	C-1136525	legal	150.00	2/1/2023	12:	2/1/2023		Legal Fee	
No	ps	1855	0	t0078776	DANE	Past	2/10/2023	C-1136541	maint	130.00	2/1/2023	12:	2/10/2023		Haul Away Furniture and etc from unit	
No	ps	1855	0	t0078776	DANE	Past	2/10/2023	C-1136534	maint	45.00	2/1/2023	12:	2/10/2023		Broken Cabinet Door in Bedroom	
No	ps	1855	0	t0078776	DANE	Past	2/10/2023	C-1136532	maint	90.00	2/1/2023	12:	2/10/2023		2 Broken Cabinet Door and/or Drawer in Kitchen (45.00 each)	
No	ps	1855	0	t0078776	DANE	Past	2/10/2023	C-1136536	maint	115.00	2/1/2023	12:	2/10/2023		Broken Shower Door	
No	ps	1855	32219	t0078776	DANE	Past	2/10/2023	C-1132953	rent	50.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 DANE, KERSTIN 1501 Park Avenue #806, , OMAHA	
No	ps	1855	32321	t0078776	DANE	Past	2/10/2023	C-1136565	rent	17.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 DANE, KERSTIN 1501 Park Avenue #806, , OMAHA	

Write Off	Property	Unit	Batch #	Charged To	Names	Status	Move Out	Ctrl #	Charge Code	Amount	Post Month	Invoice Date	Due Date	Reference	Notes	Document Sequence
No	ev	2324	0	t0027440	HARRISON	Past	2/13/2023	C-1137061	misc	340.00	2/1/2023	12:	2/27/2023		trashout po#126054	
No	ev	2324	32219	t0027440	HARRISON	Past	2/13/2023	C-1133754	rent	343.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 HARRISON, CHARLES 3600 N 24 ST #902	
No	ev	2324	32301	t0027440	HARRISON	Past	2/13/2023	C-1136291	late	25.00	2/1/2023	12:	2/10/2023	:Late1	Late Fee february Late fee	
No	ev	2324	32369	t0027440	HARRISON	Past	2/13/2023	C-1138563	rent	343.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:Rent 03/23 HARRISON, CHARLES 3600 N 24 ST #902	
No	ev	2324	32500	t0027440	HARRISON	Past	2/13/2023	C-1141231	rent	149.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 HARRISON, CHARLES 3600 N 24 ST #902	
No	ev	2324	32500	t0027440	HARRISON	Past	2/13/2023	C-1141230	rent	-343.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:RENT ADJ 03/23 HARRISON, CHARLES 3600 N 24 ST #902	
No	ev	2324	32500	t0027440	HARRISON	Past	2/13/2023	C-1141229	rent	-343.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:RENT ADJ 02/23 HARRISON, CHARLES 3600 N 24 ST #902	
No	ps	1999	32219	t0059633	FUNES	Past	2/13/2023	C-1133199	rent	367.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 FUNES, MARTIN 1601 PARK AVE #1202	
No	ps	1999	32369	t0059633	FUNES	Past	2/13/2023	C-1138041	rent	367.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:Rent 03/23 FUNES, MARTIN 1601 PARK AVE #1202	
No	ps	1999	32424	t0059633	FUNES	Past	2/13/2023	C-1139616	rent	159.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 FUNES, MARTIN 1601 PARK AVE #1202	
No	ps	1999	32424	t0059633	FUNES	Past	2/13/2023	C-1139614	rent	-367.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:RENT ADJ 02/23 FUNES, MARTIN 1601 PARK AVE #1202	
No	ps	1999	32424	t0059633	FUNES	Past	2/13/2023	C-1139615	rent	-367.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:RENT ADJ 03/23 FUNES, MARTIN 1601 PARK AVE #1202	
No	ss	0146	0	t0068838	RANDEL	Past	2/13/2023	C-1139610	maint	278.00	3/1/2023	12:	3/2/2023		MO Haul Away	
No	hl	2786	32131	t0070703	BANISTER	Past	2/13/2023	C-1131367	late	25.00	1/1/2023	12:	1/10/2023	:Late1	Late Fee January Late Fee	
No	hl	2786	32219	t0070703	BANISTER	Past	2/13/2023	C-1132360	rent	1,028.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 BANISTER, WILLIAM 2500 B ST #402, , OM	
No	hl	2786	32344	t0070703	BANISTER	Past	2/13/2023	C-1136729	rent	492.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 BANISTER, WILLIAM 2500 B ST #402, , OM	
No	ev	2313	0	x0079088	Richardson	Past	2/13/2023	C-1137060	misc	400.00	2/1/2023	12:	2/27/2023		Trash out / Cleaning	
No	ev	2313	32219	x0079088	Richardson	Past	2/13/2023	C-1134244	rent	25.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 Richardson, Tonette 3600 N 24 ST #801	
No	ev	2313	32301	x0079088	Richardson	Past	2/13/2023	C-1136286	late	25.00	2/1/2023	12:	2/10/2023	:Late1	Late Fee february Late fee	
No	ev	2313	32367	x0079088	Richardson	Past	2/13/2023	C-1137037	rent	105.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 Richardson, Tonette 3600 N 24 ST #801	
No	bn	2505	30572	t0064142	WHITNEY	Past	2/23/2023	C-1102374	rent	228.00	8/1/2022	12:	8/1/2022	:TRC :08/22	:Rent 08/22 WHITNEY, JOSHUA 5900 NW RADIAL HWY #50	
No	bn	2505	30799	t0064142	WHITNEY	Past	2/23/2023	C-1107175	late	25.00	8/1/2022	12:	8/10/2022	:Late1	Late Fee	
No	bn	2505	30870	t0064142	WHITNEY	Past	2/23/2023	C-1108817	rent	228.00	9/1/2022	12:	9/1/2022	:TRC :09/22	:Rent 09/22 WHITNEY, JOSHUA 5900 NW RADIAL HWY #50	
No	bn	2505	31068	t0064142	WHITNEY	Past	2/23/2023	C-1114330	rent	228.00	10/1/2022	1:	10/1/2022	:TRC :10/22	:Rent 10/22 WHITNEY, JOSHUA 5900 NW RADIAL HWY #50	
No	bn	2505	31303	t0064142	WHITNEY	Past	2/23/2023	C-1120128	rent	228.00	11/1/2022	1:	11/1/2022	:TRC :11/22	:Rent 11/22 WHITNEY, JOSHUA 5900 NW RADIAL HWY #50	
No	bn	2505	31474	t0064142	WHITNEY	Past	2/23/2023	C-1123412	rent	228.00	12/1/2022	1:	12/1/2022	:TRC :12/22	:Rent 12/22 WHITNEY, JOSHUA 5900 NW RADIAL HWY #50	
No	bn	2505	31695	t0064142	WHITNEY	Past	2/23/2023	C-1127753	rent	228.00	1/1/2023	12:	1/1/2023	:TRC :01/23	:Rent 01/23 WHITNEY, JOSHUA 5900 NW RADIAL HWY #50	
No	bn	2505	32219	t0064142	WHITNEY	Past	2/23/2023	C-1132394	rent	228.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 WHITNEY, JOSHUA 5900 NW RADIAL HWY #50	
No	bn	2505	32369	t0064142	WHITNEY	Past	2/23/2023	C-1137284	rent	228.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:Rent 03/23 WHITNEY, JOSHUA 5900 NW RADIAL HWY #50	
No	bn	2505	32428	t0064142	WHITNEY	Past	2/23/2023	C-1139721	rent	-228.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:RENT ADJ 03/23 WHITNEY, JOSHUA 5900 NW RADIAL HWY #50	
No	bn	2505	32428	t0064142	WHITNEY	Past	2/23/2023	C-1139722	rent	175.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 WHITNEY, JOSHUA 5900 NW RADIAL HWY #50	
No	bn	2505	32428	t0064142	WHITNEY	Past	2/23/2023	C-1139720	rent	-228.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:RENT ADJ 02/23 WHITNEY, JOSHUA 5900 NW RADIAL HWY #50	
No	bn	2408	0	t0070498	PAGE	Past	2/23/2023	C-1112745	late	25.00	9/1/2022	12:	9/12/2022		Late Fee	
No	bn	2408	30870	t0070498	PAGE	Past	2/23/2023	C-1107770	rent	208.00	9/1/2022	12:	9/1/2022	:TRC :09/22	:Rent 09/22 PAGE, TRAVON 5900 NW RADIAL HWY #50	
No	bn	2408	31068	t0070498	PAGE	Past	2/23/2023	C-1115210	rent	242.00	10/1/2022	1:	10/1/2022	:TRC :10/22	:Rent 10/22 PAGE, TRAVON 5900 NW RADIAL HWY #50	
No	bn	2408	31223	t0070498	PAGE	Past	2/23/2023	C-1118559	late	25.00	10/1/2022	1:	10/10/2022	:Late1	Late Fee	
No	bn	2408	31303	t0070498	PAGE	Past	2/23/2023	C-1118999	rent	242.00	11/1/2022	1:	11/1/2022	:TRC :11/22	:Rent 11/22 PAGE, TRAVON 5900 NW RADIAL HWY #50	
No	bn	2408	31394	t0070498	PAGE	Past	2/23/2023	C-1122579	late	25.00	11/1/2022	1:	11/10/2022	:Late1	Late Fee	
No	bn	2408	31474	t0070498	PAGE	Past	2/23/2023	C-1124404	rent	242.00	12/1/2022	1:	12/1/2022	:TRC :12/22	:Rent 12/22 PAGE, TRAVON 5900 NW RADIAL HWY #50	
No	bn	2408	31695	t0070498	PAGE	Past	2/23/2023	C-1128715	rent	242.00	1/1/2023	12:	1/1/2023	:TRC :01/23	:Rent 01/23 PAGE, TRAVON 5900 NW RADIAL HWY #50	
No	bn	2408	32219	t0070498	PAGE	Past	2/23/2023	C-1132378	rent	264.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 PAGE, TRAVON 5900 NW RADIAL HWY #50	
No	bn	2408	32369	t0070498	PAGE	Past	2/23/2023	C-1137221	rent	264.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:Rent 03/23 PAGE, TRAVON 5900 NW RADIAL HWY #50	
No	bn	2408	32428	t0070498	PAGE	Past	2/23/2023	C-1139719	rent	202.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 PAGE, TRAVON 5900 NW RADIAL HWY #50	
No	bn	2408	32428	t0070498	PAGE	Past	2/23/2023	C-1139718	rent	-264.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:RENT ADJ 03/23 PAGE, TRAVON 5900 NW RADIAL HWY #50	
No	bn	2408	32428	t0070498	PAGE	Past	2/23/2023	C-1139717	rent	-264.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:RENT ADJ 02/23 PAGE, TRAVON 5900 NW RADIAL HWY #50	
No	bn	2396	31474	t0078986	ALLEN	Past	2/23/2023	C-1123879	rent	222.00	12/1/2022	1:	12/1/2022	:TRC :12/22	:Rent 12/22 ALLEN, QUENTIN 5900 NW RADIAL HWY #4	
No	bn	2396	31636	t0078986	ALLEN	Past	2/23/2023	C-1127392	late	25.00	12/1/2022	1:	12/10/2022	:Late1	Late Fee	
No	bn	2396	31695	t0078986	ALLEN	Past	2/23/2023	C-1128207	rent	242.00	1/1/2023	12:	1/1/2023	:TRC :01/23	:Rent 01/23 ALLEN, QUENTIN 5900 NW RADIAL HWY #4	

Write Off	Property	Unit	Batch #	Charged To	Names	Status	Move Out	Ctrl #	Charge Code	inaining Amount	Post Month	Invoice Date	Due Date	Reference	Notes	Document Sequence
No	bn	2396	32219	t0078986	ALLEN	Past	2/23/2023	C-1132872	rent	242.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 ALLEN, QUENTIN 5900 NW RADIAL HWY #4	
No	bn	2396	32369	t0078986	ALLEN	Past	2/23/2023	C-1137721	rent	242.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:Rent 03/23 ALLEN, QUENTIN 5900 NW RADIAL HWY #4	
No	bn	2396	32428	t0078986	ALLEN	Past	2/23/2023	C-1139714	rent	-242.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:RENT ADJ 02/23 ALLEN, QUENTIN 5900 NW RADIAL HW	
No	bn	2396	32428	t0078986	ALLEN	Past	2/23/2023	C-1139716	rent	186.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 ALLEN, QUENTIN 5900 NW RADIAL HWY #4	
No	bn	2396	32428	t0078986	ALLEN	Past	2/23/2023	C-1139715	rent	-242.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:RENT ADJ 03/23 ALLEN, QUENTIN 5900 NW RADIAL HW	
No	bn	2446	0	t0079739	STRENGER	Past	2/23/2023	C-1094665	secdep	50.00	6/1/2022	12:	6/3/2022		NEW MOVE IN SECURITY DEPOSIT	
No	bn	2446	30028	t0079739	STRENGER	Past	2/23/2023	C-1094694	rent	12.00	6/1/2022	12:	5/1/2022	:TRC :05/22	:Rent 05/22 STRENGER, KATELYN 5900 NW RADIAL HW	
No	bn	2446	30028	t0079739	STRENGER	Past	2/23/2023	C-1094695	rent	50.00	6/1/2022	12:	6/1/2022	:TRC :06/22	:Rent 06/22 STRENGER, KATELYN 5900 NW RADIAL HW	
No	bn	2446	30296	t0079739	STRENGER	Past	2/23/2023	C-1097622	rent	50.00	7/1/2022	12:	7/1/2022	:TRC :07/22	:Rent 07/22 STRENGER, KATELYN 5900 NW RADIAL HW	
No	bn	2446	30572	t0079739	STRENGER	Past	2/23/2023	C-1103047	rent	50.00	8/1/2022	12:	8/1/2022	:TRC :08/22	:Rent 08/22 STRENGER, KATELYN 5900 NW RADIAL HW	
No	bn	2446	30799	t0079739	STRENGER	Past	2/23/2023	C-1107149	late	25.00	8/1/2022	12:	8/10/2022	:Late1	Late Fee	
No	bn	2446	0	t0079739	STRENGER	Past	2/23/2023	C-1112750	late	25.00	9/1/2022	12:	9/12/2022		Late Fee	
No	bn	2446	30870	t0079739	STRENGER	Past	2/23/2023	C-1109415	rent	50.00	9/1/2022	12:	9/1/2022	:TRC :09/22	:Rent 09/22 STRENGER, KATELYN 5900 NW RADIAL HW	
No	bn	2446	31068	t0079739	STRENGER	Past	2/23/2023	C-1114958	rent	50.00	10/1/2022	1:	10/1/2022	:TRC :10/22	:Rent 10/22 STRENGER, KATELYN 5900 NW RADIAL HW	
No	bn	2446	31223	t0079739	STRENGER	Past	2/23/2023	C-1118575	late	25.00	10/1/2022	1:	10/10/2022	:Late1	Late Fee	
No	bn	2446	31303	t0079739	STRENGER	Past	2/23/2023	C-1120804	rent	50.00	11/1/2022	1:	11/1/2022	:TRC :11/22	:Rent 11/22 STRENGER, KATELYN 5900 NW RADIAL HW	
No	bn	2446	31474	t0079739	STRENGER	Past	2/23/2023	C-1124152	rent	50.00	12/1/2022	1:	12/1/2022	:TRC :12/22	:Rent 12/22 STRENGER, KATELYN 5900 NW RADIAL HW	
No	bn	2446	31695	t0079739	STRENGER	Past	2/23/2023	C-1128499	rent	50.00	1/1/2023	12:	1/1/2023	:TRC :01/23	:Rent 01/23 STRENGER, KATELYN 5900 NW RADIAL HW	
No	bn	2446	32219	t0079739	STRENGER	Past	2/23/2023	C-1133180	rent	50.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 STRENGER, KATELYN 5900 NW RADIAL HW	
No	bn	2446	32369	t0079739	STRENGER	Past	2/23/2023	C-1138025	rent	50.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:Rent 03/23 STRENGER, KATELYN 5900 NW RADIAL HW	
No	bn	2446	32426	t0079739	STRENGER	Past	2/23/2023	C-1139664	rent	-50.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:RENT ADJ 02/23 STRENGER, KATELYN 5900 NW RADIA	
No	bn	2446	32426	t0079739	STRENGER	Past	2/23/2023	C-1139666	rent	38.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 STRENGER, KATELYN 5900 NW RADIAL HW	
No	bn	2446	32426	t0079739	STRENGER	Past	2/23/2023	C-1139665	rent	-50.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:RENT ADJ 03/23 STRENGER, KATELYN 5900 NW RADIA	
No	ps	1899	27236	t0071085	REED	Past	2/27/2023	C-1053987	late	25.00	10/1/2021	1:	10/10/2021	:Late1	Late Fee	
No	ps	1899	27507	t0071085	REED	Past	2/27/2023	C-1059830	late	25.00	11/1/2021	1:	11/10/2021	:Late1	Late Fee	
No	ps	1899	28147	t0071085	REED	Past	2/27/2023	C-1072701	rent	50.00	2/1/2022	12:	2/1/2022	:TRC :02/22	:Rent 02/22 REED, ANASTASIA 1601 PARK AVE #207	
No	ps	1899	28373	t0071085	REED	Past	2/27/2023	C-1077198	rent	50.00	3/1/2022	12:	3/1/2022	:TRC :03/22	:Rent 03/22 REED, ANASTASIA 1601 PARK AVE #207	
No	ps	1899	28489	t0071085	REED	Past	2/27/2023	C-1080054	late	25.00	3/1/2022	12:	3/10/2022	:Late1	Late Fee	
No	ps	1899	28606	t0071085	REED	Past	2/27/2023	C-1081610	rent	50.00	4/1/2022	12:	4/1/2022	:TRC :04/22	:Rent 04/22 REED, ANASTASIA 1601 PARK AVE #207	
No	ps	1899	28673	t0071085	REED	Past	2/27/2023	C-1084760	late	25.00	4/1/2022	12:	4/10/2022	:Late1	Late Fee	
No	ps	1899	28883	t0071085	REED	Past	2/27/2023	C-1086620	rent	50.00	5/1/2022	12:	5/1/2022	:TRC :05/22	:Rent 05/22 REED, ANASTASIA 1601 PARK AVE #207	
No	ps	1899	29796	t0071085	REED	Past	2/27/2023	C-1090641	late	25.00	5/1/2022	12:	5/10/2022	:Late1	Late Fee	
No	ps	1899	29971	t0071085	REED	Past	2/27/2023	C-1093285	rent	50.00	6/1/2022	12:	6/1/2022	:TRC :06/22	:Rent 06/22 REED, ANASTASIA 1601 PARK AVE #207	
No	ps	1899	30083	t0071085	REED	Past	2/27/2023	C-1095682	late	25.00	6/1/2022	12:	6/10/2022	:Late1	Late Fee	
No	ps	1899	30296	t0071085	REED	Past	2/27/2023	C-1099284	rent	50.00	7/1/2022	12:	7/1/2022	:TRC :07/22	:Rent 07/22 REED, ANASTASIA 1601 PARK AVE #207	
No	ps	1899	30401	t0071085	REED	Past	2/27/2023	C-1101150	late	25.00	7/1/2022	12:	7/10/2022	:Late1	Late Fee	
No	ps	1899	30572	t0071085	REED	Past	2/27/2023	C-1102266	rent	50.00	8/1/2022	12:	8/1/2022	:TRC :08/22	:Rent 08/22 REED, ANASTASIA 1601 PARK AVE #207	
No	ps	1899	30717	t0071085	REED	Past	2/27/2023	C-1106378	late	25.00	8/1/2022	12:	8/10/2022	:Late1	Late Fee	
No	ps	1899	30870	t0071085	REED	Past	2/27/2023	C-1108715	rent	50.00	9/1/2022	12:	9/1/2022	:TRC :09/22	:Rent 09/22 REED, ANASTASIA 1601 PARK AVE #207	
No	ps	1899	30988	t0071085	REED	Past	2/27/2023	C-1113068	late	25.00	9/1/2022	12:	9/10/2022	:Late1	Late Fee	
No	ps	1899	31068	t0071085	REED	Past	2/27/2023	C-1115847	rent	50.00	10/1/2022	1:	10/1/2022	:TRC :10/22	:Rent 10/22 REED, ANASTASIA 1601 PARK AVE #207	
No	ps	1899	31163	t0071085	REED	Past	2/27/2023	C-1117841	late	25.00	10/1/2022	1:	10/10/2022	:Late1	Late Fee	
No	ps	1899	31303	t0071085	REED	Past	2/27/2023	C-1119598	rent	50.00	11/1/2022	1:	11/1/2022	:TRC :11/22	:Rent 11/22 REED, ANASTASIA 1601 PARK AVE #207	
No	ps	1899	31382	t0071085	REED	Past	2/27/2023	C-1122346	late	25.00	11/1/2022	1:	11/10/2022	:Late1	Late Fee	
No	ps	1899	31474	t0071085	REED	Past	2/27/2023	C-1124955	rent	50.00	12/1/2022	1:	12/1/2022	:TRC :12/22	:Rent 12/22 REED, ANASTASIA 1601 PARK AVE #207	
No	ps	1899	31578	t0071085	REED	Past	2/27/2023	C-1126460	late	25.00	12/1/2022	1:	12/10/2022	:Late1	Late Fee	
No	ps	1899	0	t0071085	REED	Past	2/27/2023	C-1130275	legal	150.00	1/1/2023	12:	1/6/2023		Legal Fee	
No	ps	1899	0	t0071085	REED	Past	2/27/2023	C-1131942	legal	200.00	1/1/2023	12:	1/17/2023		Court Fee	

Write Off	Property	Unit	Batch #	Charged To	Names	Status	Move Out	Ctrl #	Charge Code	Amount	Post Month	Invoice Date	Due Date	Reference	Notes	Document Sequence
No	ps	1899	31695	t0071085	REED	Past	2/27/2023	C-1129213	rent	50.00	1/1/2023	12:	1/1/2023	:TRC :01/23	:Rent 01/23 REED, ANASTASIA 1601 PARK AVE #207	
No	ps	1899	32219	t0071085	REED	Past	2/27/2023	C-1133824	rent	50.00	2/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 REED, ANASTASIA 1601 PARK AVE #207	
No	ps	1899	0	t0071085	REED	Past	2/27/2023	C-1141213	maint	600.00	3/1/2023	12:	3/8/2023		Hole #2 in Living Room Closet (12sq ft x \$50per sq ft)	
No	ps	1899	0	t0071085	REED	Past	2/27/2023	C-1141217	misc	128.00	3/1/2023	12:	3/8/2023		Storage Fee (\$16 per day X 8 days)	
No	ps	1899	0	t0071085	REED	Past	2/27/2023	C-1141212	maint	750.00	3/1/2023	12:	3/8/2023		Hole #1 in Living Room Closet (15sq ft x \$50per sq ft)	
No	ps	1899	0	t0071085	REED	Past	2/27/2023	C-1141215	maint	3,000.00	3/1/2023	12:	3/8/2023		Dog Feces Clean up (\$20 per turd x 150 turds)	
No	ps	1899	0	t0071085	REED	Past	2/27/2023	C-1141216	maint	235.00	3/1/2023	12:	3/8/2023		Haul Away Furniture and etc from unit	
No	ps	1899	0	t0071085	REED	Past	2/27/2023	C-1141214	maint	50.00	3/1/2023	12:	3/8/2023		Hole # 1 in Bedroom Wall (1sq ft x \$50per sq ft)	
No	ps	1899	32369	t0071085	REED	Past	2/27/2023	C-1138626	rent	50.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:Rent 03/23 REED, ANASTASIA 1601 PARK AVE #207	
No	ps	1899	32491	t0071085	REED	Past	2/27/2023	C-1141185	rent	-50.00	3/1/2023	12:	3/1/2023	:TRC :03/23	:RENT ADJ 03/23 REED, ANASTASIA 1601 PARK AVE #207	
No	ps	1899	32491	t0071085	REED	Past	2/27/2023	C-1141184	rent	-50.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:RENT ADJ 02/23 REED, ANASTASIA 1601 PARK AVE #207	
No	ps	1899	32491	t0071085	REED	Past	2/27/2023	C-1141186	rent	45.00	3/1/2023	12:	2/1/2023	:TRC :02/23	:Rent 02/23 REED, ANASTASIA 1601 PARK AVE #207	

Move Out (All)

Sum of Remaining Amount Row Labels	Column Labels fraud	late	latepid	legal	maint	misc
bn						
t0043876					350.00	
t0062874					4.00	
t0064142		25.00				
t0070498		75.00				
t0078986		25.00				
t0079739		75.00				
bn Total		200.00			354.00	
ct						
t0001708					150.00	
t0043210						
t0051752					219.00	
ct Total					369.00	
ev						
t0014742		25.00				600.00
t0027440		25.00				340.00
x0079088		25.00				400.00
ev Total		75.00				1,340.00
fl						
t0075386					346.00	
fl Total					346.00	
hl						
t0068252		25.00			605.00	15.00
t0070703		25.00				
hl Total		50.00			605.00	15.00
jt						
t0065884						
t0067353		200.00			45.00	30.00
t0076368					958.00	
jt Total		200.00			1,003.00	30.00
kj						
t0000712		50.00		350.00	3,406.00	
x0051080		25.00			1,880.00	
kj Total		75.00		350.00	5,286.00	
ps						
t0059633						
t0071085		300.00		350.00	4,635.00	128.00
t0074531						
t0078776				600.00	978.00	
ps Total		300.00		950.00	5,613.00	128.00
pt						
t0059237		150.00		150.00	305.00	
t0062799		125.00		350.00		
t0066405						
t0078442					202.00	
t0082530		25.00				
pt Total		300.00		500.00	507.00	
scne						
t0039359		50.00			410.00	

t0059598					1,470.00	
t0066712					1,325.00	
t0077836	1,345.00	375.00	125.00	350.00		
scne Total	1,345.00	425.00	125.00	350.00	3,205.00	
scnw						
t0057297					839.65	
t0076842		25.00		136.00	2,186.61	
scnw Total		25.00		136.00	3,026.26	
ss						
t0068838					278.00	
t0076570				674.00	1,540.00	3,215.00
x0070287						
x0074799					871.51	
ss Total				674.00	2,689.51	3,215.00
(blank)						
(blank)						
(blank) Total						
Grand Total	1,345.00	1,650.00	125.00	2,960.00	23,003.77	4,728.00

rent	secdep	(blank)	Grand Total
128.00			478.00
			4.00
1,543.00			1,568.00
1,378.00			1,453.00
650.00			675.00
450.00	50.00		575.00
4,149.00	50.00		4,753.00
1,260.00			1,410.00
69.00			69.00
			219.00
1,329.00			1,698.00
519.00			1,144.00
149.00			514.00
130.00			555.00
798.00			2,213.00
			346.00
			346.00
167.00			812.00
1,520.00			1,545.00
1,687.00			2,357.00
13.00			13.00
372.00			647.00
(12.00)			946.00
373.00			1,606.00
827.00			4,633.00
267.00			2,172.00
1,094.00			6,805.00
159.00			159.00
645.00			6,058.00
78.00			78.00
755.00			2,333.00
1,637.00			8,628.00
1,344.00			1,949.00
2,321.00			2,796.00
156.00			156.00
			202.00
177.00			202.00
3,998.00			5,305.00
1,215.00			1,675.00

2.00		1,472.00
		1,325.00
		2,195.00
1,217.00		6,667.00
		839.65
14.00		2,361.61
14.00		3,201.26
		278.00
275.00		5,704.00
47.00		47.00
		871.51
322.00		6,900.51
16,618.00	50.00	50,479.77

5.1.2.2. Resolution 2023-35 Renewal, Plumbing and Drain Clearing
Services, Pool of Vendors

Memorandum



To: The Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: April 6, 2023

Re: Recommendation for Contract Renewal – Plumbing and Drain Clearing Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve the renewal of the IDIQ contracts with Hayes Commercial, Plumbrite, Helm Group, Eyman Plumbing and Gretna Plumbing for plumbing and drain clearing services for an amount not to exceed \$300,000.00, jointly and severally. This contract would be for a term of (1) one year with OHA reserving the right to renew for (2) two additional (1) one-year terms with the Board of Commissioner approval.

PREVIOUS ACTION:

Contract	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
21-Plumb-30 A,B,C,D, E	2021-30	5/17/2021	\$300,000	\$300,000	4	5	5/16/2022
First Renewal	2022-41	5/17/2022	\$300,000	\$600,000	3	5	

PROPOSED ACTION:

	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
Second Renewal	2023-TBD	5/17/2023	\$300,000	\$900,000	2	5	5/16/2024

PROJECT COST:

Company Name	MBE/WBE	Section 3 Business	Expended as of 2/28/2023
Hayes Commercial	No	No	\$ 21,325
Plumbrite	No	No	\$ 12,426
Helm Mechanical	No	No	\$ 308,719
Eyman Plumbing Inc.	No	No	\$ 156,450
Gretna Plumbing	No	No	\$ 6,449
Total			\$ 505,369

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: Property’s Operating Budgets for minor repairs and Capital Fund Grants for larger jobs, typically those over \$2,000.

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

RECOMMENDED BY: Joanie Poore, CEO

5.1.2.3. Resolution 2023-36 Renewal, UPCS Home Inspections & Staff
Training, US Inspection Group

Memorandum



To: The OHA Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: April 6, 2023
Re: Recommendation for Contract Renewal – US Inspection Group

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract renewal with US Inspection Group for Uniform Physical Condition Standards (UPCS) Home Inspection services for an amount not to exceed \$46,000.00 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.

PREVIOUS ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Contract 22-UPCS-33	2022-33	5/5/2022	\$36,000	\$36,000	4	1	5/4/2023
Amendment	2023-11	2/2/2023	\$10,000	\$46,000	4	1	5/4/2023

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
First Renewal	2023-TBD	5/5/2023	\$46,000	\$82,000	3	1	5/4/2024

PROJECT COST:

Company Name	MBE/WBE	Section 3 Business	Expended as of 12/31/2023
US Inspection Group	No	No	\$ 34,610.20

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: Property budgets and CAP funds

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

RECOMMENDED BY: Joanie Poore, CEO

5.1.2.4. Resolution 2023-37 Renewal, Electrical Services, Pool of Vendors

Memorandum



To: The Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: April 6, 2023

Re: Recommendation for Contract Increase and Renewal – Electrical Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve an increase of \$60,000 for the current contract and a renewal of the IDIQ contracts with Muth Electric and Omaha Electric Service for electrical services in an amount not to exceed \$100,000.00, jointly and severally. This contract renewal would be for a term of (1) one year with OHA reserving the right to renew for (2) two additional (1) one-year terms with the Board of Commissioner’s approval.

PREVIOUS ACTION:

Contract	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
21-Elect-31 A,B	2021-31	5/27/2021	\$80,000	\$80,000	4	2	5/26/2022
First Renewal	2022-36	5/27/2022	\$80,000	\$160,000	3	2	5/26/2023

PROPOSED ACTION:

	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
Amendment	2023-TBD		\$60,000	\$220,000	3	2	
Second Renewal	2023-TBD	5/27/2023	\$100,000	\$320,000	2	1	5/26/2024

PROJECT COST:

Company Name	DBE	Section 3 Business	Expended as of 2/28/2023
Muth Electric	No	No	\$ 170,0372.57
Omaha Electric	No	No	\$ 9,947.66
Total			\$ 179,985.23

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: Property’s Operating Budgets for minor repairs and Capital Fund Grants for major repairs typically those over \$2,000.

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 2023-38 Renewal, Flooring Replacement Services,
Pool of Vendors

Memorandum



To: The Board of Commissioners
 From: Jennifer Dexter, Procurement Manager
 Date: April 6, 2023
 Re: Recommendation for Contract Renewal– Flooring Replacement Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve IDIQ contracts with Artisent Flooring, Carpetland and Keystone Carpet for Flooring Replacement services for an amount not to exceed \$500,000.00, jointly and severally. This contract would be for a term of (1) one year with OHA reserving the right to renew for (2) two additional (1) one-year terms with the Board of Commissioner approval.

PREVIOUS ACTION:

Contract	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
21-Floor-29 A,B,C	2021-29	5/27/2021	\$280,000	\$280,000	4	3	5/26/2022
First Renewal	2022-38	5/27/2022	\$280,000	\$560,000	3	3	5/26/2023
Amendment	2023-13		\$395,000	\$955,000	3	3	

PROPOSED ACTION:

	Resolution	Contract Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Contract Expire Date
Second Renewal	2023-TBD	5/27/2023	\$500,000	\$1,455,000	2	3	5/26/2024

PROJECT COST:

Company Name	DBE	Section 3 Business	Expended as of 2/28/2023
Artisent Flooring	No	No	\$ 718,134.00
Carpetland	No	No	\$ 145,516.64
Keystone Carpet	No	No	\$ 47,911.10
Total			\$ 911,561.74

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: Property’s Operating Budgets and Capital Fund

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

RECOMMENDED BY: Joanie Poore, CEO

- 5.1.2.6. Resolution 2023-39 Generator Inspection and Maintenance Services
- 5.1.2.7. Resolution 2023-40 Renewal, IT Services, CMIT Solutions of West Omaha
- 5.1.2.8. Resolution 2023-41 Renewal, Four Alarm Lawncare
- 5.1.2.9. Resolution 2023-42 Painter Services
- 5.1.2.10. Resolution 2023-43 Increase Contract, Crown Tower Renovations, Future Construction
- 5.1.2.11. Resolution 2023-44 Pine Tower Water Heater Replacement
- 5.1.2.12. Resolution 2023-45 Contract Extension, Scattered Site Roofing, Siding, Gutters, TCI General Contracting
- 5.1.2.13. Resolution 2023-46 Flooring Replacement at Crown and Evans Towers, Artisent Flooring
- 5.1.3. Development/External Affairs/Public Relations Committee Resolutions
 - 5.1.3.1. Resolution 2023-47 Amendment of Annual Plan

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> PHA Name: <u>Omaha Housing Authority</u> PHA Code: <u>NE001</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>2,847</u> Number of Housing Choice Vouchers (HCVs) <u>5,153</u> Total Combined Units/Vouchers <u>8,000</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> OHA's Annual Plan for 2023, including all related documents and information, is available upon request at OHA's main office at 1823 Harney Street. OHA's plan documents also are available upon request at any OHA public housing property management office: </p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Florence Tower (5100 Florence Blvd)</td> <td style="width: 50%;">Kay Jay Tower (4500 S. 25th Street)</td> </tr> <tr> <td>Underwood Tower (4850 Underwood Ave)</td> <td>Park North & South (1501 Park Ave)</td> </tr> <tr> <td>Evans Tower (3600 N. 24th Street)</td> <td>Highland Tower (2500 B Street)</td> </tr> <tr> <td>Benson Tower (60th & NW Radial Hwy)</td> <td>Pine Tower (1500 Pine Street)</td> </tr> <tr> <td>Crown Tower (5904 Henninger Ave)</td> <td>Southside Terrace (5529 S. 30th Street)</td> </tr> <tr> <td>Jackson Tower (600 S. 27th Street)</td> <td>Chambers Court (2110 N. 16th Street)</td> </tr> </table> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Florence Tower (5100 Florence Blvd)	Kay Jay Tower (4500 S. 25 th Street)	Underwood Tower (4850 Underwood Ave)	Park North & South (1501 Park Ave)	Evans Tower (3600 N. 24 th Street)	Highland Tower (2500 B Street)	Benson Tower (60 th & NW Radial Hwy)	Pine Tower (1500 Pine Street)	Crown Tower (5904 Henninger Ave)	Southside Terrace (5529 S. 30 th Street)	Jackson Tower (600 S. 27 th Street)	Chambers Court (2110 N. 16 th Street)	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:					
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				PH	HCV																						
Lead PHA:																											

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

OHA made no policy changes in 2022 and recommends no changes for 2023. OHA’s deconcentration analysis is provided in Attachment B.1.c.

OHA PUBLIC HOUSING PROGRAM POLICIES & POLICY CHANGES: In December 2021, OHA completed revision of its Admissions and Continued Occupancy Policy (ACOP) to transition to the Nan McKay model template but with adaptations appropriate to our local community needs and practices. During 2022, OHA has not made policy changes pertaining to eligibility, selection, admissions, rent determination, or organization of the waiting list. During 2023, OHA may make policy changes related to admissions and transfer preferences and priorities related to relocation

OHA HCV PROGRAM POLICIES & POLICY CHANGES: During 2022, OHA has not made policy changes pertaining to eligibility, selection, admissions, rent determination, or organization of the waiting list. During 2023, in anticipation of the next wait list opening, OHA expects to make policy changes including technical/procedural changes and other changes related to organization of the waiting list and preferences. During 2023, OHA may make policy changes related to admissions and preferences and priorities related to relocation.

PLANNED REVISION OF PBV POLICIES: OHA intends to revise its policies for the project-based voucher (PBV) program in accord with statutory and regulatory changes including the Housing Opportunity Through Modernization Act (HOTMA) and HUD PIH Notice 2017-21.

POLICY REVISIONS FOR RAD CONVERSIONS: OHA may revise its ACOP and Administrative Plan policies to implement policy changes in accord with HUD requirements for RAD conversions, as described in Attachment B.2 and its attached HUD requirements for resident rights and protections.

PLANNED REVISION OF OHA’S PUBLIC HOUSING LEASE: OHA is in the process of revising its public housing lease including all addenda. OHA does not anticipate that lease revisions will require new policy changes pertaining to eligibility, selection, admissions, rent determination, or organization of the waiting list, with the exception of any changes required by HUD regulations and already incorporated into OHA’s ACOP. OHA’s lease revisions will be implemented in accord with notice and other requirements of HUD regulations at 24 CFR § 966.

VAWA POLICIES: OHA has implemented policies and procedures in accord with the VAWA Reauthorization Acts and HUD implementing regulations. For the public housing program, OHA’s VAWA policies are provided in the ACOP Chapter 16. For the Section 8/Housing Choice Voucher program, OHA’s VAWA policies are provided in the Administrative Plan Chapter 16. These VAWA policies are provided in Attachment B.1.a. This attachment also contains OHA’s forms and informational documents.

SUBSTANTIAL DEVIATION & SIGNIFICANT AMENDMENT OF OHA’S PLANS:

OHA defines a “substantial deviation” as a change in the mission, goals, or objectives stated in OHA’s approved Five-Year Agency Plan.

OHA defines a “significant amendment or modification” to its agency plan to mean changes to rent or admissions policies or organization of the waiting list, with the exception of PBV project-specific preferences and selection criteria. A significant amendment or modification also includes addition of non-emergency work items, changes in the use of replacement reserve funds under the Capital Fund, and any changes with regard to demolition or disposition, designation, homeownership programs, or conversion activities.

OHA is redefining its definitions of a substantial deviation and significant amendment to exclude the following RAD-specific items: (a) The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; (b) Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; (c) Changes to the construction and rehabilitation plan for each approved RAD conversion; and (d) Changes to the financing structure for each approved RAD conversion.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods. See DEVELOPMENT & REPOSITIONING ACTIVITIES, below
- Mixed Finance Modernization or Development. See DEVELOPMENT & REPOSITIONING ACTIVITIES, below
- Demolition and/or Disposition. See DEVELOPMENT & REPOSITIONING ACTIVITIES, below
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance. See DEVELOPMENT & REPOSITIONING ACTIVITIES, below
- Conversion of Public Housing to Project-Based Assistance under RAD. See DEVELOPMENT & REPOSITIONING ACTIVITIES, below
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers. See DEVELOPMENT & REPOSITIONING ACTIVITIES, below
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

DESIGNATED HOUSING: OHA’s designated housing plan includes 480 units in 4 developments targeted to persons who are elderly (age 62 or older) or near-elderly (age 50-62). OHA’s designated housing plan was initially approved in 1997. It was renewed in 2021 with no change. OHA does not intend to make any changes to its Designated Housing Plan. During 2023, OHA intends to request renewal of the designated housing plan.

Development	Development #	Total Units	% Designated	# Designated
Kay Jay Tower	NE001-000005	117	100%	117
Evans Tower	NE001-000006	110	100%	110
Underwood Tower	NE001-000014	104	100%	104
Crown Tower	NE001-000015	149	100%	149
Public Housing Totals		2,703	18%	480

UNITS WITH APPROVED VACANCIES FOR MODERNIZATION: OHA will continue to request HUD approval of vacant units that require modernization and/or significant capital improvements in order to reoccupy such units.

OTHER CAPITAL GRANT PROGRAMS: OHA has 2020 and 2021 Emergency Safety and Security Grants, as well as a HUD 2019 Lead Hazard Reduction grant. OHA will use these and any other capital grant program funds in accord with HUD requirements & its HUD-approved Five-Year Action Plan for the CFP Program.

DEVELOPMENT & REPOSITIONING ACTIVITIES

CHOICE NEIGHBORHOODS REDEVELOPMENT: SPENCER HOMES & NORTH 30TH ST NEIGHBORHOOD: In 2019, OHA and partners including the City of Omaha were awarded a \$25 million Choice Neighborhoods Implementation (CNI) grant for revitalization of the North 30th Street neighborhood including OHA’s public housing development, Spencer Homes. Spencer Homes is OHA’s second oldest existing public housing development, built in the 1940s, with 111 units. During 2022, all residents were relocated. At present, all Spencer units are vacant, pre-demolition activities are in progress, and demolition is beginning. New construction will be conducted in phases. LIHTC funding applications are in process for the initial phases of construction. Per LIHTC requirements and CNI terms, new construction will be owned by one or more LLCs including the LIHTC private investors funding the construction. OHA may continue to pursue acquisition of other properties in the neighborhood in support of the CNI redevelopment plan. OHA and its partners will pursue all available funding and resources for revitalization, including mixed finance opportunities, private funding, commitment of project-based voucher funding, RAD conversion, and any other resources and opportunities to support this neighborhood revitalization.

CHOICE NEIGHBORHOODS REDEVELOPMENT: SOUTHSIDE TERRACE & NEIGHBORHOOD: Southside Terrace is OHA’s oldest existing public housing development, built in 1943, with 378 public housing units and accoutrement buildings. In 2019, OHA and partners including the City of Omaha were awarded a \$1.3 million Choice Neighborhoods Planning grant for planning revitalization of the Southside Terrace and Indian Hills neighborhood. In September 2022, OHA and its partners were awarded a \$50 million Choice Neighborhoods Implementation (CNI) grant for this revitalization project. Redevelopment will involve demolition in phase of all existing units and buildings on the Southside Terrace property. Redevelopment will require relocation of existing resident in phases. New construction will be conducted in phases and will include LIHTC funding. Per LIHTC requirements and CNI terms, new construction will be owned by one or more LLCs including the LIHTC private investors funding the construction. OHA may pursue acquisition of other properties in the neighborhood in support of the CNI redevelopment plan. OHA and its partners will pursue all available funding and resources for revitalization, including mixed finance opportunities, private funding, commitment of project-based voucher funding, RAD conversion, and any other resources to support this neighborhood revitalization.

REPOSITIONING & DISPOSITION OF SCATTERED SITE UNITS & SMALL DEVELOPMENTS: OHA's housing stock includes a large number of scattered site public housing units, including more than 600 single family homes, duplexes, and small developments. OHA's scattered site units are disproportionately costly, in part because of the distance between units and, more so, because of the lack of standardization of systems and features and parts. These factors increase costs for maintenance and capital improvements. In addition, the age of some of OHA's scattered site units increases costs. OHA staff is evaluating its entire portfolio of scattered site units to identify properties appropriate for disposition because of disproportionate costs, capital needs, or related reasons. This is a multi-year project.

OHA will retain properties identified as not having disproportionate maintenance costs and capital needs. In addition, OHA's review prioritizes retention of units west of 72nd Street; UFAS accessible units; other units that are well-suited for persons with mobility impairments; and 2-bedroom and 4+-bedroom units based on the demand from OHA's wait list and transfer list. For properties determined to be retained in OHA's affordable housing stock, OHA intends to pursue Section 18 disposition to an OHA controlled affiliate, River City Housing; removal of the properties from the public housing program; and conversion to project-based voucher assistance. OHA will consider and pursue all options for effective asset management of properties retained, which may include Section 18 disposition, RAD conversion, conversion to tenant-based assistance, project-based vouchers, mixed finance redevelopment, privately-financed redevelopment, or other repositioning options.

For scattered site units identified for disposition, OHA will pursue HUD Section 18 approval to sell units on the private market, however OHA is willing to consider negotiated agreements for disposition to nonprofit affordable housing providers at appraised value. At present, OHA is preparing to submit a Section 18 application for disposition of approximately 30 units. During 2023, OHA plans to submit Section 18 applications to HUD for disposition of additional units.

REPOSITIONING & POSSIBLE DISPOSITION OF HIO LIHTC PROPERTIES: OHA's housing stock includes LIHTC properties that have proven disproportionately costly to maintain, in particular specific historic properties, the Securities Building, Chambers Court, and the Farnam Building. These are LIHTC mixed-finance properties owned by OHA's affiliate, Housing in Omaha, Inc. (HIO), and managed by OHA, and acquired as part of OHA's resolution of the *Hawkins* lawsuit. These properties consistently operate with significant deficits totaling hundreds of thousands of dollars each year. OHA is evaluating repositioning options for all of its HIO LIHTC properties, including Section 18 disposition, mixed-finance redevelopment, commitment of project-based voucher funding, RAD conversion, and any other available resources and opportunities.

The Securities Building was OHA's top priority because of its deficits and the feasibility of disposition. This property was sold in August 2022.

OHA is evaluating repositioning options for Chambers Court and the Farnam Building. OHA will consider and pursue all available options, including negotiations with NIFA regarding qualified contract options; Section 18 disposition options; private grant funding; mixed-finance redevelopment, commitment of project-based HCV voucher funding, RAD conversion, and any other available resources and opportunities.

NOAH, Crown 1, and Crown 2 are HIO LIHTC developments comprised of 52 single-family homes. In OHA's review of its scattered-site single-family homes OHA has determined that these units should be retained in OHA's affordable housing portfolio. During 2022-2023, OHA intends to submit Section 18 disposition applications for disposition to OHA's controlled affiliate, River City Housing; removal of units from the public housing program; applications for TPV replacement vouchers; and conversion to project-based voucher funding under the HCV program. There are 10 units that may not be approved for Section 18 disposition as scattered site units (because there are 5 units on a block, and HUD's definition of "scattered site" units is limited to 4 or fewer contiguous units or units on the same block). If these units are not approved for Section 18 disposition and conversion to project-based voucher funding, then OHA may retain these units in its public housing portfolio and will consider any available repositioning options including RAD conversion or any alternate means of conversion to PBV funding. OHA also notes there are NIFA terms on the Crown 1 and Crown 2 properties that may restrict disposition and thus may require OHA to defer or change repositioning plans for these properties.

Bayview (12 units) and Keystone Crown (37 units) are OHA LIHTC developments that OHA wishes to retain in its affordable housing portfolio. OHA proposes RAD conversion of these developments together with 3 single-family homes located on the same site which were developed with RHF funding (8715, 8765, & 8771 Sahler Street).

PROPOSED RAD CONVERSIONS: OHA's repositioning efforts may include RAD conversion. Properties to be converted through RAD will be transferred to OHA's owned and controlled affiliate, River City Housing. Attachment B.2 provides information regarding OHA's proposed RAD conversions.

RHF DEVELOPMENT: PARK VILLA: OHA had accumulated Replacement Housing Factor (RHF) funds for development of new public housing units. In 2021, OHA submitted and HUD approved a Development Proposal to use the RHF grant funds to purchase Park Villa for renovation and conversion to public housing. During 2021, Park Villa was sold by HIO to OHA, and all RHF grant funds were timely expended. At present, exterior renovations are near completion, and interior renovations are beginning in the vacant units. Roughly half the units are vacant, and roughly half are occupied by tenants with HCV vouchers. OHA intends to complete interior renovations in all units during 2022. OHA has provided 90-days' notice to all current tenants, including notice of conversion to public housing. Existing residents are offered relocation assistance as required by federal law and HUD regulations, including the opportunity to move to a renovated unit within the Park Villa development, or use of their voucher in the private market. OHA is planning for DOFA of 12/31/2022, and we will update HUD as work progresses.

REPOSITIONING OF OTHER OHA PROPERTIES: As OHA reviews its portfolio, OHA intends to implement repositioning of other OHA properties, including OHA's high-rise tower developments. OHA's long-term plans for management and repositioning of these properties may include market disposition; disposition to OHA's new controlled affiliated agency, River City Housing; redevelopment; RAD conversion; conversion to tenant-based assistance; project-based vouchers; mixed finance redevelopment; privately-financed redevelopment. OHA may pursue any other funding or opportunities or other repositioning options available.

TIMBERCREEK REPOSITIONING: Timbercreek is a 180-unit affordable housing development in southwest Omaha owned and operated by Mercy Housing that includes 45 public housing units administered by OHA. The Timbercreek property has operated with significant deficits and is in need of modernization. Mercy Housing and its partners and affiliates plan LIHTC-funded renovations of the Timbercreek development. OHA supports this redevelopment process. The Timbercreek property is particularly valuable to OHA's affordable housing stock because of its location in southwest Omaha. OHA's role in the Timbercreek redevelopment may include acquiring an ownership interest in the development; acquisition of land with a long-term ground lease to Mercy Housing; conversion to tenant-based and or project-based voucher assistance; administration of tenant-protection vouchers; allocation of project-based vouchers; and/or other actions to support Timbercreek's redevelopment and financial viability. At present, OHA and Mercy Housing are preparing to submit a Section 18 application to HUD which would provide for disposition and removal of the 45 public housing units from the public housing portfolio and conversion of units to project-based assistance.

DISPOSITION OF OHA'S FORMER CENTRAL OFFICE PROPERTY & ADJACENT PROPERTIES: OHA's former central office building, located at address 540 S 27TH Street (next door to Jackson Tower), has been vacant and unused since 2015. OHA is planning disposition of this property, as well as 3 adjacent vacant lots, to Youth Emergency Services (YES), a local nonprofit organization that serves homeless youth. OHA and YES have entered into an MOU and Option Agreements regarding the transaction and development plans. In August 2022, OHA submitted a Section 18 disposition application to HUD for approval of the sale to YES. This sale would be at a price below market value due to the commensurate public benefit.

ACQUISITION OF MAINTENANCE SHOP: OHA is considering options for acquisition of a facility to support maintenance operations (staff, supplies and equipment) servicing public housing properties. At present, most of these operational needs are handled in a facility located at Southside Terrace, and may be disrupted by renovation plans.

POSSIBLE DISPOSITION OF VACANT LOTS: OHA owns a number of vacant properties throughout the City. OHA may pursue sale of vacant lots which are not planned for new construction.

<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>OHA’s progress report is provided in Attachment B.3.</p>
<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See OHA’s Capital Fund 5-Year Action Plan in EPIC approved by HUD on March 21, 2022.</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>OHA’s most recent audit is for FY2020. There was one finding. See Attachment B.5. Beginning with this FY2020 audit, OHA contracted with a new firm. OHA found that the predecessor auditor firm didn’t provide audit adjustments necessary to reconcile FY2020 beginning net positions to the prior year audited financial statements. OHA has implemented a process of strengthening the internal controls over financial reporting to address this issue. The FY2020 audit had no findings or questioned costs relating to federal awards.</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>Attachment C.1 provides documentation of OHA’s consultation with its RAB.</p>
<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<p>C.5</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <p>On June 10, 2021, HUD published an Interim Final Rule restoring certain definitions and certifications related to former requirements for affirmatively furthering fair housing (AFFH). HUD has indicated that, in the future, HUD intends to expand its AFFH requirements and to include new requirements regarding development of an Assessment of Fair Housing (AFH). HUD has not yet implemented these requirements.</p> <p>While these changes are in process, PHAs are not required to report AFFH plans here, in this Annual Plan. As stated in the instructions above, “Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart.”</p> <p>OHA’s current policies, procedures, and practices comply with the Interim Final Rule. OHA supports statutory and moral goals to affirmatively further fair housing. OHA will comply with changes in HUD regulations and requirements as these are established, in accord with HUD requirements.</p> <table border="1" data-bbox="181 766 1456 877"> <tr> <td data-bbox="181 766 440 806">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="181 806 1456 877"><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></td> </tr> </table> <table border="1" data-bbox="181 903 1456 1014"> <tr> <td data-bbox="181 903 440 942">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="181 942 1456 1014"><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></td> </tr> </table> <table border="1" data-bbox="181 1056 1456 1167"> <tr> <td data-bbox="181 1056 440 1096">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="181 1096 1456 1167"><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></td> </tr> </table>	Fair Housing Goal:	<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>	Fair Housing Goal:	<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>	Fair Housing Goal:	<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>
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Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																										
A.1	<p> PHA Name: <u>Omaha Housing Authority</u> PHA Code: <u>NE001</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>2,847</u> Number of Housing Choice Vouchers (HCVs) <u>5,153</u> Total Combined Units/Vouchers <u>8,000</u> PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input checked="" type="checkbox"/> Revised Annual Submission </p> <p> Availability of Information. PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </p> <p> OHA's Annual Plan for 2023, including all related documents and information, is available upon request at OHA's main office at 1823 Harney Street. OHA's plan documents also are available upon request at any OHA public housing property management office: </p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Florence Tower (5100 Florence Blvd)</td> <td style="width: 50%;">Kay Jay Tower (4500 S. 25th Street)</td> </tr> <tr> <td>Underwood Tower (4850 Underwood Ave)</td> <td>Park North & South (1501 Park Ave)</td> </tr> <tr> <td>Evans Tower (3600 N. 24th Street)</td> <td>Highland Tower (2500 B Street)</td> </tr> <tr> <td>Benson Tower (60th & NW Radial Hwy)</td> <td>Pine Tower (1500 Pine Street)</td> </tr> <tr> <td>Crown Tower (5904 Henninger Ave)</td> <td>Southside Terrace (5529 S. 30th Street)</td> </tr> <tr> <td>Jackson Tower (600 S. 27th Street)</td> <td>Chambers Court (2110 N. 16th Street)</td> </tr> </table> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Florence Tower (5100 Florence Blvd)	Kay Jay Tower (4500 S. 25 th Street)	Underwood Tower (4850 Underwood Ave)	Park North & South (1501 Park Ave)	Evans Tower (3600 N. 24 th Street)	Highland Tower (2500 B Street)	Benson Tower (60 th & NW Radial Hwy)	Pine Tower (1500 Pine Street)	Crown Tower (5904 Henninger Ave)	Southside Terrace (5529 S. 30 th Street)	Jackson Tower (600 S. 27 th Street)	Chambers Court (2110 N. 16 th Street)	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:					
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				PH	HCV																						
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B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

OHA made no policy changes in 2022 and recommends no changes for 2023. OHA’s deconcentration analysis is provided in Attachment B.1.c.

OHA PUBLIC HOUSING PROGRAM POLICIES & POLICY CHANGES: In December 2021, OHA completed revision of its Admissions and Continued Occupancy Policy (ACOP) to transition to the Nan McKay model template but with adaptations appropriate to our local community needs and practices. During 2022, OHA has not made policy changes pertaining to eligibility, selection, admissions, rent determination, or organization of the waiting list. During 2023, OHA may make policy changes related to admissions and transfer preferences and priorities related to relocation

OHA HCV PROGRAM POLICIES & POLICY CHANGES: During 2022, OHA has not made policy changes pertaining to eligibility, selection, admissions, rent determination, or organization of the waiting list. During 2023, in anticipation of the next wait list opening, OHA expects to make policy changes including technical/procedural changes and other changes related to organization of the waiting list and preferences. During 2023, OHA may make policy changes related to admissions and preferences and priorities related to relocation.

PLANNED REVISION OF PBV POLICIES: OHA intends to revise its policies for the project-based voucher (PBV) program in accord with statutory and regulatory changes including the Housing Opportunity Through Modernization Act (HOTMA) and HUD PIH Notice 2017-21.

POLICY REVISIONS FOR RAD CONVERSIONS: OHA may revise its ACOP and Administrative Plan policies to implement policy changes in accord with HUD requirements for RAD conversions, as described in Attachment B.2 and its attached HUD requirements for resident rights and protections.

PLANNED REVISION OF OHA’S PUBLIC HOUSING LEASE: OHA is in the process of revising its public housing lease including all addenda. OHA does not anticipate that lease revisions will require new policy changes pertaining to eligibility, selection, admissions, rent determination, or organization of the waiting list, with the exception of any changes required by HUD regulations and already incorporated into OHA’s ACOP. OHA’s lease revisions will be implemented in accord with notice and other requirements of HUD regulations at 24 CFR § 966.

VAWA POLICIES: OHA has implemented policies and procedures in accord with the VAWA Reauthorization Acts and HUD implementing regulations. For the public housing program, OHA’s VAWA policies are provided in the ACOP Chapter 16. For the Section 8/Housing Choice Voucher program, OHA’s VAWA policies are provided in the Administrative Plan Chapter 16. These VAWA policies are provided in Attachment B.1.a. This attachment also contains OHA’s forms and informational documents.

SUBSTANTIAL DEVIATION & SIGNIFICANT AMENDMENT OF OHA’S PLANS:

OHA defines a “substantial deviation” as a change in the mission, goals, or objectives stated in OHA’s approved Five-Year Agency Plan.

OHA defines a “significant amendment or modification” to its agency plan to mean changes to rent or admissions policies or organization of the waiting list, with the exception of PBV project-specific preferences and selection criteria. A significant amendment or modification also includes addition of non-emergency work items, changes in the use of replacement reserve funds under the Capital Fund, and any changes with regard to demolition or disposition, designation, homeownership programs, or conversion activities.

OHA is redefining its definitions of a substantial deviation and significant amendment to exclude the following RAD-specific items: (a) The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; (b) Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; (c) Changes to the construction and rehabilitation plan for each approved RAD conversion; and (d) Changes to the financing structure for each approved RAD conversion.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?

Y N

- Hope VI or Choice Neighborhoods. See DEVELOPMENT & REPOSITIONING ACTIVITIES, below
- Mixed Finance Modernization or Development. See DEVELOPMENT & REPOSITIONING ACTIVITIES, below
- Demolition and/or Disposition. See DEVELOPMENT & REPOSITIONING ACTIVITIES, below
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance. See DEVELOPMENT & REPOSITIONING ACTIVITIES, below
- Conversion of Public Housing to Project-Based Assistance under RAD. See DEVELOPMENT & REPOSITIONING ACTIVITIES, below
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers. See DEVELOPMENT & REPOSITIONING ACTIVITIES, below
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

DESIGNATED HOUSING: OHA’s designated housing plan includes 480 units in 4 developments targeted to persons who are elderly (age 62 or older) or near-elderly (age 50-62). OHA’s designated housing plan was initially approved in 1997. It was renewed in 2021 with no change. OHA does not intend to make any changes to its Designated Housing Plan. During 2023, OHA intends to request renewal of the designated housing plan.

Development	Development #	Total Units	% Designated	# Designated
Kay Jay Tower	NE001-000005	117	100%	117
Evans Tower	NE001-000006	110	100%	110
Underwood Tower	NE001-000014	104	100%	104
Crown Tower	NE001-000015	149	100%	149
Public Housing Totals		2,703	18%	480

UNITS WITH APPROVED VACANCIES FOR MODERNIZATION: OHA will continue to request HUD approval of vacant units that require modernization and/or significant capital improvements in order to reoccupy such units.

OTHER CAPITAL GRANT PROGRAMS: OHA has 2020 and 2021 Emergency Safety and Security Grants, as well as a HUD 2019 Lead Hazard Reduction grant. OHA will use these and any other capital grant program funds in accord with HUD requirements & its HUD-approved Five-Year Action Plan for the CFP Program.

DEVELOPMENT & REPOSITIONING ACTIVITIES

CHOICE NEIGHBORHOODS REDEVELOPMENT: SPENCER HOMES & NORTH 30TH ST NEIGHBORHOOD: In 2019, OHA and partners including the City of Omaha were awarded a \$25 million Choice Neighborhoods Implementation (CNI) grant for revitalization of the North 30th Street neighborhood including OHA’s public housing development, Spencer Homes. Spencer Homes is OHA’s second oldest existing public housing development, built in the 1940s, with 111 units. During 2022, all residents were relocated. At present, all Spencer units are vacant, pre-demolition activities are in progress, and demolition is beginning. New construction will be conducted in phases. LIHTC funding applications are in process for the initial phases of construction. Per LIHTC requirements and CNI terms, new construction will be owned by one or more LLCs including the LIHTC private investors funding the construction. OHA may continue to pursue acquisition of other properties in the neighborhood in support of the CNI redevelopment plan. OHA and its partners will pursue all available funding and resources for revitalization, including mixed finance opportunities, private funding, commitment of project-based voucher funding, RAD conversion, and any other resources and opportunities to support this neighborhood revitalization.

CHOICE NEIGHBORHOODS REDEVELOPMENT: SOUTHSIDE TERRACE & NEIGHBORHOOD: Southside Terrace is OHA’s oldest existing public housing development, built in 1943, with 378 public housing units and accoutrement buildings. In 2019, OHA and partners including the City of Omaha were awarded a \$1.3 million Choice Neighborhoods Planning grant for planning revitalization of the Southside Terrace and Indian Hills neighborhood. In September 2022, OHA and its partners were awarded a \$50 million Choice Neighborhoods Implementation (CNI) grant for this revitalization project. Redevelopment will involve demolition in phase of all existing units and buildings on the Southside Terrace property. Redevelopment will require relocation of existing resident in phases. New construction will be conducted in phases and will include LIHTC funding. Per LIHTC requirements and CNI terms, new construction will be owned by one or more LLCs including the LIHTC private investors funding the construction. OHA may pursue acquisition of other properties in the neighborhood in support of the CNI redevelopment plan. OHA and its partners will pursue all available funding and resources for revitalization, including mixed finance opportunities, private funding, commitment of project-based voucher funding, RAD conversion, and any other resources to support this neighborhood revitalization.

REPOSITIONING & DISPOSITION OF SCATTERED SITE UNITS & SMALL DEVELOPMENTS: OHA's housing stock includes a large number of scattered site public housing units, including more than 600 single family homes, duplexes, and small developments. OHA's scattered site units are disproportionately costly, in part because of the distance between units and, more so, because of the lack of standardization of systems and features and parts. These factors increase costs for maintenance and capital improvements. In addition, the age of some of OHA's scattered site units increases costs. OHA staff is evaluating its entire portfolio of scattered site units to identify properties appropriate for disposition because of disproportionate costs, capital needs, or related reasons. This is a multi-year project.

OHA will retain properties identified as not having disproportionate maintenance costs and capital needs. In addition, OHA's review prioritizes retention of units west of 72nd Street; UFAS accessible units; other units that are well-suited for persons with mobility impairments; and 2-bedroom and 4+-bedroom units based on the demand from OHA's wait list and transfer list. For properties determined to be retained in OHA's affordable housing stock, OHA intends to pursue Section 18 disposition to an OHA controlled affiliate, River City Housing; removal of the properties from the public housing program; and conversion to project-based voucher assistance. OHA will consider and pursue all options for effective asset management of properties retained, which may include Section 18 disposition, RAD conversion, conversion to tenant-based assistance, project-based vouchers, mixed finance redevelopment, privately-financed redevelopment, or other repositioning options.

For scattered site units identified for disposition, OHA will pursue HUD Section 18 approval to sell units on the private market, however OHA is willing to consider negotiated agreements for disposition to nonprofit affordable housing providers at appraised value. At present, OHA is preparing to submit a Section 18 application for disposition of approximately 30 units. During 2023, OHA plans to submit Section 18 applications to HUD for disposition of additional units.

REPOSITIONING & POSSIBLE DISPOSITION OF HIO LIHTC PROPERTIES: OHA's housing stock includes LIHTC properties that have proven disproportionately costly to maintain, in particular specific historic properties, the Securities Building, Chambers Court, and the Farnam Building. These are LIHTC mixed-finance properties owned by OHA's affiliate, Housing in Omaha, Inc. (HIO), and managed by OHA, and acquired as part of OHA's resolution of the *Hawkins* lawsuit. These properties consistently operate with significant deficits totaling hundreds of thousands of dollars each year. OHA is evaluating repositioning options for all of its HIO LIHTC properties, including Section 18 disposition, mixed-finance redevelopment, commitment of project-based voucher funding, RAD conversion, and any other available resources and opportunities.

The Securities Building was OHA's top priority because of its deficits and the feasibility of disposition. This property was sold in August 2022.

~~Chambers Court and the Farnam Building are OHA's next top priorities. OHA entered into a development agreement with Brinshore Development LLC for repositioning of these properties. In 2022, HUD approved OHA's RAD application for these properties. The proposed plans would include disposition to an LLC (with OHA affiliates as part of the ownership structure); removal of units from the public housing portfolio; RAD conversion; and commitment of project-based voucher funding. Attachment B.2 provides additional information regarding OHA's proposed RAD redevelopment plans for Chambers Court and the Farnam Building.~~

~~The proposed RAD redevelopment plans include significant renovations dependent on NIFA LIHTC funding. However NIFA recently revised its funding requirements limiting applications to properties that have not received NIFA funding within 20 years. This eligibility requirement excludes Chambers Court, which would not be eligible for NIFA funding until 2026. The RAD redevelopment plans are not expected to be financially viable in the absence of NIFA funded renovations. There are additional NIFA restrictions affecting valuation and financial viability of the proposed plans. OHA may seek a waiver of this new NIFA requirement and negotiate relief from other restrictions. Meanwhile, OHA cannot afford to continue to sustain the substantial losses of these properties. OHA is evaluating alternate repositioning options for Chambers Court and the Farnam Building. OHA will consider and pursue all available options, including negotiations with NIFA regarding qualified contract options; Section 18 disposition options; private grant funding; mixed-finance redevelopment, commitment of project-based HCV voucher funding, RAD conversion with alternate plans, and any other available resources and opportunities.~~

NOAH, Crown 1, and Crown 2 are HIO LIHTC developments comprised of 52 single-family homes. In OHA's review of its scattered-site single-family homes OHA has determined that these units should be retained in OHA's affordable housing portfolio. During 2022-2023, OHA intends to submit Section 18 disposition applications for disposition to OHA's controlled affiliate, River City Housing; removal of units from the public housing program; applications for TPV replacement vouchers; and conversion to project-based voucher funding under the HCV program. There are 10 units that may not be approved for Section 18 disposition as scattered site units (because there are 5 units on a block, and HUD's definition of "scattered site" units is limited to 4 or fewer contiguous units or units on the same block). If these units are not approved for Section 18 disposition and conversion to project-based voucher funding, then OHA may retain these units in its public housing portfolio and will consider any available repositioning options including RAD conversion or any alternate means of conversion to PBV funding. OHA also notes there are NIFA terms on the Crown 1 and Crown 2 properties that may restrict disposition and thus may require OHA to defer or change repositioning plans for these properties.

Bayview (12 units) and Keystone Crown (37 units) are OHA LIHTC developments that OHA wishes to retain in its affordable housing portfolio. OHA proposes RAD conversion of these developments together with 3 single-family homes located on the same site which were developed with RHF funding (8715, 8765, & 8771 Sahler Street).

PROPOSED RAD CONVERSIONS: OHA's repositioning efforts may include RAD conversion. Properties to be converted through RAD will be transferred to OHA's owned and controlled affiliate, River City Housing. Attachment B.2 provides information regarding OHA's proposed RAD conversions.

RHF DEVELOPMENT: PARK VILLA: OHA had accumulated Replacement Housing Factor (RHF) funds for development of new public housing units. In 2021, OHA submitted and HUD approved a Development Proposal to use the RHF grant funds to purchase Park Villa for renovation and conversion to public housing. During 2021, Park Villa was sold by HIO to OHA, and all RHF grant funds were timely expended. At present, exterior renovations are near completion, and interior renovations are beginning in the vacant units. Roughly half the units are vacant, and roughly half are occupied by tenants with HCV vouchers. OHA intends to complete interior renovations in all units during 2022. OHA has provided 90-days' notice to all current tenants, including notice of conversion to public housing. Existing residents are offered relocation assistance as required by federal law and

HUD regulations, including the opportunity to move to a renovated unit within the Park Villa development, or use of their voucher in the private market. OHA is planning for DOFA of 12/31/2022, and we will update HUD as work progresses.

REPOSITIONING OF OTHER OHA PROPERTIES: As OHA reviews its portfolio, OHA intends to implement repositioning of other OHA properties, including OHA's high-rise tower developments. OHA's long-term plans for management and repositioning of these properties may include market disposition; disposition to OHA's new controlled affiliated agency, River City Housing; redevelopment; RAD conversion; conversion to tenant-based assistance; project-based vouchers; mixed finance redevelopment; privately-financed redevelopment. OHA may pursue any other funding or opportunities or other repositioning options available.

TIMBERCREEK REPOSITIONING: Timbercreek is a 180-unit affordable housing development in southwest Omaha owned and operated by Mercy Housing that includes 45 public housing units administered by OHA. The Timbercreek property has operated with significant deficits and is in need of modernization. Mercy Housing and its partners and affiliates plan LIHTC-funded renovations of the Timbercreek development. OHA supports this redevelopment process. The Timbercreek property is particularly valuable to OHA's affordable housing stock because of its location in southwest Omaha. OHA's role in the Timbercreek redevelopment may include acquiring an ownership interest in the development; acquisition of land with a long-term ground lease to Mercy Housing; conversion to tenant-based and or project-based voucher assistance; administration of tenant-protection vouchers; allocation of project-based vouchers; and/or other actions to support Timbercreek's redevelopment and financial viability. At present, OHA and Mercy Housing are preparing to submit a Section 18 application to HUD which would provide for disposition and removal of the 45 public housing units from the public housing portfolio and conversion of units to project-based assistance.

DISPOSITION OF OHA'S FORMER CENTRAL OFFICE PROPERTY & ADJACENT PROPERTIES: OHA's former central office building, located at address 540 S 27TH Street (next door to Jackson Tower), has been vacant and unused since 2015. OHA is planning disposition of this property, as well as 3 adjacent vacant lots, to Youth Emergency Services (YES), a local nonprofit organization that serves homeless youth. OHA and YES have entered into an MOU and Option Agreements regarding the transaction and development plans. In August 2022, OHA submitted a Section 18 disposition application to HUD for approval of the sale to YES. This sale would be at a price below market value due to the commensurate public benefit.

ACQUISITION OF MAINTENANCE SHOP: OHA is considering options for acquisition of a facility to support maintenance operations (staff, supplies and equipment) servicing public housing properties. At present, most of these operational needs are handled in a facility located at Southside Terrace, and may be disrupted by renovation plans.

POSSIBLE DISPOSITION OF VACANT LOTS: OHA owns a number of vacant properties throughout the City. OHA may pursue sale of vacant lots which are not planned for new construction.

<p>B.3</p>	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p>OHA’s progress report is provided in Attachment B.3.</p>
<p>B.4</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>See OHA’s Capital Fund 5-Year Action Plan in EPIC approved by HUD on March 21, 2022.</p>
<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>OHA’s most recent audit is for FY2020. There was one finding. See Attachment B.5. Beginning with this FY2020 audit, OHA contracted with a new firm. OHA found that the predecessor auditor firm didn’t provide audit adjustments necessary to reconcile FY2020 beginning net positions to the prior year audited financial statements. OHA has implemented a process of strengthening the internal controls over financial reporting to address this issue. The FY2020 audit had no findings or questioned costs relating to federal awards.</p>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>Attachment C.1 provides documentation of OHA’s consultation with its RAB.</p>
<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<p>C.5</p>	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>

D.	Affirmatively Furthering Fair Housing (AFFH).						
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <p>On June 10, 2021, HUD published an Interim Final Rule restoring certain definitions and certifications related to former requirements for affirmatively furthering fair housing (AFFH). HUD has indicated that, in the future, HUD intends to expand its AFFH requirements and to include new requirements regarding development of an Assessment of Fair Housing (AFH). HUD has not yet implemented these requirements.</p> <p>While these changes are in process, PHAs are not required to report AFFH plans here, in this Annual Plan. As stated in the instructions above, “Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart.”</p> <p>OHA’s current policies, procedures, and practices comply with the Interim Final Rule. OHA supports statutory and moral goals to affirmatively further fair housing. OHA will comply with changes in HUD regulations and requirements as these are established, in accord with HUD requirements.</p> <table border="1" data-bbox="181 766 1456 877"> <tr> <td data-bbox="181 766 1456 808">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="181 808 1456 877"><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></td> </tr> </table> <table border="1" data-bbox="181 903 1456 1014"> <tr> <td data-bbox="181 903 1456 945">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="181 945 1456 1014"><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></td> </tr> </table> <table border="1" data-bbox="181 1054 1456 1165"> <tr> <td data-bbox="181 1054 1456 1096">Fair Housing Goal:</td> </tr> <tr> <td data-bbox="181 1096 1456 1165"><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></td> </tr> </table>	Fair Housing Goal:	<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>	Fair Housing Goal:	<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>	Fair Housing Goal:	<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>
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ATTACHMENT B.2

PROPOSED RAD CONVERSIONS: SCATTERED SITES & SMALL DEVELOPMENTS

HUD's Rental Assistance Demonstration (RAD) program was designed to assist public housing agencies in addressing the capital needs and financial viability of public housing properties in order to preserve these affordable housing assets. RAD conversion makes it possible for a property to borrow funds to address capital needs. RAD conversion also stabilizes the amount of revenue per unit. Upon RAD conversion, units will be removed from the public housing program and converted to Section 8 funding according to a RAD-specified formula. If OHA's applications for RAD conversion are approved by HUD, the public housing units will be converted to RAD Project Based Vouchers under the guidelines of HUD notice PIH 2019-23, Rev-4, and any successor notices. OHA's Capital Fund budget will be reduced by the pro rata share of public housing units converted as part of the RAD program.

HUD's RAD program requires specific resident rights and protections. Upon RAD conversion, OHA will adopt the resident rights, participation, waiting list and grievance procedures as required by HUD in notices PIH 2019-23, namely Section 1.6.C-D, PIH-2016-17, and any successor notices. These resident rights and protections requirements are appended to this Attachment B.2 and incorporated herein.

The following pages provide information related to the OHA public housing units and developments that OHA proposes for RAD conversion at present. These include:

- SCSE Frances Court (15 units) (3706-3736 Frances Street)
- NOAH (5 units that don't qualify as "scattered sites") (2026-2042 N. 18th Street)
- Keystone Crown (37 units)
- SCNW 8715, 8765, & 8771 Sahler Street (3 units on the Keystone site, formerly AMP SCKC)
- Crown I & II (28 units)
- SCNE Alamo 118 N 36th ST (14 units)
- Bayview 1234 S. 13th Street (12 units)
- SCNW 3042 Menke Cir (6 units)
- SCSW 11805 Cryer Ave (6 units)
- SCNE 3338 Meredith (6 units)
- SCNE 5817 N 24th (6 units)
- SCNW Cherry Tree 8304 Underwood (30 units)

In addition, OHA proposes RAD conversion of any other single-family homes, duplexes, and 3-4-unit properties that OHA wishes to retain in its affordable housing portfolio (but that are not eligible for PBV conversion through Section 18 because they do not meet HUD's definition of "scattered site" units).

OHA's Five-Year CFP Plan includes approximately \$1,000,000 for RAD conversions. OHA is in the process of revising its Five-Year CFP Plan in accord with these proposed RAD conversions.

OHA certifies that it is currently compliant with all fair housing and civil rights requirements. In accord with HUD's RAD review process, OHA's proposed RAD conversion plans will be submitted to HUD FHEO for review. OHA's RAD conversions will comply with all applicable site selection and neighborhood reviews as required by HUD, and all appropriate requirements and procedures will be followed.

FRANCES COURT

Public Housing Project: Frances Court
 PIC Development ID: NE001000017 (Scattered Sites South East)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 15
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$210.07 per ACC unit per month est; \$35,292 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	8		8	8	
Three Bedroom	6		6	6	
Four Bedroom					
Nondwelling unit		1	1	1	
Total	14	1	15	15	

NOAH (5 units 2026-2042 N. 18th Street)

Public Housing Project: NOAH (5 units 2026-2042 N. 18th Street)
 PIC Development ID: NE001000023
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 5
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$197.93 per ACC unit per month est; \$11,876 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom					
Three Bedroom	2		2	2	
Four Bedroom	3		3	3	
Total	5		5	5	

KEYSTONE CROWN

Public Housing Project: Keystone Crown
 PIC Development ID: NE001000022
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 37
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$193.22 per ACC unit per month est; \$85,790 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	8		8	8	
Three Bedroom	23		23	23	
Four Bedroom	6		6	6	
Total	37		37	37	

8715, 8765, & 8777 SAHLER STREET

Public Housing Project: 8715, 8765, & 8777 Sahler Street (3 units formerly AMP SCKC)
 PIC Development ID: NE001000018 (Scattered Sites North West)
 Conversion Type: RAD
 Transfer of Assistance: n/a
 Total Units: 3
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$202.51 per ACC unit per month est; \$7,290 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom					
Three Bedroom					
Four Bedroom	3		3	3	
Total	3		3	3	

CROWN I

Public Housing Project: Crown I
 PIC Development ID: NE001000025
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 16
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$193.97 per ACC unit per month est; \$37,242 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom					
Three Bedroom	16		16	16	
Four Bedroom					
Total	16		16	16	

CROWN II

Public Housing Project: Crown II
 PIC Development ID: NE001000026
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 12
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$193.97 per ACC unit per month est; \$27,932 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom					
Three Bedroom	12		12	12	
Four Bedroom					
Total	12		12	12	

ALAMO

Public Housing Project: Alamo (118 N. 36th Street)
 PIC Development ID: NE001000016 (Scattered Sites North East)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 14
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$245.46 per ACC unit per month est; \$41,237 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom	6		6	6	
Two Bedroom	8		8	8	
Three Bedroom					
Four Bedroom					
Total	14		14	14	

BAYVIEW

Public Housing Project: Bayview
 PIC Development ID: NE001000027
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 12
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$186.26 per ACC unit per month est; \$26,821 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom					
Three Bedroom	12		12	12	
Four Bedroom					
Total	12		12	12	

3042-3052 MENKE CIRCLE

Public Housing Project: 3042-3052 Menke Circle (6 units)
 PIC Development ID: NE001000018 (Scattered Sites North West)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 6
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$202.51 per ACC unit per month est; \$14,581 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	6		6	6	
Three Bedroom					
Four Bedroom					
Total	6		6	6	

11805-11819 CRYER AVE

Public Housing Project: 11805-11819 Cryer Ave
 PIC Development ID: NE001000019 (Scattered Sites South West)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 6
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$229.14 per ACC unit per month est; \$16,498 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	2		2	2	
Three Bedroom	3		3	3	
Four Bedroom	1		1	1	
Total	6		6	6	

3338-3348 MEREDITH AVE

Public Housing Project: 3338-3348 Meredith Ave
 PIC Development ID: NE001000016 (Scattered Sites North East)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 6
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$245.46 per ACC unit per month est; \$17,673 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	6		6	6	
Three Bedroom					
Four Bedroom					
Total	6		6	6	

5817-5827 N. 24TH STREET

Public Housing Project: 5817-5827 N. 24th Street
 PIC Development ID: NE001000016 (Scattered Sites North East)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 6
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$245.46 per ACC unit per month est; \$17,673 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	6		6	6	
Three Bedroom					
Four Bedroom					
Total	6		6	6	

CHERRY TREE

Public Housing Project: Cherry Tree
 PIC Development ID: NE001000018 (Scattered Sites North West)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 30
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$202.51 per ACC unit per month est; \$72,904 total per year est.

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom	14		14	14	
Two Bedroom	16		16	16	
Three Bedroom					
Four Bedroom					
Total	30		30	30	

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/01/2023, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of the City of Omaha
PHA Name

NE001
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2023

5-Year PHA Plan for Fiscal Years 20 - 20

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director Joanie Poore		Name Board Chairman David Levy	
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

5.1.3.2. Resolution 2023-48 Environmental Assessment Services, E&A Consulting

5.1.3.3. Resolution 2023-49 Bond Trustee, UMB Bank

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

6.2. Asset Management (Public Housing)

**OHA Property Management Report
February 28, 2023**

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	1	1	99.0%	-	\$ 28,058	\$ 20,425	0.99	1.37	↑	\$ -	\$ -	\$ -	\$ -	21
	Benson Tower	143	19	18	87.4%	↑	\$ 36,193	\$ 24,528	1.29	1.48	↑	\$ -	\$ -	\$ -	\$ -	5
	Chambers Court	32	1	0	100.0%	↑	\$ 26,752	\$ 34,798	0.71	0.77	↑	\$ -	\$ -	\$ -	\$ 16,024	NA
	Farnam	20	1	2	90.0%	↓	\$ 8,089	\$ 10,152	0.64	0.80	↑	\$ -	\$ -	\$ -	\$ -	NA
	Jackson Tower	207	36	32	84.5%	↑	\$ 35,896	\$ 38,302	0.90	0.94	↑	\$ -	\$ -	\$ -	\$ -	5
	Park South Tower	221	3	2	99.1%	↑	\$ 34,044	\$ 54,046	0.42	0.63	↑	\$ -	\$ -	\$ -	\$ -	21
	Highland Tower	106	2	3	97.2%	↓	\$ 5,833	\$ 22,806	0.03	0.26	↑	\$ -	\$ -	\$ -	\$ -	21
	Pine Tower	143	6	3	97.9%	↑	\$ 20,080	\$ 32,019	0.55	0.63	↑	\$ -	\$ -	\$ -	\$ -	21
	Bayview	12	1	1	91.7%	-	\$ 973	\$ 6,558	0.03	0.15	↑	\$ -	\$ -	\$ -	\$ 6,576	NA
	Timber Creek	45	3	0	100.0%	↑	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Elderly	Evans Tower	110	2	5	95.5%	↓	\$ 26,757	\$ 31,110	0.69	0.86	↑	\$ -	\$ -	\$ -	\$ -	13
	Crown Tower	149	17	15	88.2%	↑	\$ 22,573	\$ 34,317	0.56	0.66	↑	\$ -	\$ -	\$ -	\$ -	5
	Underwood Tower	104	0	0	100.0%	-	\$ 7,989	\$ 29,814	0.24	0.27	↑	\$ -	\$ -	\$ -	\$ -	21
	Kay Jay Tower	117	9	10	91.5%	↓	\$ 11,517	\$ 34,377	0.06	0.34	↑	\$ -	\$ -	\$ -	\$ -	5
Fam	Southside	356	21	24	93.2%	↓	\$ 29,242	\$ 89,185	0.26	0.33	↑	\$ -	\$ -	\$ -	\$ -	9
Single Family Homes/ Duplexes	Scat-Site North East	225	4	5	97.8%	↓	\$ 53,545	\$ 82,427	0.58	0.65	↑	\$ -	\$ -	\$ -	\$ 16,024	12
	N. Omaha Afford Homes	24	1	1	95.8%	-	\$ 2,581	\$ 10,612	0.15	0.24	↑	\$ -	\$ -	\$ -	\$ 14,441	NA
	Crown I	16	3	3	81.3%	-	\$ 9,520	\$ 3,530	1.93	2.70	↑	\$ -	\$ -	\$ -	\$ 402	NA
	Crown II	12	0	0	100.0%	-	\$ 4,397	\$ 4,189	0.83	1.05	↑	\$ -	\$ -	\$ -	\$ 3,772	NA
	Scat-Site South East	137	3	4	98.5%	↓	\$ 9,418	\$ 51,471	0.34	0.18	↓	\$ -	\$ -	\$ -	\$ -	18
	Scat-Site North West	115	3	3	97.4%	-	\$ (552)	\$ 55,814	0.00	-0.01	↓	\$ -	\$ -	\$ -	\$ -	21
	Keystone Crown Creek	37	0	0	100.0%	-	\$ (2,400)	\$ 12,892	0.06	-0.19	↓	\$ -	\$ -	\$ -	\$ -	NA
	Scat-Site South West	75	0	0	100.0%	-	\$ 10,672	\$ 44,794	-0.27	0.24	↑	\$ -	\$ -	\$ -	\$ -	20
Total		2512	136	132	94.7%	↑	\$ 381,177	\$ 728,166	0.44	0.52		\$ -	\$ -	\$ -	\$ 57,239	12.28

OHA Board Report Summary

Asset Management – April 6, 2023 Board Meeting

PHAS

OHA's MASS (Management Assessment Subsystem) score decreased from 15.3 in January to 13.4 in February, which would rate as sub-standard. OHA's goal is to achieve at least 15 points overall and 22 points in as many properties as possible (of 25 possible points). Decreases in both occupancy at a few properties and tenant accounts receivable were the primary cause.

Occupancy

The overall occupancy rate for public housing increased slightly from 94.6% in January to 94.7% in February. OHA's goal is to be at 96% occupancy and strive toward 98% in as many properties as possible. Occupancy rates for affordable housing increased from 89.6% to 95.8%. Market-rate housing also decreased to 66.1%.

A lack of approved applications was the primary reason for declines in occupancy. Park Villa is continuing to not lease due to renovations and two buildings at Southside are not leasing pending demolition later this year (accounting for 1 vacancy at that location).

Tenant Accounts Receivable

OHA's TAR ratio (past due rent/ total rent due) increased from the previous month to 0.52. Past due rent in public housing increased by \$71k. Tenant revenue increased, but not near the same pace as past due rent. Past due rent in market rate housing decreased by \$1k. Tenant write-offs were not processed for the last two months, as these are completed, it the reported numbers will more accurately reflect rent collection efforts.

Maintenance

On-time work order completion rates for work orders decreased slightly to 48% (from 50%), however the total number of outstanding routine work orders has decreased to 2,638 from 2,743. 4 of 17 AMPs were able to complete unit turns in under 30 days. Decreasing the number of open work orders continues to be a focus, as well as improving make ready time.

No additional REAC inspections have been completed and they are not expected to resume until June.

Capital Improvements

All current grants are on track to meet obligation and expenditure deadlines. The next upcoming deadlines are for the 2019 lead-based paint grant which has an obligation date of 8/30/23 and the 2021 safety and security grant with an expenditure date of 9/9/23.

Completed Projects

- Exterior Wall Enclosure at Evans and Kay Jay

Procurement Completed – Work in Progress

- Radon Remediation at Scattered Sites – last house to be remediated in April
- Bug Extermination Equipment – ordered and shipped
- Security Fencing at Park South – pending variance approval from the city at May meeting
- Park Villa Renovations – First 7 units will be completed April 1st. 6 units are in progress. Demo started on the next 5. Work will start on the last 6 units at current tenants transfer in April. Final completion is scheduled for 6/30/2023.
- Mold Remediation at Crown Tower – scheduled completion date of August for 38 units
- Scatted Site Southeast Hail Damage Repairs – the contract with Select Contracting was not renewed. Additional bids are being solicited for work on the remaining 18 houses.
- Elevator Drive System Replacement – 7 locations complete. Evans, Underwood and Crown will be scheduled as parts arrive.
- Fire Alarm Replacement at Highland – currently in design phase
- A&E Design for Plumbing Stacks at Towers – pending contract completion
- Carpet Removal at Crown and Evans – anticipated completion in 2023/2024
- Lead Based Paint Remediation at Scattered Sites – 70 of 111 assessments are scheduled to be completed beginning of April, will schedule remaining in April/May. IFB to be released in June.
- Interior Lighting – initial designs completed, reviewing options to reduce cost.
- Security Enhancements (Access Control and Cameras) – 5 towers are completed. The remaining towers are scheduled for Evans in April, Highland in May, and Park South in June. Revised estimates are in process for Florence, Pine and Southside.
- Code Updates at Scattered Site (CO Detectors & GFI)

Planning Phase - Upcoming Procurement

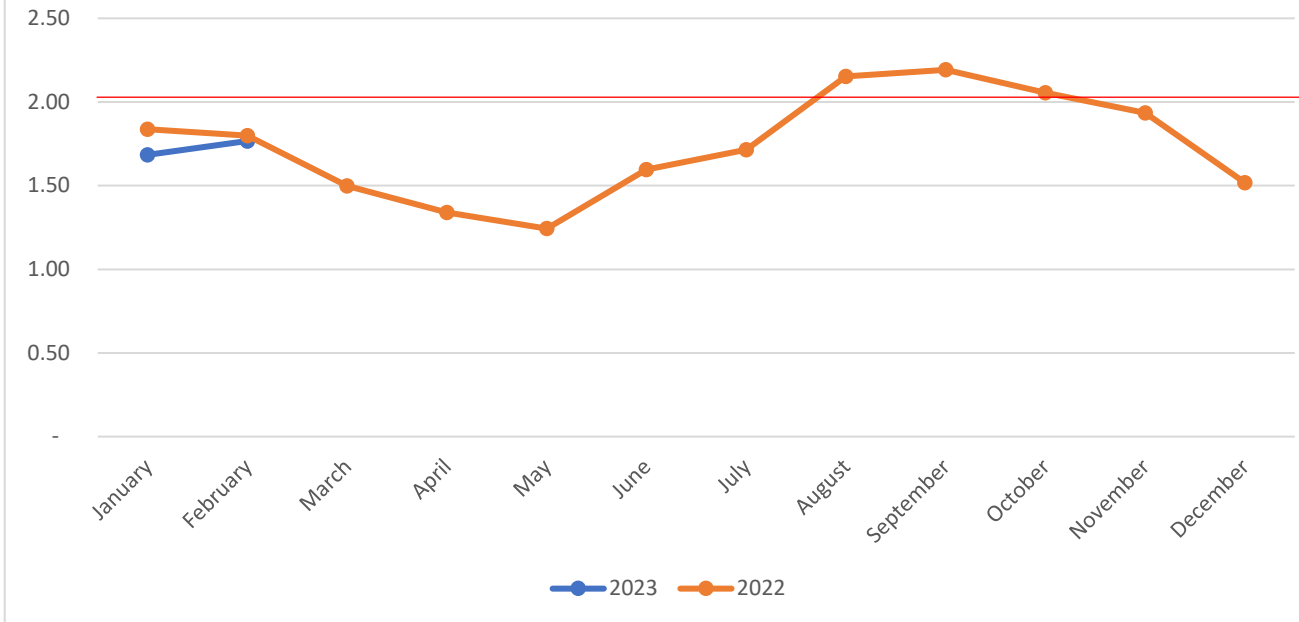
- Kay Jay Exterior Painting – soliciting bids currently
- Window Replacement at Spencer 57 Replacements – IFB to be released end of March.
- Scattered Site Single Family Home Inspections
- Landscaping at Towers & Multifamily

6.3. Housing in Omaha, Inc.

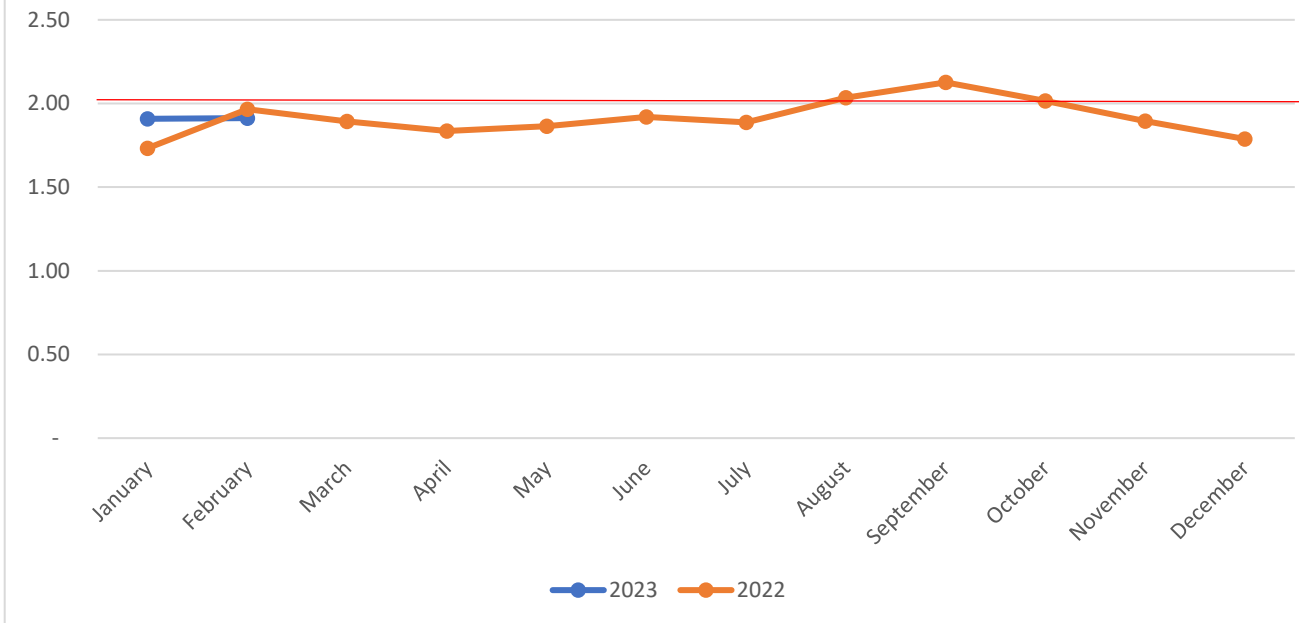
6.4. Compliance

6.5. Financials

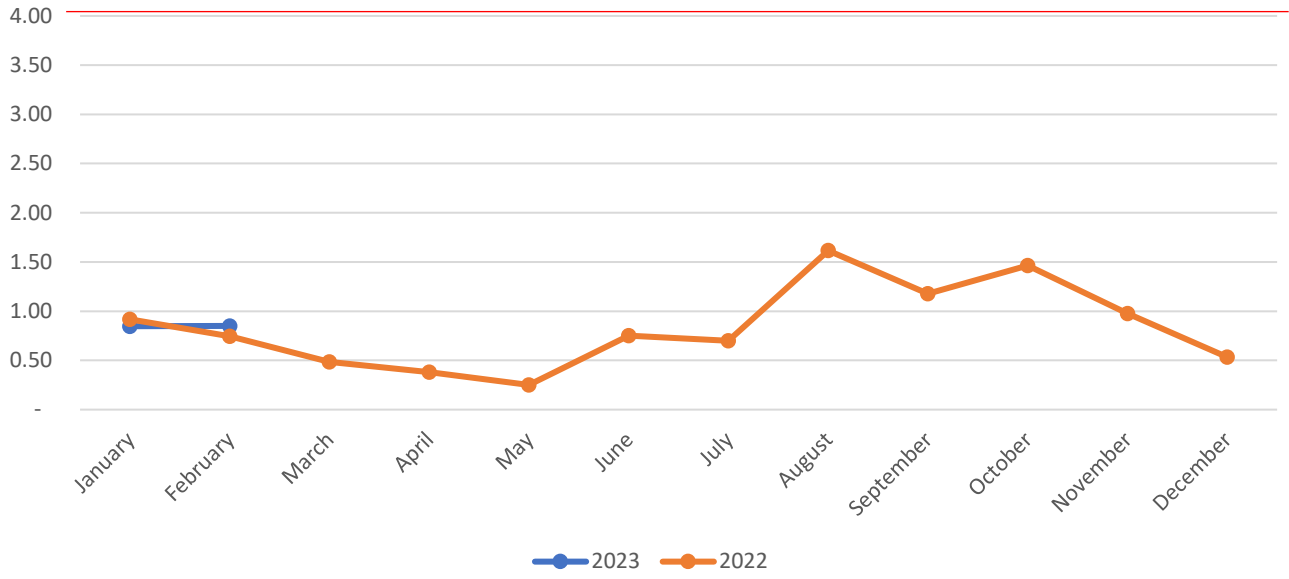
Quick Ratio Comparison
Public Housing



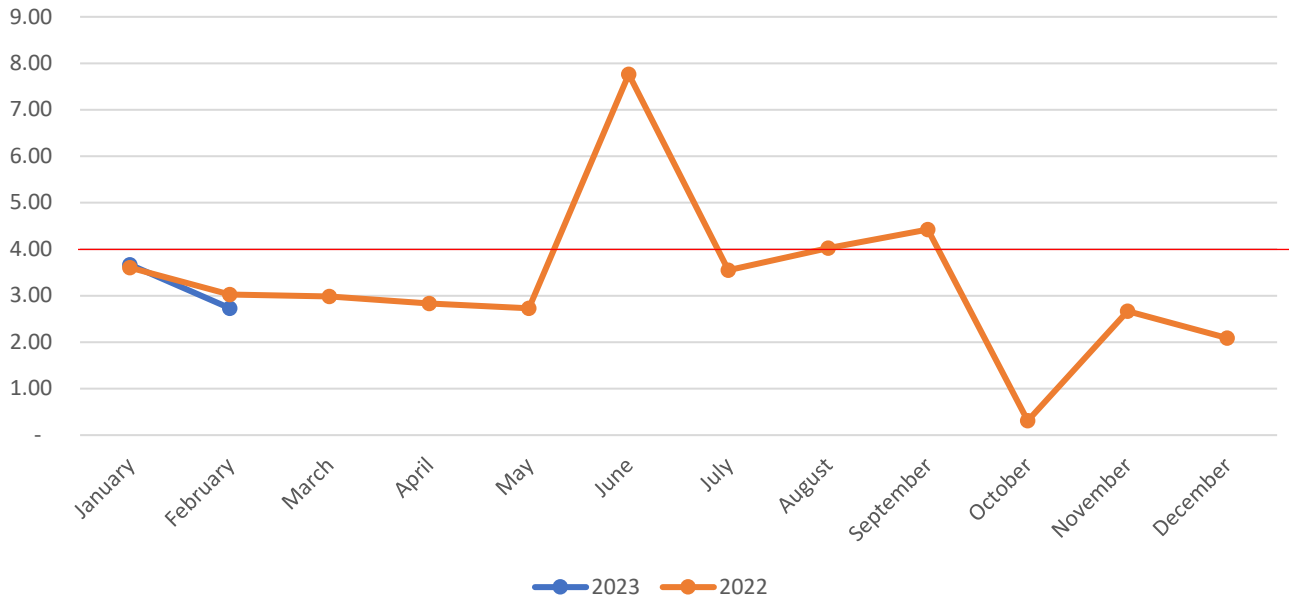
Quick Ratio Comparison
Agency Wide



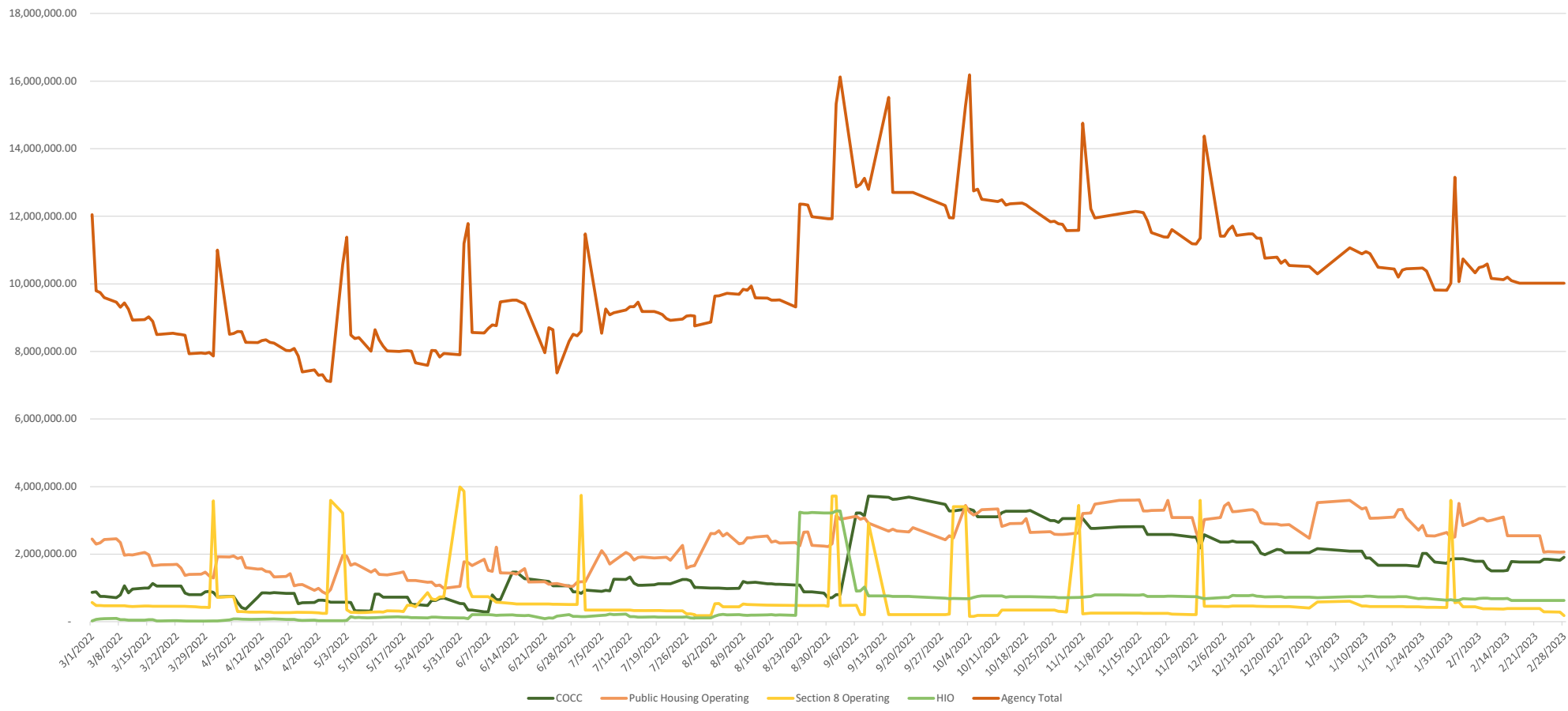
MENAR Comparison Public Housing



MENAR Comparison Agency Wide



Cash Trends



New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Feb 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	Beginning Balance (Mor	Net Change	1st Beginning Balance	YTD Net Change
ASSETS					
CASH AND CASH EQUIVALENTS	12,204,692.51	12,867,011.83	-662,319.32	12,620,917.17	-416,224.66
OTHER ACCOUNTS RECEIVABLE	70,156.17	35,132.23	35,023.94	86,820.78	-16,664.61
A/R INTER-PROPERTY	559,043.55	571,945.06	-12,901.51	648,025.68	-88,982.13
A/R - TENANT	251,844.99	194,657.66	57,187.33	111,457.98	140,387.01
A/R PROMISSORY NOTES	3,013,307.63	3,015,922.88	-2,615.25	3,017,334.33	-4,026.70
ACCRUED INTEREST RECEIVABLE	1,554,708.35	1,554,708.35	0.00	1,554,708.35	0.00
PREPAID ASSETS	170,874.60	4,835.52	166,039.08	222,098.11	-51,223.51
INTER-FUND DUE FROM	1,213,652.52	1,504,266.84	-290,614.32	2,106,574.63	-892,922.11
TOTAL CURRENT ASSETS	19,038,280.32	19,748,480.37	-710,200.05	20,367,937.03	-1,329,656.71
FIXED ASSETS	31,070,558.85	31,134,954.28	-64,395.43	31,089,451.08	-18,892.23
NOTES RECEIVABLE	1,347,673.32	1,347,673.32	0.00	1,347,673.32	0.00
LT INTER-FUND DUE FROM	2,415,332.25	2,415,332.25	0.00	2,415,332.25	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00	-4,416,382.66	0.00
LT INTER-PROPERTY	888,367.27	888,367.27	0.00	900,867.27	-12,500.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
TOTAL NON-CURRENT ASSETS	38,313,838.60	38,378,234.03	-64,395.43	38,345,230.83	-31,392.23
TOTAL ASSETS	57,352,118.92	58,126,714.40	-774,595.48	58,713,167.86	-1,361,048.94
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	516,165.70	555,426.16	-39,260.46	620,816.65	-104,650.95
A/P OTHER	342,510.16	274,906.16	67,604.00	216,515.16	125,995.00
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
ACCRUED FEES	500,006.20	511,464.71	-11,458.51	589,105.33	-89,099.13
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	16,341.19	16,721.68	-380.49	193,891.08	-177,549.89
COMP ABSENCES - CURRENT	190,827.71	190,827.71	0.00	190,827.71	0.00
TENANT SECURITY DEPOSIT	677,050.08	674,376.08	2,674.00	665,380.08	11,670.00
UNEARNED REVENUE	310,566.83	299,977.06	10,589.77	304,238.40	6,328.43
CURRENT PORTION OF DEBT	1,576,805.89	1,575,162.36	1,643.53	1,576,805.89	0.00
OTHER CURRENT LIABILITIES	421,653.31	421,653.31	0.00	450,617.31	-28,964.00
INTER-PROGRAM PAYABLES	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-FUND DUE TO	1,203,539.41	1,492,047.73	-288,508.32	2,089,114.81	-885,575.40
TOTAL CURRENT LIABILITIES	8,430,958.38	8,688,054.86	-257,096.48	9,572,804.32	-1,141,845.94
LONG TERM DEBT	13,311,097.61	13,311,097.61	0.00	13,311,097.61	0.00
LT LIABILITIES - OTHER	0.00	0.00	0.00	12,500.00	-12,500.00
FSS ESCROW	585,696.63	566,354.63	19,342.00	563,897.63	21,799.00
TOTAL LT ACCRUED FEES	913,264.12	913,264.12	0.00	913,264.12	0.00
COMP ABSENCES-LONG TERM	370,430.26	370,430.26	0.00	370,430.26	0.00
LT INTER-FUND DUE TO	2,390,434.51	2,390,434.51	0.00	2,390,434.51	0.00
TOTAL NON-CURRENT LIABILITIES	17,570,923.13	17,551,581.13	19,342.00	17,561,624.13	9,299.00
TOTAL LIABILITIES	26,001,881.51	26,239,635.99	-237,754.48	27,134,428.45	-1,132,546.94
EQUITY					
NET INVEST IN CAPITAL ASSETS	26,783,386.26	26,783,386.26	0.00	26,783,386.26	0.00
RETAINED EARNINGS	3,084,172.05	3,621,013.05	-536,841.00	3,312,674.05	-228,502.00
UNRESTRICTED NET POSITION	4,979,498.41	4,979,498.41	0.00	4,979,498.41	0.00
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
TOTAL EQUITY	31,350,237.41	31,887,078.41	-536,841.00	31,578,739.41	-228,502.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Feb 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mor	Net Change	1 1st Beginning Bala	YTD Net Change
TOTAL LIABILITIES AND EQUITY	57,352,118.92	58,126,714.40	-774,595.48	58,713,167.86	-1,361,048.94
TOTAL OF ALL	0.00	0.00	0.00	0.00	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Feb 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Bala	YTD Net Change
ASSETS					
CASH - OPERATING	6,547,561.98	7,062,725.25	-515,163.27	6,340,895.75	206,666.23
CASH - PAYROLL	-1,065,742.91	-709,229.44	-356,513.47	-6,234.63	-1,059,508.28
CASH - OTHER	47,106.78	47,106.78	0.00	47,071.83	34.95
FSA CASH	35,911.91	35,911.91	0.00	35,911.91	0.00
PETTY CASH	500.00	500.00	0.00	500.00	0.00
CASH - VENDOR PAYMENTS	281,896.40	83,679.48	198,216.92	-158,222.40	440,118.80
CASH - RESTRICTED	4,141,289.93	4,149,154.93	-7,865.00	4,157,742.42	-16,452.49
CASH - RESTRICTED MODERNIZATION AND DEV	37,661.85	37,661.85	0.00	37,661.85	0.00
REPLACEMENT RESERVE	68,160.66	68,160.66	0.00	68,058.93	101.73
CASH - FSS ESCROW	599,854.63	579,252.63	20,602.00	581,145.63	18,709.00
OPERATING RESERVE	262,742.79	262,742.79	0.00	262,451.31	291.48
OHA HUD OPERATING RESERVE	298,602.25	298,602.25	0.00	298,602.25	0.00
CASH - SECURITY DEPOSIT	589,189.40	590,785.90	-1,596.50	594,982.90	-5,793.50
HOMEOWNERSHIP FUNDS	359,956.84	359,956.84	0.00	360,349.42	-392.58
CASH AND CASH EQUIVALENTS	12,204,692.51	12,867,011.83	-662,319.32	12,620,917.17	-416,224.66
A/R HUD	197,086.10	185,139.01	11,947.09	-29,658.82	226,744.92
A/R OTHER GOVERNMENTS	69,236.53	69,236.53	0.00	328,044.17	-258,807.64
A/R OTHER	1,800.00	1,800.00	0.00	1,800.00	0.00
A/R NON DWELLING RENT	38,780.54	15,703.69	23,076.85	23,382.43	15,398.11
A/R HOMEOWNERSHIP MORTGAGES	592,699.65	592,699.65	0.00	592,699.65	0.00
ALLOWANCE FOR HOME MORTGAGES	-592,699.65	-592,699.65	0.00	-592,699.65	0.00
ALLOWANCE FOR DOUBTFUL OTHER A/R	-236,747.00	-236,747.00	0.00	-236,747.00	0.00
OTHER ACCOUNTS RECEIVABLE	70,156.17	35,132.23	35,023.94	86,820.78	-16,664.61
INTER-PROPERTY {COCC}	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-PROPERTY {9EC}	69,413.02	63,108.39	6,304.63	60,502.20	8,910.82
INTER-PROPERTY {9KCC}	41,734.07	38,752.22	2,981.85	36,824.28	4,909.79
INTER-PROPERTY {9NOAH}	24,281.03	22,333.74	1,947.29	21,083.19	3,197.84
INTER-PROPERTY {9FAR}	46,219.20	42,334.93	3,884.27	39,685.87	6,533.33
INTER-PROPERTY {9BV}	12,145.11	11,165.41	979.70	10,540.14	1,604.97
INTER-PROPERTY {9CR1}	22,247.54	20,948.94	1,298.60	20,115.24	2,132.30
INTER-PROPERTY {9CR2}	12,161.55	11,187.91	973.64	10,562.64	1,598.91
INTER-PROPERTY {VILLAS}	14,298.09	12,544.75	1,753.34	12,544.75	1,753.34
INTER-PROPERTY {HCV}	1,111,202.00	817,536.00	293,666.00	545,024.00	566,178.00
INTER-PROPERTY {HCV ADM}	-1,111,202.00	-734,895.00	-376,307.00	-545,024.00	-566,178.00
INTER-PROPERTY {MOD REHAB}	0.00	1,774.50	-1,774.50	0.00	0.00
INTER-PROPERTY {PUB HSG}	266,543.94	215,153.27	51,390.67	386,167.37	-119,623.43
A/R INTER-PROPERTY	559,043.55	571,945.06	-12,901.51	648,025.68	-88,982.13
ACCOUNTS RECEIVABLE TENANTS	506,228.95	449,041.62	57,187.33	365,841.94	140,387.01
ALLOWANCE FOR A/R TENANTS	-254,383.96	-254,383.96	0.00	-254,383.96	0.00
A/R - TENANT	251,844.99	194,657.66	57,187.33	111,457.98	140,387.01
P-NOTES OUTSTANDING	620,254.86	622,870.11	-2,615.25	624,281.56	-4,026.70
ALLOWANCE FOR P-NOTES	-232,439.14	-232,439.14	0.00	-232,439.14	0.00
A/R BAYVIEW	387,861.10	387,861.10	0.00	387,861.10	0.00
A/R FARNAM	1,375,881.50	1,375,881.50	0.00	1,375,881.50	0.00
A/R STREHLOW	812,447.88	812,447.88	0.00	812,447.88	0.00
A/R NOAH	49,301.43	49,301.43	0.00	49,301.43	0.00
A/R PROMISSORY NOTES	3,013,307.63	3,015,922.88	-2,615.25	3,017,334.33	-4,026.70
ACCRUED INTEREST RECEIVABLE	1,554,708.35	1,554,708.35	0.00	1,554,708.35	0.00
ACCRUED INTEREST RECEIVABLE	1,554,708.35	1,554,708.35	0.00	1,554,708.35	0.00
PREPAID INSURANCE	-18,963.32	-199,995.76	181,032.44	-5,535.01	-13,428.31
PREPAID SOFTWARE EXP	61,471.81	82,189.11	-20,717.30	102,906.41	-41,434.60
PREPAID MED FSA SEC 125	3,639.40	-2,084.54	5,723.94	0.00	3,639.40

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Feb 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Bala	YTD Net Change
PREPAID CREDIT CARDS	2,805.41	2,805.41	0.00	2,805.41	0.00
PREPAID R/E TAXES	21,859.98	21,859.98	0.00	21,859.98	0.00
PREPAID OTHER	100,061.32	100,061.32	0.00	100,061.32	0.00
PREPAID ASSETS	170,874.60	4,835.52	166,039.08	222,098.11	-51,223.51
INTER-FUND DUE FROM {COCC}	158,165.68	158,165.68	0.00	159,178.12	-1,012.44
INTER-FUND DUE FROM {HIOOPER}	-889.00	-889.00	0.00	234,318.31	-235,207.31
INTER-FUND DUE FROM {9EC}	108,712.39	92,665.09	16,047.30	53,688.66	55,023.73
INTER-FUND DUE FROM {9KCC}	37,026.50	26,090.20	10,936.30	33,120.24	3,906.26
INTER-FUND DUE FROM {9NOAH}	39,429.72	23,317.10	16,112.62	16,952.21	22,477.51
INTER-FUND DUE FROM {9FAR}	12,643.79	11,105.25	1,538.54	24,920.42	-12,276.63
INTER-FUND DUE FROM {9BV}	5,945.98	5,945.98	0.00	8,424.05	-2,478.07
INTER-FUND DUE FROM {9CR1}	15,753.68	15,093.03	660.65	13,518.64	2,235.04
INTER-FUND DUE FROM {9CR2}	8,637.33	8,637.33	0.00	10,816.98	-2,179.65
INTER-FUND DUE FROM {VILLAS}	2,355.37	-199.72	2,555.09	-341.62	2,696.99
INTER-FUND DUE FROM {HCV}	152,056.00	415,162.00	-263,106.00	516,722.00	-364,666.00
INTER-FUND DUE FROM {HCV MV}	28,034.75	35,120.75	-7,086.00	35,074.75	-7,040.00
INTER-FUND DUE FROM {HCV CITY}	239,932.87	239,932.87	0.00	219,310.87	20,622.00
INTER-FUND DUE FROM {MOD REHAB}	5,309.50	7,084.00	-1,774.50	4,956.50	353.00
INTER-FUND DUE FROM {FOUND}	52,003.25	52,003.25	0.00	52,003.25	0.00
INTER-FUND DUE FROM {PUB HSG}	156,652.91	108,964.35	47,688.56	424,674.98	-268,022.07
INTER-FUND DUE FROM {ROSS GRANT}	-139,393.56	-101,227.00	-38,166.56	-106,849.82	-32,543.74
INTER-FUND DUE FROM {FSS GRANT}	-127,381.50	-38,551.03	-88,830.47	-45,169.26	-82,212.24
INTER-FUND DUE FROM {CNI GRANT}	435,261.81	430,052.71	5,209.10	424,576.10	10,685.71
INTER-FUND DUE FROM {CNP GRANT}	15,794.00	15,794.00	0.00	15,794.00	0.00
INTER-FUND DUE FROM {CFP GRANT}	7,601.05	0.00	7,601.05	10,885.25	-3,284.20
INTER-FUND DUE FROM	1,213,652.52	1,504,266.84	-290,614.32	2,106,574.63	-892,922.11
TOTAL CURRENT ASSETS	19,038,280.32	19,748,480.37	-710,200.05	20,367,937.03	-1,329,656.71
LAND	8,033,332.75	8,033,332.75	0.00	8,033,332.75	0.00
BUILDINGS	154,068,425.24	154,068,425.24	0.00	154,068,425.24	0.00
BUILDINGS - COMMERCIAL	400,000.00	400,000.00	0.00	400,000.00	0.00
BUILDINGS - ACQUISITION	457,700.00	457,700.00	0.00	457,700.00	0.00
BUILDINGS - INELIGIBLE	88,112.00	88,112.00	0.00	88,112.00	0.00
BUILDING IMPROVEMENTS	39,114,483.71	39,079,601.51	34,882.20	38,860,738.51	253,745.20
CONTRACT WORK IN PROCESS	565,834.64	565,834.64	0.00	562,559.83	3,274.81
WIP - INS PROCEEDS/REPAIRS	389,866.12	350,261.79	39,604.33	330,977.14	58,888.98
DWELLING EQUIPMENT	2,498,093.92	2,476,540.28	21,553.64	2,425,208.06	72,885.86
SITE IMPROVEMENTS	4,569,143.33	4,569,143.33	0.00	4,569,143.33	0.00
OFFICE EQUIPMENT	231,008.96	231,008.96	0.00	231,008.96	0.00
MAINTENANCE EQUIPMENT	273,103.95	273,103.95	0.00	273,103.95	0.00
COMMUNITY SPACE EQUIPMENT	71,965.02	71,965.02	0.00	71,965.02	0.00
COMPUTER EQUIPMENT	508,820.56	508,820.56	0.00	508,820.56	0.00
AUTOMOTIVE EQUIPMENT	2,327,761.22	2,240,945.34	86,815.88	2,240,945.34	86,815.88
SECURITY EQUIPMENT	1,096,894.51	1,096,894.51	0.00	1,096,894.51	0.00
ACCUM DEPR - BUILDINGS	-145,594,908.18	-145,515,030.33	-79,877.85	-145,435,152.48	-159,755.70
ACCUM DEPR - COMMERCIAL	-369,627.79	-368,590.09	-1,037.70	-367,552.39	-2,075.40
ACCUM DEPR - BUILDING ACQUISITION	-450,000.00	-450,000.00	0.00	-450,000.00	0.00
ACCUM DEPR - INELIGIBLE BLDG	-74,533.08	-74,266.12	-266.96	-73,999.16	-533.92
ACCUM AMORT EXPENSE	-294,000.00	-294,000.00	0.00	-294,000.00	0.00
ACCUM DEPR - BUILDING IMPROVEMENTS	-29,406,749.38	-29,304,981.38	-101,768.00	-29,203,213.38	-203,536.00
ACCUM DEPR - DWELLING EQUIPMENT	-1,474,695.42	-1,459,270.42	-15,425.00	-1,443,845.42	-30,850.00
ACCUM DEPR - SITE IMPROVE	-2,813,103.88	-2,791,902.13	-21,201.75	-2,770,700.38	-42,403.50
ACCUM DEPR - OFFICE EQUIPMENT	-214,377.21	-213,682.51	-694.70	-212,987.81	-1,389.40
ACCUM DEPR - MAINTENANCE EQUIPMENT	-267,697.05	-267,338.64	-358.41	-266,980.23	-716.82
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-71,965.02	-71,965.02	0.00	-71,965.02	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Feb 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Bala	YTD Net Change
ACCUM DEPR - COMPUTER EQUIPMENT	-500,946.45	-500,375.21	-571.24	-499,803.97	-1,142.48
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-1,789,335.98	-1,772,414.28	-16,921.70	-1,755,492.58	-33,843.40
ACCUM DEPR - SECURITY EQUIPMENT	-302,047.64	-292,919.47	-9,128.17	-283,791.30	-18,256.34
FIXED ASSETS	31,070,558.85	31,134,954.28	-64,395.43	31,089,451.08	-18,892.23
N/R STREHLOW	1,347,673.32	1,347,673.32	0.00	1,347,673.32	0.00
NOTES RECEIVABLE	1,347,673.32	1,347,673.32	0.00	1,347,673.32	0.00
LT INTER-FUND DUE FROM {HIOOPER}	124,750.55	124,750.55	0.00	124,750.55	0.00
LT INTER-FUND DUE FROM {9EC}	826,852.71	826,852.71	0.00	826,852.71	0.00
LT INTER-FUND DUE FROM {9KCC}	248,036.05	248,036.05	0.00	248,036.05	0.00
LT INTER-FUND DUE FROM {9NOAH}	66,839.52	66,839.52	0.00	66,839.52	0.00
LT INTER-FUND DUE FROM {9FAR}	462,868.94	462,868.94	0.00	462,868.94	0.00
LT INTER-FUND DUE FROM {9BV}	241,025.62	241,025.62	0.00	241,025.62	0.00
LT INTER-FUND DUE FROM {9CR1}	83,438.23	83,438.23	0.00	83,438.23	0.00
LT INTER-FUND DUE FROM {9CR2}	121,903.74	121,903.74	0.00	121,903.74	0.00
LT INTER-FUND DUE FROM {VILLAS}	239,616.89	239,616.89	0.00	239,616.89	0.00
LT INTER-FUND DUE FROM	2,415,332.25	2,415,332.25	0.00	2,415,332.25	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00	-4,416,382.66	0.00
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00	-4,416,382.66	0.00
LT INTER-PROPERTY {COCC}	0.00	0.00	0.00	12,500.00	-12,500.00
LT INTER-PROPERTY {9EC}	381,436.05	381,436.05	0.00	381,436.05	0.00
LT INTER-PROPERTY {9NOAH}	0.89	0.89	0.00	0.89	0.00
LT INTER-PROPERTY {9FAR}	157,612.16	157,612.16	0.00	157,612.16	0.00
LT INTER-PROPERTY {9BV}	21,169.31	21,169.31	0.00	21,169.31	0.00
LT INTER-PROPERTY {9CR1}	103,466.95	103,466.95	0.00	103,466.95	0.00
LT INTER-PROPERTY {9CR2}	22,326.11	22,326.11	0.00	22,326.11	0.00
LT INTER-PROPERTY {VILLAS}	202,355.80	202,355.80	0.00	202,355.80	0.00
LT INTER-PROPERTY	888,367.27	888,367.27	0.00	900,867.27	-12,500.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
TOTAL NON-CURRENT ASSETS	38,313,838.60	38,378,234.03	-64,395.43	38,345,230.83	-31,392.23
TOTAL ASSETS	57,352,118.92	58,126,714.40	-774,595.48	58,713,167.86	-1,361,048.94
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	516,165.70	555,426.16	-39,260.46	620,816.65	-104,650.95
ACCOUNTS PAYABLE	516,165.70	555,426.16	-39,260.46	620,816.65	-104,650.95
UNEARNED INCOME	345,155.16	277,551.16	67,604.00	218,555.16	126,600.00
A/P OTHER	-2,645.00	-2,645.00	0.00	-2,040.00	-605.00
A/P OTHER	342,510.16	274,906.16	67,604.00	216,515.16	125,995.00
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
ACCRUED MGMT & BKKPING FEE	63,420.96	146,393.46	-82,972.50	63,537.96	-117.00
ACCRUED FRONT-LINE FEES	436,585.24	365,071.25	71,513.99	525,567.37	-88,982.13
ACCRUED FEES	500,006.20	511,464.71	-11,458.51	589,105.33	-89,099.13
ACCR WAGES & WITHHOLDINGS					
COURT ORDERED WITHHOLDING	4.73	4.73	0.00	4.73	0.00
STATE WITHHOLDING	-15.24	-15.24	0.00	-15.24	0.00
OTHER WITHHOLDING	1,258.38	1,558.38	-300.00	1,772.90	-514.52

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Feb 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Bala	YTD Net Change
DEFERRED COMPENSATION WITHHOLDING	0.00	0.00	0.00	180,820.56	-180,820.56
EE INS DEDUCTIONS	15,093.32	15,173.81	-80.49	11,308.13	3,785.19
ACCR WAGES & WITHHOLDINGS	16,341.19	16,721.68	-380.49	193,891.08	-177,549.89
COMPENSATED ABSENCES - CURRENT	190,827.71	190,827.71	0.00	190,827.71	0.00
COMP ABSENCES - CURRENT	190,827.71	190,827.71	0.00	190,827.71	0.00
TENANT SECURITY DEPOSIT	636,346.00	633,582.00	2,764.00	624,586.00	11,760.00
PET DEPOSIT	6,894.00	6,984.00	-90.00	6,984.00	-90.00
DEPOSIT REFUND ACCOUNT	33,810.08	33,810.08	0.00	33,810.08	0.00
TENANT SECURITY DEPOSIT	677,050.08	674,376.08	2,674.00	665,380.08	11,670.00
TENANT PREPAID RENT	303,678.40	293,088.63	10,589.77	297,349.97	6,328.43
NO UNIT HOLDING ACCT	6,888.43	6,888.43	0.00	6,888.43	0.00
UNEARNED REVENUE	310,566.83	299,977.06	10,589.77	304,238.40	6,328.43
MORTGAGE PAYABLE - CURRENT	8,020.53	6,377.00	1,643.53	8,020.53	0.00
ACCRUED INTEREST BRIDGE	878,685.36	878,685.36	0.00	878,685.36	0.00
ACCRUED INTEREST OTHER	690,100.00	690,100.00	0.00	690,100.00	0.00
CURRENT PORTION OF DEBT	1,576,805.89	1,575,162.36	1,643.53	1,576,805.89	0.00
OTHER CURRENT LIABILITIES	374,086.00	374,086.00	0.00	374,086.00	0.00
CONTRACT RETAINAGE	47,567.31	47,567.31	0.00	76,531.31	-28,964.00
OTHER CURRENT LIABILITIES	421,653.31	421,653.31	0.00	450,617.31	-28,964.00
A/P OTHER - INTER-PROPERTY	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-PROGRAM PAYABLES	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-FUND DUE TO {COCC}	758,163.60	820,053.93	-61,890.33	1,115,460.09	-357,296.49
INTER-FUND DUE TO {HIOOPER}	470.33	470.33	0.00	9,691.34	-9,221.01
INTER-FUND DUE TO {9EC}	23,925.08	23,925.08	0.00	24,278.33	-353.25
INTER-FUND DUE TO {9KCC}	19,546.21	19,546.21	0.00	19,575.79	-29.58
INTER-FUND DUE TO {9NOAH}	4,674.79	4,674.79	0.00	4,685.63	-10.84
INTER-FUND DUE TO {9SEC}	110,799.84	67,557.33	43,242.51	32,198.09	78,601.75
INTER-FUND DUE TO {9FAR}	11,651.26	11,651.26	0.00	20,860.03	-9,208.77
INTER-FUND DUE TO {9BV}	10,213.51	10,213.51	0.00	10,216.27	-2.76
INTER-FUND DUE TO {9CR1}	4,389.71	4,389.71	0.00	4,981.53	-591.82
INTER-FUND DUE TO {9CR2}	2,996.87	2,996.87	0.00	2,999.63	-2.76
INTER-FUND DUE TO {VILLAS}	26,599.09	26,599.09	0.00	227,392.97	-200,793.88
INTER-FUND DUE TO {HCV ADM}	224,883.12	494,743.62	-269,860.50	605,240.12	-380,357.00
INTER-FUND DUE TO {PUB HSG}	5,226.00	5,226.00	0.00	11,534.99	-6,308.99
INTER-FUND DUE TO	1,203,539.41	1,492,047.73	-288,508.32	2,089,114.81	-885,575.40
TOTAL CURRENT LIABILITIES	8,430,958.38	8,688,054.86	-257,096.48	9,572,804.32	-1,141,845.94
MORTGAGE PAYABLE	1,593,914.77	1,593,914.77	0.00	1,593,914.77	0.00
LOAN PAYABLE CDBG	502,000.00	502,000.00	0.00	502,000.00	0.00
LOAN PAYABLE OHA	8,933,079.42	8,933,079.42	0.00	8,933,079.42	0.00
ACCRUED INTEREST LONG TERM	4,000.00	4,000.00	0.00	4,000.00	0.00
ACCR INT L-T CDBG LOAN	64,372.56	64,372.56	0.00	64,372.56	0.00
MORTGAGE-HIO	1,349,569.05	1,349,569.05	0.00	1,349,569.05	0.00
MORTGAGE-OHA # 2	539,948.81	539,948.81	0.00	539,948.81	0.00
LONG TERM LIABILITIES - OPERATING	324,213.00	324,213.00	0.00	324,213.00	0.00
LONG TERM DEBT	13,311,097.61	13,311,097.61	0.00	13,311,097.61	0.00
NONCURRENT LIABILITIES - OTHER	0.00	0.00	0.00	12,500.00	-12,500.00
LT LIABILITIES - OTHER	0.00	0.00	0.00	12,500.00	-12,500.00
FSS ESCROW	585,696.63	566,354.63	19,342.00	563,897.63	21,799.00
FSS ESCROW	585,696.63	566,354.63	19,342.00	563,897.63	21,799.00
LT ACCRUED MGMT & BKKPING FEE	792,271.72	792,271.72	0.00	792,271.72	0.00
LT ACCRUED FRONT-LINE FEES	100,534.13	100,534.13	0.00	100,534.13	0.00
LT ACCRUED FEES	20,458.27	20,458.27	0.00	20,458.27	0.00
TOTAL LT ACRUED FEES	913,264.12	913,264.12	0.00	913,264.12	0.00
COMPENSATED ABSENCES-LONG TERM	370,430.26	370,430.26	0.00	370,430.26	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Feb 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Bala	YTD Net Change
COMP ABSENCES-LONG TERM	370,430.26	370,430.26	0.00	370,430.26	0.00
LT INTER-FUND DUE TO {COCC}	643,499.71	643,499.71	0.00	643,499.71	0.00
LT INTER-FUND DUE TO {HIOOPER}	420,240.63	420,240.63	0.00	420,240.63	0.00
LT INTER-FUND DUE TO {9EC}	17,565.26	17,565.26	0.00	17,565.26	0.00
LT INTER-FUND DUE TO {9KCC}	228,906.93	228,906.93	0.00	228,906.93	0.00
LT INTER-FUND DUE TO {9NOAH}	176,615.39	176,615.39	0.00	176,615.39	0.00
LT INTER-FUND DUE TO {9FAR}	37,389.09	37,389.09	0.00	37,389.09	0.00
LT INTER-FUND DUE TO {9BV}	100,215.23	100,215.23	0.00	100,215.23	0.00
LT INTER-FUND DUE TO {9CR1}	257,390.84	257,390.84	0.00	257,390.84	0.00
LT INTER-FUND DUE TO {9CR2}	92,233.38	92,233.38	0.00	92,233.38	0.00
LT INTER-FUND DUE TO {VILLAS}	416,378.05	416,378.05	0.00	416,378.05	0.00
LT INTER-FUND DUE TO	2,390,434.51	2,390,434.51	0.00	2,390,434.51	0.00
TOTAL NON-CURRENT LIABILITIES	17,570,923.13	17,551,581.13	19,342.00	17,561,624.13	9,299.00
TOTAL LIABILITIES	26,001,881.51	26,239,635.99	-237,754.48	27,134,428.45	-1,132,546.94
EQUITY					
CAPITAL ACCOUNT GENERAL PARTNER	1,600,653.14	1,600,653.14	0.00	1,600,653.14	0.00
CAPITAL ACCOUNT LIMITED PARTNER	1,808,269.27	1,808,269.27	0.00	1,808,269.27	0.00
CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30.00	30.00	0.00	30.00	0.00
NET INVESTED IN CAPITAL ASSETS	23,374,433.85	23,374,433.85	0.00	23,374,433.85	0.00
NET INVEST IN CAPITAL ASSETS	26,783,386.26	26,783,386.26	0.00	26,783,386.26	0.00
RESTRICTED NET ASSETS	-4,996,419.31	-4,996,419.31	0.00	-4,996,419.31	0.00
RETAINED EARNINGS	3,084,172.05	3,621,013.05	-536,841.00	3,312,674.05	-228,502.00
RETAINED EARNINGS	3,084,172.05	3,621,013.05	-536,841.00	3,312,674.05	-228,502.00
CONTRA EQUITY	455,420.10	455,420.10	0.00	455,420.10	0.00
UNRESTRICTED NET ASSETS	5,434,918.51	5,434,918.51	0.00	5,434,918.51	0.00
UNRESTRICTED NET POSITION	4,979,498.41	4,979,498.41	0.00	4,979,498.41	0.00
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
TOTAL EQUITY	31,350,237.41	31,887,078.41	-536,841.00	31,578,739.41	-228,502.00
TOTAL LIABILITIES AND EQUITY	57,352,118.92	58,126,714.40	-774,595.48	58,713,167.86	-1,361,048.94
TOTAL OF ALL	0.00	0.00	0.00	0.00	0.00

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Feb 2023

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	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES	5,633,462.08	5,914,224.36	6,260,055.23	11,845,790.96	11,828,448.72	17,342.24
EXPENSES	6,224,436.08	6,788,789.40	6,258,071.86	12,171,073.96	13,577,578.84	1,406,504.88
TRANSFERS	-54,133.00	-158,186.20	-30,711.53	-96,781.00	-316,372.40	-219,591.40
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	-536,841.00	-716,378.84	32,694.90	-228,502.00	-1,432,757.72	1,204,255.72
LESS NON-CASH REVENUE (HIO LOANS)	-	-	-	-	-	-
LESS NON-CASH REVENUE (9SEC LOAN FORGIVENESS)	-	-	-	-	-	-
PLUS NON-CASH EXPENSE (HIO LOANS)	-	-	15,821.32	-	-	-
PLUS NON-CASH EXPENSE (DEPRECIATION)	247,251.48	238,208.76	251,955.78	494,502.96	476,417.52	(18,085.44)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	(289,589.52)	(478,170.08)	300,472.00	266,000.96	(956,340.20)	1,186,170.28

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Feb 2023

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	PTD Last Year	YTD Actual	YTD Budget	YTD Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	750,325.87	666,013.39	649,934.40	1,513,419.62	1,332,026.78	181,392.84
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	4,366,541.58	4,245,003.96	4,673,393.26	8,986,526.93	8,490,007.92	496,519.01
TOTAL FEE REVENUE						
TOTAL FEE REVENUE	461,063.90	499,668.76	509,164.15	858,255.18	999,337.52	-141,082.34
TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	180,691.54	87,214.05	303,445.19	361,383.08	-57,937.89
INVESTMENT INCOME						
TOTAL INTEREST INCOME - MAIN	0.00	416.67	301.86	2,796.95	833.34	1,963.61
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	0.00	0.00	0.00
INT INCOME - RESTRICT FUNDS	0.00	158.34	36.14	393.21	316.68	76.53
OTHER INCOME						
TOTAL OTHER INCOME	55,530.73	322,271.70	340,011.37	180,953.88	644,543.40	-463,589.52
TOTAL REVENUES	5,633,462.08	5,914,224.36	6,260,055.23	11,845,790.96	11,828,448.72	17,342.24
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	487,152.16	556,197.90	478,128.27	850,818.84	1,112,395.79	261,576.95
TOTAL ADMINISTRATIVE FEE	185,339.57	241,748.60	237,161.41	430,582.94	483,497.20	52,914.26
TOTAL COMPENSATED ABSENCE	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ADMIN EMPLOYEE BENEFITS	275,936.52	191,197.34	169,175.77	443,300.91	382,394.67	-60,906.24
TOTAL OTHER ADMIN EXPENSES	165,246.15	167,890.68	188,685.28	270,499.15	335,781.36	65,282.21
TOTAL FEE FOR SERVICE	13,847.98	30,257.83	31,522.20	43,911.29	60,515.66	16,604.37
TOTAL ADMINISTRATIVE EXPENSES	1,127,522.38	1,187,292.35	1,104,672.93	2,039,113.13	2,374,584.68	335,471.55
RESIDENT SERV SALARIES						
RESIDENT SERV SALARIES	10,388.12	15,416.94	3,871.96	19,779.21	30,833.87	11,054.66
RELOCATION EXPENSE	3,410.00	21,667.89	3,780.00	14,127.50	43,335.78	29,208.28
RESIDENT SERV EMP BENEFITS	2,284.23	5,219.47	2,152.22	4,422.14	10,438.94	6,016.80
YOUTH ACTIVITIES	43.87	83.34	1,455.00	43.87	166.68	122.81
RESIDENT FUND	3,009.00	6,911.68	3,728.96	8,258.90	13,823.36	5,564.46
FEE FOR SERVICE	202,081.55	182,169.07	192,825.06	331,443.71	364,338.14	32,894.43
TOTAL OTHER RESIDENT SERVICES	221,216.77	231,468.39	207,813.20	378,075.33	462,936.77	84,861.44
TOTAL RESIDENT SERVICE EXPENSES	221,216.77	231,468.39	207,813.20	378,075.33	462,936.77	84,861.44
UTILITY EXPENSES						
TOTAL UTILITY EXPENSES	202,209.23	238,004.59	320,376.22	409,455.79	476,009.18	66,553.39
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	275,328.49	280,782.60	249,842.11	488,931.54	561,565.21	72,633.67
TOTAL MAINTENANCE MATERIALS	104,562.47	91,495.72	166,067.83	245,293.14	182,991.44	-62,301.70
TOTAL MAINT SERVICES AND CONTRACTS	323,192.84	815,885.63	316,948.06	690,014.88	1,631,771.26	941,756.38
TOTAL MAINT EMPLOYEE BENEFITS	145,827.25	110,086.19	109,275.92	272,147.86	220,172.44	-51,975.42
TOTAL MAINTENANCE EXPENSES	848,911.05	1,298,250.14	842,133.92	1,696,387.42	2,596,500.35	900,112.93
PROTECTIVE SERVICE EXPENSES						
PROTECTIVE SERVICE SALARIES						
TOTAL PROTECTIVE SERV SALARIES	25,490.96	18,329.45	13,688.27	46,517.96	36,658.90	-9,859.06
TOTAL FEE FOR SERVICE	62,294.80	47,368.20	52,432.85	117,787.24	94,736.40	-23,050.84
TOTAL SECURITY EXPENSE	40,643.26	46,567.53	59,167.98	59,354.17	93,135.06	33,780.89
TOTAL SECURITY EMPLOYEE BENEFITS	11,235.54	2,963.34	1,195.15	24,073.69	5,926.68	-18,147.01
TOTAL PROTECT SERVICE EXPENSES	139,664.56	115,228.52	126,484.25	247,733.06	230,457.04	-17,276.02
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	124,045.37	117,143.10	122,770.91	345,589.26	234,286.20	-111,303.06
TOTAL BAD DEBT EXPENSE	-2,569.08	21,622.44	133,185.78	-14,812.58	43,244.88	58,057.46
TOTAL LOAN INTEREST	-40.75	6,666.67	6,625.94	0.00	13,333.34	13,333.34
TOTAL NON-CASH INT EXP	0.00	0.00	15,821.32	0.00	0.00	0.00
TOTAL GENERAL EXPENSES	121,435.54	145,432.21	271,994.32	330,776.68	290,864.42	-39,912.26
OTHER EXPENSES						
CASUALTY LOSS						
NET CASUALTY LOSS	0.00	0.00	250.00	0.00	0.00	0.00
TOTAL OTHER EXPENSES	0.00	0.00	250.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	2,660,959.53	3,215,676.20	2,873,724.84	5,101,541.41	6,431,352.44	1,329,811.03

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Feb 2023

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	PTD Last Year	YTD Actual	YTD Budget	YTD Variance
NON-OPERATING EXPENSES						
HAP EXPENSES						
TOTAL HAP EXPENSES	3,316,225.07	3,334,904.44	3,132,391.24	6,575,029.59	6,669,808.88	94,779.29
TOTAL DEPR & AMORT EXPENSE	247,251.48	238,208.76	251,955.78	494,502.96	476,417.52	-18,085.44
TOTAL NON-OPERATING EXPENSES	3,563,476.55	3,573,113.20	3,384,347.02	7,069,532.55	7,146,226.40	76,693.85
TOTAL EXPENSES	6,224,436.08	6,788,789.40	6,258,071.86	12,171,073.96	13,577,578.84	1,406,504.88
TOTAL TRANSFERS	-54,133.00	-158,186.20	-30,711.53	-96,781.00	-316,372.40	-219,591.40
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	-536,841.00	-716,378.84	32,694.90	-228,502.00	-1,432,757.72	1,204,255.72

Property = 7pubhsg 7cap

Budget Comparison

Period = Feb 2023

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	PTD Last Year	YTD Actual	YTD Budget	YTD Variance
REVENUES	1,700,678.73	1,518,158.06	2,211,859.11	3,764,309.92	3,036,316.12	727,993.80
EXPENSES	1,701,637.01	2,275,355.58	2,053,362.89	3,353,943.37	4,550,711.16	1,196,767.79
TRANSFERS	0.00	-116,686.74	0.00	0.00	-233,373.48	-233,373.48
NET OPERATING INCOME (LOSS)	-958.28	-640,510.78	158,496.22	410,366.55	-1,281,021.56	1,691,388.11
LESS NON-CASH REVENUE (HIO LOANS)	-	-	-	-	-	-
PLUS NON-CASH EXPENSE (DEPRECIATION)	164,566.89	162,107.94	173,309.53	329,133.78	324,215.88	(4,917.90)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	163,608.61	(478,402.84)	331,805.75	739,500.33	(956,805.68)	1,686,470.21

HIO, Inc. (7hioinc)

Budget Comparison

Period = Feb 2023

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	PTD Last Year	YTD Actual	YTD Budget	YTD Variance
REVENUES	122,466.35	108,281.82	255,394.61	249,227.58	216,563.64	32,663.94
EXPENSES	216,468.03	206,750.23	261,435.39	455,196.17	413,500.50	-41,695.67
TRANSFERS	-54,133.00	-40,289.23	-30,706.00	-96,781.00	-80,578.46	16,202.54
NET OPERATING INCOME (LOSS)	-39,868.68	-58,179.18	24,665.22	-109,187.59	-116,358.40	7,170.81
LESS NON-CASH REVENUE (HIO LOANS - 9TAXOP)	-	-	-	-	-	-
LESS NON-CASH REVENUE (9SEC LOAN FORGIVENESS)	-	-	-	-	-	-
PLUS NON-CASH EXPENSE (HIO LOANS)	-	-	15,821.32	-	-	-
PLUS NON-CASH EXPENSE (DEPRECIATION)	63,417.38	57,247.15	59,040.82	126,834.76	114,494.30	(12,340.46)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	23,548.70	(932.03)	99,527.36	17,647.17	(1,864.10)	(5,169.65)

Section 8 Operating (7fin8op)

Budget Comparison

Period = Feb 2023

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	PTD Last Year	YTD Actual	YTD Budget	YTD Variance
REVENUES	3,022,033.00	3,326,160.13	2,980,304.14	6,060,387.00	6,652,320.26	-591,933.26
EXPENSES	3,288,517.58	3,325,510.55	3,114,851.36	6,532,438.40	6,651,021.10	118,582.70
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	-266,484.58	649.58	-134,547.22	-472,051.40	1,299.16	-473,350.56
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	(266,484.58)	649.58	(134,547.22)	(472,051.40)	1,299.16	(473,350.56)

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Feb 2023

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	PTD Last Year	YTD Actual	YTD Budget	YTD Variance
REVENUES	308,059.10	358,204.34	336,010.25	766,526.44	716,408.68	50,117.76
EXPENSES	319,764.76	324,048.16	276,830.83	573,346.64	648,096.32	74,749.68
NET OPERATING INCOME (LOSS)	-11,705.66	34,156.18	59,179.42	193,179.80	68,312.36	124,867.44
PLUS NON-CASH EXPENSE (DEPRECIATION)	1,292.48	1,292.52	1,292.52	2,584.96	2,585.04	0.08
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	(10,413.18)	35,448.70	60,471.94	195,764.76	70,897.40	124,867.52

Property = 4found 7fdscent

Budget Comparison

Period = Feb 2023

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	PTD Last Year	YTD Actual	YTD Budget	YTD Variance
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Property = 7pubhsg 7cap

Budget Comparison

Period = Feb 2023

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	PTD Last Year	YTD Actual	YTD Budget	YTD Variance
REVENUES	480,224.90	603,420.01	476,447.23	1,005,215.28	1,206,840.02	-201,624.74
EXPENSES	686,601.91	657,124.88	536,880.88	1,234,072.98	1,314,249.76	80,176.78
TRANSFERS	0.00	-1,210.23	-5.53	0.00	-2,420.46	-2,420.46
NET OPERATING INCOME (LOSS)	-206,377.01	-52,494.64	-60,428.12	-228,857.70	-104,989.28	-123,868.42
PLUS NON-CASH EXPENSE (DEPRECIATION)	17,974.73	17,561.15	18,312.91	35,949.46	35,122.30	(827.16)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	(188,402.28)	(34,933.49)	(42,115.21)	(192,908.24)	(69,866.98)	(124,695.58)

Property = 7pubhsg 7cap

Budget Comparison

Period = Feb 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	645,409.19	553,535.14	538,751.15	1,270,259.19	1,107,070.28	163,188.91
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	1,036,491.58	606,784.35	1,447,963.62	2,337,125.93	1,213,568.70	1,123,557.23
TOTAL FEE REVENUE						
TOTAL FEE REVENUE	0.00	0.00	51,447.78	0.00	0.00	0.00
TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	58,132.81	21,498.54	49,764.39	116,265.62	-66,501.23
INVESTMENT INCOME						
TOTAL INTEREST INCOME - MAIN	0.00	416.67	258.37	2,637.26	833.34	1,803.92
INT INCOME - RESTRICT FUNDS	0.00	54.17	9.11	0.00	108.34	-108.34
OTHER INCOME						
TOTAL OTHER INCOME	18,777.96	299,234.92	151,930.54	104,523.15	598,469.84	-493,946.69
TOTAL REVENUES	1,700,678.73	1,518,158.06	2,211,859.11	3,764,309.92	3,036,316.12	727,993.80
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	69,244.68	84,774.62	79,369.60	121,849.28	169,549.24	47,699.96
TOTAL ADMINISTRATIVE FEE	84,319.86	138,705.48	134,183.29	168,264.90	277,410.96	109,146.06
TOTAL ADMIN EMPLOYEE BENEFITS	46,087.79	26,373.02	37,160.18	69,477.50	52,746.03	-16,731.47
TOTAL OTHER ADMIN EXPENSES	39,793.91	49,258.92	55,574.54	73,941.40	98,517.84	24,576.44
TOTAL FEE FOR SERVICE	12,584.41	29,673.81	30,774.25	41,800.54	59,347.62	17,547.08
TOTAL ADMINISTRATIVE EXPENSES	252,030.65	328,785.85	337,061.86	475,333.62	657,571.69	182,238.07
RESIDENT SERV SALARIES	0.00	6,875.00	0.00	0.00	13,750.00	13,750.00
RELOCATION EXPENSE	3,025.00	804.44	0.00	3,785.00	1,608.88	-2,176.12
RESIDENT SERV EMP BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00
RESIDENT FUND	0.00	4,765.42	85.83	224.75	9,530.84	9,306.09
FEE FOR SERVICE	184,885.24	171,051.93	174,434.24	305,658.89	342,103.86	36,444.97
TOTAL OTHER RESIDENT SERVICES	187,910.24	183,496.79	174,520.07	309,668.64	366,993.58	57,324.94
TOTAL RESIDENT SERVICE EXPENSES	187,910.24	183,496.79	174,520.07	309,668.64	366,993.58	57,324.94
UTILITY EXPENSES						
TOTAL UTILITY EXPENSES	189,732.86	221,233.03	296,490.74	382,551.41	442,466.06	59,914.65
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	200,176.78	224,051.21	218,299.68	373,785.75	448,102.41	74,316.66
TOTAL MAINTENANCE MATERIALS	91,900.91	78,949.86	139,463.75	215,642.13	157,899.72	-57,742.41
TOTAL MAINT SERVICES AND CONTRACTS	306,674.15	792,168.29	289,221.76	627,698.08	1,584,336.58	956,638.50
TOTAL MAINT EMPLOYEE BENEFITS	104,158.56	85,979.67	81,875.86	198,789.24	171,959.36	-26,829.88
TOTAL MAINTENANCE EXPENSES	702,910.40	1,181,149.03	728,861.05	1,415,915.20	2,362,298.07	946,382.87
PROTECTIVE SERVICE EXPENSES						
TOTAL FEE FOR SERVICE	58,320.95	45,831.06	51,443.32	110,995.34	91,662.12	-19,333.22
TOTAL SECURITY EXPENSE	39,692.36	43,520.25	55,712.29	55,899.75	87,040.50	31,140.75
TOTAL PROTECT SERVICE EXPENSES	98,013.31	89,351.31	107,155.61	166,895.09	178,702.62	11,807.53
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	81,792.67	78,330.04	83,678.79	236,710.62	156,660.08	-80,050.54
TOTAL BAD DEBT EXPENSE	-2,569.08	19,079.59	129,640.00	-14,584.58	38,159.18	52,743.76
TOTAL GENERAL EXPENSES	79,223.59	97,409.63	213,318.79	222,126.04	194,819.26	-27,306.78
TOTAL OPERATING EXPENSES	1,509,821.05	2,101,425.64	1,857,408.12	2,972,490.00	4,202,851.28	1,230,361.28
NON-OPERATING EXPENSES						
HAP EXPENSES						
TOTAL HAP EXPENSES	27,249.07	11,822.00	22,645.24	52,319.59	23,644.00	-28,675.59
TOTAL DEPR & AMORT EXPENSE	164,566.89	162,107.94	173,309.53	329,133.78	324,215.88	-4,917.90
TOTAL NON-OPERATING EXPENSES	191,815.96	173,929.94	195,954.77	381,453.37	347,859.88	-33,593.49
TOTAL EXPENSES	1,701,637.01	2,275,355.58	2,053,362.89	3,353,943.37	4,550,711.16	1,196,767.79
TOTAL TRANSFERS	0.00	-116,686.74	0.00	0.00	-233,373.48	-233,373.48
NET OPERATING INCOME (LOSS)	-958.28	-640,510.78	158,496.22	410,366.55	-1,281,021.56	1,691,388.11

HIO, Inc. (7hioinc)

Budget Comparison

Period = Feb 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	110,755.68	94,087.41	91,994.25	224,403.03	188,174.82	36,228.21
TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	0.00	65.00	1,010.00	0.00	1,010.00
TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	0.00	0.00	0.00
INT INCOME - RESTRICT FUNDS	0.00	104.17	27.03	393.21	208.34	184.87
OTHER INCOME						
TOTAL OTHER INCOME	11,710.67	14,090.24	163,308.33	23,421.34	28,180.48	-4,759.14
TOTAL REVENUES	122,466.35	108,281.82	255,394.61	249,227.58	216,563.64	32,663.94
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	7,351.84	5,852.36	5,392.46	11,941.05	11,704.72	-236.33
TOTAL ADMINISTRATIVE FEE	12,056.71	8,293.28	14,547.42	29,908.54	16,586.56	-13,321.98
TOTAL COMPENSATED ABSENCE	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL ADMIN EMPLOYEE BENEFITS	3,019.44	2,207.64	3,835.89	1,901.76	4,415.27	2,513.51
TOTAL OTHER ADMIN EXPENSES	6,216.50	9,443.30	12,400.64	11,538.11	18,886.60	7,348.49
TOTAL FEE FOR SERVICE	1,131.82	584.02	747.95	1,680.12	1,168.04	-512.08
TOTAL ADMINISTRATIVE EXPENSES	29,776.31	26,380.60	36,924.36	56,969.58	52,761.19	-4,208.39
RESIDENT SERV SALARIES	0.00	350.00	0.00	0.00	700.00	700.00
RELOCATION EXPENSE	0.00	30.12	0.00	0.00	60.24	60.24
RESIDENT FUND	0.00	191.25	0.00	0.00	382.50	382.50
FEE FOR SERVICE	15,396.53	11,117.14	18,077.84	22,820.50	22,234.28	-586.22
TOTAL OTHER RESIDENT SERVICES	15,396.53	11,688.51	18,077.84	22,820.50	23,377.02	556.52
TOTAL RESIDENT SERVICE EXPENSES	15,396.53	11,688.51	18,077.84	22,820.50	23,377.02	556.52
UTILITY EXPENSES						
TOTAL UTILITY EXPENSES	10,645.58	11,147.72	15,416.42	21,055.74	22,295.44	1,239.70
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	27,191.23	24,721.79	20,323.18	42,558.63	49,443.60	6,884.97
TOTAL MAINTENANCE MATERIALS	9,264.57	9,555.66	25,186.25	20,829.95	19,111.32	-1,718.63
TOTAL MAINT SERVICES AND CONTRACTS	24,714.97	29,752.18	37,696.64	68,702.62	59,504.36	-9,198.26
TOTAL MAINT EMPLOYEE BENEFITS	7,883.23	8,896.93	10,076.69	20,526.44	17,793.89	-2,732.55
TOTAL MAINTENANCE EXPENSES	69,054.00	72,926.56	93,282.76	152,617.64	145,853.17	-6,764.47
PROTECTIVE SERVICE EXPENSES						
TOTAL FEE FOR SERVICE	3,594.97	1,537.14	989.53	6,140.68	3,074.28	-3,066.40
TOTAL SECURITY EXPENSE	492.90	1,738.94	1,512.55	2,604.90	3,477.88	872.98
TOTAL PROTECT SERVICE EXPENSES	4,087.87	3,276.08	2,502.08	8,745.58	6,552.16	-2,193.42
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	19,387.36	17,733.59	19,378.64	57,700.37	35,467.18	-22,233.19
TOTAL BAD DEBT EXPENSE	0.00	2,459.52	3,545.78	0.00	4,919.04	4,919.04
TOTAL NON-CASH INT EXP	0.00	0.00	15,821.32	0.00	0.00	0.00
TOTAL GENERAL EXPENSES	19,387.36	20,193.11	32,336.11	57,700.37	40,386.22	-17,314.15
OTHER EXPENSES						
CASUALTY LOSS						
NET CASUALTY LOSS	0.00	0.00	250.00	0.00	0.00	0.00
TOTAL OTHER EXPENSES	0.00	0.00	250.00	0.00	0.00	0.00
TOTAL OPERATING EXPENSES	148,347.65	145,612.58	198,789.57	319,909.41	291,225.20	-28,684.21
NON-OPERATING EXPENSES						
HAP EXPENSES						
TOTAL HAP EXPENSES	4,703.00	3,890.50	3,605.00	8,452.00	7,781.00	-671.00
TOTAL DEPR & AMORT EXPENSE	63,417.38	57,247.15	59,040.82	126,834.76	114,494.30	-12,340.46
TOTAL NON-OPERATING EXPENSES	68,120.38	61,137.65	62,645.82	135,286.76	122,275.30	-13,011.46
TOTAL EXPENSES	216,468.03	206,750.23	261,435.39	455,196.17	413,500.50	-41,695.67
TOTAL TRANSFERS	-54,133.00	-40,289.23	-30,706.00	-96,781.00	-80,578.46	16,202.54
NET OPERATING INCOME (LOSS)	-39,868.68	-58,179.18	24,665.22	-109,187.59	-116,358.40	7,170.81

Section 8 Operating (7fin8op)

Budget Comparison

Period = Feb 2023

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	PTD Last Year	YTD Actual	YTD Budget	YTD Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	0.00	250.00	332.50	130.00	500.00	-370.00
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	3,022,033.00	3,318,076.80	2,957,826.64	6,050,949.00	6,636,153.60	-585,204.60
INT INCOME - RESTRICT FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
OTHER INCOME						
TOTAL OTHER INCOME	0.00	7,833.33	22,145.00	9,308.00	15,666.66	-6,358.66
TOTAL REVENUES	3,022,033.00	3,326,160.13	2,980,304.14	6,060,387.00	6,652,320.26	-591,933.26
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	0.00	2,120.37	0.00	0.00	4,240.74	4,240.74
TOTAL ADMINISTRATIVE FEE	2,125.50	0.00	0.00	4,231.50	0.00	-4,231.50
TOTAL ADMIN EMPLOYEE BENEFITS	0.00	478.39	0.00	0.00	956.78	956.78
TOTAL OTHER ADMIN EXPENSES	2,119.08	3,634.86	4,930.36	4,216.92	7,269.72	3,052.80
TOTAL ADMINISTRATIVE EXPENSES	4,244.58	6,233.62	4,930.36	8,448.42	12,467.24	4,018.82
RELOCATION EXPENSE	0.00	0.00	3,780.00	9,957.50	0.00	-9,957.50
TOTAL OTHER RESIDENT SERVICES	0.00	0.00	3,780.00	9,957.50	0.00	-9,957.50
TOTAL RESIDENT SERVICE EXPENSES	0.00	0.00	3,780.00	9,957.50	0.00	-9,957.50
UTILITY EXPENSES						
TOTAL UTILITY EXPENSES	0.00	0.00	0.00	2.48	0.00	-2.48
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE MATERIALS	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINT SERVICES AND CONTRACTS	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINT EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
PROTECTIVE SERVICE EXPENSES						
TOTAL SECURITY EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL PROTECT SERVICE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	0.00	84.99	0.00	0.00	169.98	169.98
TOTAL BAD DEBT EXPENSE	0.00	0.00	0.00	-228.00	0.00	228.00
TOTAL GENERAL EXPENSES	0.00	84.99	0.00	-228.00	169.98	397.98
TOTAL OPERATING EXPENSES	4,244.58	6,318.61	8,710.36	18,180.40	12,637.22	-5,543.18
NON-OPERATING EXPENSES						
HAP EXPENSES						
TOTAL HAP EXPENSES	3,284,273.00	3,319,191.94	3,106,141.00	6,514,258.00	6,638,383.88	124,125.88
TOTAL NON-OPERATING EXPENSES	3,284,273.00	3,319,191.94	3,106,141.00	6,514,258.00	6,638,383.88	124,125.88
TOTAL EXPENSES	3,288,517.58	3,325,510.55	3,114,851.36	6,532,438.40	6,651,021.10	118,582.70
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	-266,484.58	649.58	-134,547.22	-472,051.40	1,299.16	-473,350.56

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Feb 2023

Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	PTD Last Year	YTD Actual	YTD Budget	YTD Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	0.00	166.67	332.50	130.00	333.34	-203.34
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	308,017.00	317,801.00	267,603.00	598,452.00	635,602.00	-37,150.00
TOTAL FEE REVENUE						
TOTAL FEE REVENUE	0.00	3,975.00	2,424.24	0.00	7,950.00	-7,950.00
TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	36,261.67	65,650.51	167,523.44	72,523.34	95,000.10
OTHER INCOME						
TOTAL OTHER INCOME	42.10	0.00	0.00	421.00	0.00	421.00
TOTAL REVENUES	308,059.10	358,204.34	336,010.25	766,526.44	716,408.68	50,117.76
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	110,820.33	117,410.14	100,273.38	193,463.06	234,820.28	41,357.22
TOTAL ADMINISTRATIVE FEE	84,337.50	94,749.84	88,138.70	168,753.00	189,499.68	20,746.68
TOTAL ADMIN EMPLOYEE BENEFITS	69,370.94	44,191.59	35,714.89	113,586.68	88,383.18	-25,203.50
TOTAL OTHER ADMIN EXPENSES	25,887.30	37,315.37	33,588.33	40,868.46	74,630.74	33,762.28
TOTAL ADMINISTRATIVE EXPENSES	290,416.07	293,666.94	257,715.30	516,671.20	587,333.88	70,662.68
RESIDENT FUND						
TOTAL OTHER RESIDENT SERVICES	143.00	141.67	0.00	143.00	283.34	140.34
TOTAL RESIDENT SERVICE EXPENSES	143.00	141.67	0.00	143.00	283.34	140.34
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	16,514.32	17,656.44	7,860.80	28,899.52	35,312.88	6,413.36
TOTAL MAINTENANCE MATERIALS	56.41	0.00	330.94	56.41	0.00	-56.41
TOTAL MAINT SERVICES AND CONTRACTS	0.00	308.14	280.00	2,261.83	616.28	-1,645.55
TOTAL MAINT EMPLOYEE BENEFITS	5,952.18	6,178.57	4,749.66	11,007.17	12,357.14	1,349.97
TOTAL MAINTENANCE EXPENSES	22,522.91	24,143.15	13,221.40	42,224.93	48,286.30	6,061.37
PROTECTIVE SERVICE EXPENSES						
TOTAL SECURITY EXPENSE	0.00	100.00	71.88	0.00	200.00	200.00
TOTAL PROTECT SERVICE EXPENSES	0.00	100.00	71.88	0.00	200.00	200.00
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	5,390.30	4,703.88	4,529.73	11,722.55	9,407.76	-2,314.79
TOTAL GENERAL EXPENSES	5,390.30	4,703.88	4,529.73	11,722.55	9,407.76	-2,314.79
TOTAL OPERATING EXPENSES	318,472.28	322,755.64	275,538.31	570,761.68	645,511.28	74,749.60
NON-OPERATING EXPENSES						
TOTAL DEPR & AMORT EXPENSE	1,292.48	1,292.52	1,292.52	2,584.96	2,585.04	0.08
TOTAL NON-OPERATING EXPENSES	1,292.48	1,292.52	1,292.52	2,584.96	2,585.04	0.08
TOTAL EXPENSES	319,764.76	324,048.16	276,830.83	573,346.64	648,096.32	74,749.68
NET OPERATING INCOME (LOSS)	-11,705.66	34,156.18	59,179.42	193,179.80	68,312.36	124,867.44

Property = 4found 7fdscnt
Budget Comparison
 Period = Feb 2023
 Book = Accrual ; Tree = ysi_is

	PTD Actual	PTD Budget	PTD Last Year	YTD Actual	YTD Budget	YTD Variance
REVENUES						
TENANT REVENUES						
TOTAL TENANT REVENUES	-5,839.00	17,974.17	18,524.00	18,497.40	35,948.34	-17,450.94
HUD GRANTS AND SUBSIDY						
TOTAL HUD GRANTS AND SUBSIDY	0.00	2,341.81	0.00	0.00	4,683.62	-4,683.62
TOTAL FEE REVENUE						
TOTAL FEE REVENUE	461,063.90	495,693.76	455,292.13	858,255.18	991,387.52	-133,132.34
TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	86,297.06	0.00	85,147.36	172,594.12	-87,446.76
INVESTMENT INCOME						
TOTAL INTEREST INCOME - MAIN	0.00	0.00	3.60	34.95	0.00	34.95
OTHER INCOME						
TOTAL OTHER INCOME	25,000.00	1,113.21	2,627.50	43,280.39	2,226.42	41,053.97
TOTAL REVENUES	480,224.90	603,420.01	476,447.23	1,005,215.28	1,206,840.02	-201,624.74
EXPENSES						
OPERATING EXPENSES						
ADMINISTRATIVE EXPENSES						
ADMINISTRATIVE SALARIES						
TOTAL ADMIN SALARIES	291,437.09	346,040.41	281,861.07	508,268.57	692,080.81	183,812.24
TOTAL ADMINISTRATIVE FEE	2,500.00	0.00	292.00	59,425.00	0.00	-59,425.00
TOTAL ADMIN EMPLOYEE BENEFITS	154,379.78	117,946.70	89,520.81	252,348.79	235,893.41	-16,455.38
TOTAL OTHER ADMIN EXPENSES	91,229.36	68,238.23	82,191.41	139,490.92	136,476.46	-3,014.46
TOTAL FEE FOR SERVICE	131.75	0.00	0.00	430.63	0.00	-430.63
TOTAL ADMINISTRATIVE EXPENSES	539,677.98	532,225.34	453,865.29	959,963.91	1,064,450.68	104,486.77
RESIDENT SERV SALARIES						
TOTAL RESIDENT SERV SALARIES	10,388.12	8,191.94	3,871.96	19,779.21	16,383.87	-3,395.34
RELOCATION EXPENSE						
TOTAL RELOCATION EXPENSE	385.00	20,833.33	0.00	385.00	41,666.66	41,281.66
RESIDENT SERV EMP BENEFITS						
TOTAL RESIDENT SERV EMP BENEFITS	2,284.23	5,219.47	2,152.22	4,422.14	10,438.94	6,016.80
YOUTH ACTIVITIES						
TOTAL YOUTH ACTIVITIES	43.87	83.34	1,455.00	43.87	166.68	122.81
RESIDENT FUND						
TOTAL RESIDENT FUND	2,866.00	1,813.34	3,108.38	7,891.15	3,626.68	-4,264.47
FEE FOR SERVICE						
TOTAL FEE FOR SERVICE	1,799.78	0.00	312.98	2,964.32	0.00	-2,964.32
TOTAL OTHER RESIDENT SERVICES						
TOTAL OTHER RESIDENT SERVICES	17,767.00	36,141.42	10,900.54	35,485.69	72,282.83	36,797.14
TOTAL RESIDENT SERVICE EXPENSES	17,767.00	36,141.42	10,900.54	35,485.69	72,282.83	36,797.14
UTILITY EXPENSES						
TOTAL UTILITY EXPENSES	1,830.79	5,623.84	8,469.06	5,846.16	11,247.68	5,401.52
TOTAL MAINTENANCE						
MAINTENANCE SALARIES						
TOTAL MAINTENANCE SALARIES	31,446.16	14,353.16	3,358.45	43,687.64	28,706.32	-14,981.32
TOTAL MAINTENANCE MATERIALS						
TOTAL MAINTENANCE MATERIALS	3,340.58	2,990.20	1,086.89	8,764.65	5,980.40	-2,784.25
TOTAL MAINT SERVICES AND CONTRACTS						
TOTAL MAINT SERVICES AND CONTRACTS	-8,266.28	-6,342.98	-10,250.34	-8,997.65	-12,685.96	-3,688.31
TOTAL MAINT EMPLOYEE BENEFITS						
TOTAL MAINT EMPLOYEE BENEFITS	27,833.28	9,031.02	12,573.71	41,825.01	18,062.05	-23,762.96
TOTAL MAINTENANCE EXPENSES	54,353.74	20,031.40	6,768.71	85,279.65	40,062.81	-45,216.84
PROTECTIVE SERVICE EXPENSES						
PROTECTIVE SERVICE SALARIES						
TOTAL PROTECTIVE SERV SALARIES	25,490.96	18,329.45	13,688.27	46,517.96	36,658.90	-9,859.06
TOTAL FEE FOR SERVICE						
TOTAL FEE FOR SERVICE	378.88	0.00	0.00	651.22	0.00	-651.22
TOTAL SECURITY EXPENSE						
TOTAL SECURITY EXPENSE	458.00	1,208.34	1,871.26	849.52	2,416.68	1,567.16
TOTAL SECURITY EMPLOYEE BENEFITS						
TOTAL SECURITY EMPLOYEE BENEFITS	11,235.54	2,963.34	1,195.15	24,073.69	5,926.68	-18,147.01
TOTAL PROTECT SERVICE EXPENSES	37,563.38	22,501.13	16,754.68	72,092.39	45,002.26	-27,090.13
GENERAL EXPENSES						
INSURANCE EXPENSES						
TOTAL INSURANCE EXP	17,475.04	16,290.60	15,183.75	39,455.72	32,581.20	-6,874.52
TOTAL BAD DEBT EXPENSE						
TOTAL BAD DEBT EXPENSE	0.00	83.33	0.00	0.00	166.66	166.66
TOTAL LOAN INTEREST						
TOTAL LOAN INTEREST	-40.75	6,666.67	6,625.94	0.00	13,333.34	13,333.34
TOTAL GENERAL EXPENSES	17,434.29	23,040.60	21,809.69	39,455.72	46,081.20	6,625.48
TOTAL OPERATING EXPENSES	668,627.18	639,563.73	518,567.97	1,198,123.52	1,279,127.46	81,003.94
NON-OPERATING EXPENSES						
TOTAL DEPR & AMORT EXPENSE						
TOTAL DEPR & AMORT EXPENSE	17,974.73	17,561.15	18,312.91	35,949.46	35,122.30	-827.16
TOTAL NON-OPERATING EXPENSES	17,974.73	17,561.15	18,312.91	35,949.46	35,122.30	-827.16
TOTAL EXPENSES	686,601.91	657,124.88	536,880.88	1,234,072.98	1,314,249.76	80,176.78
TOTAL TRANSFERS						
TOTAL TRANSFERS	0.00	-1,210.23	-5.53	0.00	-2,420.46	-2,420.46
NET OPERATING INCOME (LOSS)	-206,377.01	-52,494.64	-60,428.12	-228,857.70	-104,989.28	-123,868.42

Memorandum



To: Board of Commissioners
From: Gary Hatfield, CFO
Date: March 21, 2023
Re: Finance Report

AGENCY BALANCE SHEET

February 2023:

Cash position had a net decrease of **(\$662,319)**.

- Public Housing (PH): had a net change a decrease of **\$(345,466)**
- HIO: had a net change increase of **\$39,674**.
- Section 8: had a net change decrease of **(\$159,787)**
- Central Office: had a net change decrease of **(\$102,8258)**.

Balance Sheet Variance Summary:

Accounts Receivable had a net change increase of **\$76,695**.

- Operating A/R had a net change increase of **\$35,024**.
- A/R Inter-property had a net change decrease of **(\$12,902)**
- Tenant Receivables had a net change increase of **\$57,187**
- A/R Promissory Notes had a decrease of **(\$2,615)**.

Prepaid Assets had a net change increase of **\$166,039**.

Fixed Assets in December had a net change decrease of **(\$64,395)**.

- Building improvements **\$34,882**
 - Roofing, decking, concrete repairs, water proofing, elevator rebuild, flooring, HVAC
- Monthly depreciation expense was **\$247,251**.

Total Liabilities had a net change decrease of **\$237,754**.

Current Liabilities had a net change decrease of **\$257,096**.

- Accounts Payable had a net change decrease of **\$39,260**.
- A/P General Partner had no change.
- Accrued Fees, Tenant Security Deposits, Unearned Revenue, R/E Taxes, Contract Retainage, and Withholdings had a net change decrease of **\$12,883**.
- Mortgage Payable and Other Current Liabilities had a net change decrease of **\$1,644**.
- Inter-fund Payable had a net change decrease of **\$288,508**.

Memorandum



To: Board of Commissioners
From: Gary Hatfield, CFO
Date: March 21, 2023
Re: Finance Report

AGENCY BUDGET COMPARISON

Revenue was unfavorable to budget MTD by **(\$280,762)**

- Budgeted for the gain on sale of the scattered-site properties – **\$271,605**.
- Other Grant Revenues none were received **\$180,692** was Budgeted.
- Tenant revenues were favorable **\$84,312** to budget.
- We received Capital Funding **\$68,120** in Hard and **\$212,417** in soft costs.

Total Expense was favorable to budget MTD by **\$554,717**

Admin Expenses: MTD budget variance was favorable to budget by **\$59,770**.

Resident Service Expenses: MTD budget variance was favorable by **\$5,029**.

Utility Expenses: MTD budget variance was favorable by **\$35,795**.

Maintenance Expenses: MTD budget variance were favorable to budget by **\$449,399**.

Protective Services Expenses: MTD budget variance was unfavorable to budget by **(\$24,436)**.

General Expenses: MTD budget variance was favorable by **\$23,997**.

January 2023:

Adjusted Net Operating Income/ (Loss) MTD was (289,590) with a favorable budget variance of \$188,581. This is adding and subtracting back non-cash transactions which includes depreciation expense of **\$247,251**.

Public Housing:

- The MTD adjusted net operating income/ (loss) (\$958) budget variance was favorable by \$639,553.
- **HIO:**
 - The MTD adjusted net operating income/ (loss) \$23,549 budget variance was favorable by \$24,481.
- **Central Office**
 - Adjusted Net Operating Income/ (Loss) MTD was (\$188,402) budget variance was unfavorable by (\$153,469).
- **Section 8 HAP:**
 - Adjusted Net Operating Income/ (Loss) MTD was (\$266,485) budget variance was unfavorable by (\$267,134)
- **Section 8 Admin:**
 - Adjusted Net Operating Income/ (Loss) MTD was (\$10,413). budget variance was (\$45,862).

6.6. Development

6.7. Procurement/Contracting/Capital Budgets

6.8. Human Resources

6.9. Family and Community Services

6.10. Legal

7. NEW BUSINESS

8. EXECUTIVE SESSION

9. ADJOURNMENT