

OHA Regular Meeting of the Board of  
Commissioners  
Thursday, May 4, 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 CHIEF EXECUTIVE OFFICER
5. ACTION ITEMS
  - 5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION
    - 5.1.1. Minutes of Previous Regular Board Meeting (04/06/2023)
    - 5.1.2. Development/External Affairs/Public Relations Committee Resolutions
      - 5.1.2.1. Resolution 2023-51 Renewal of Designated Housing Plan
  - 5.2. ADDITIONAL ITEMS FOR CONSIDERATION
    - 5.2.1. Resolution 2023-50 Issuance of Bonds, Edgemark Development
    - 5.2.2. Resolution 2023-52 Five Year Capital Fund Plan Amendment
    - 5.2.3. Resolution 2023-53 Roof Replacement (Alamo & Scattered Site)
    - 5.2.4. Resolution 2023-54 OHA Past Due Write Offs

## OHA Write Off Summary Report Mar-23

Row Labels	admnpid	bad	fraud	late	latepid	legal	lop1	maint	misc	rent	secdep	Grand Total
<b>HIO 56</b>												
t0076889	25.00		4,885.00		200.00							5,110.00
t0076917	25.00		7,230.00									7,255.00
t0077011			2,098.89		100.00							2,198.89
t0077040	25.00		2,763.00		200.00							2,988.00
<b>HIO 56 Total</b>	<b>75.00</b>		<b>16,976.89</b>		<b>500.00</b>							<b>17,551.89</b>
<b>Benson</b>												
t0038163								375.00		348.00		723.00
t0064142						500.00		775.00		1,340.00		2,615.00
t0070498		1,453.00				462.00						1,915.00
t0074598								900.00		2.00		902.00
t0078482						587.00		400.00		236.00		1,223.00
t0078986		917.00				500.00		610.00				2,027.00
<b>Benson Total</b>		<b>2,370.00</b>				<b>2,049.00</b>		<b>3,060.00</b>		<b>1,926.00</b>		<b>9,405.00</b>
<b>Crown</b>												
t0027724								445.00				445.00
t0051009										235.00		235.00
<b>Crown Total</b>								<b>445.00</b>		<b>235.00</b>		<b>680.00</b>
<b>Evans</b>												
t0064366				75.00		150.00		695.00		3,421.00		4,341.00
<b>Evans Total</b>				<b>75.00</b>		<b>150.00</b>		<b>695.00</b>		<b>3,421.00</b>		<b>4,341.00</b>
<b>Florence</b>												
t0049204				225.00		150.00		5,038.00	100.00	696.00		6,209.00
t0068389				125.00		150.00			100.00	1,591.00		1,966.00
t0068903				150.00					15.00	1,816.00	24.00	2,005.00
t0073627									101.00	558.00		659.00
<b>Florence Total</b>				<b>500.00</b>		<b>300.00</b>		<b>5,038.00</b>	<b>316.00</b>	<b>4,661.00</b>	<b>24.00</b>	<b>10,839.00</b>
<b>Highland</b>												
t0059851										37.00		37.00
t0068252		762.00										762.00
t0070703		1,669.00										1,669.00
x0064875				25.00		600.00		690.00	224.00	104.00		1,643.00
<b>Highland Total</b>		<b>2,431.00</b>		<b>25.00</b>		<b>600.00</b>		<b>690.00</b>	<b>224.00</b>	<b>141.00</b>		<b>4,111.00</b>
<b>Jackson</b>												
t0001262		6,462.11										6,462.11
t0043047								377.00				377.00

t0065884	149.00							149.00
t0067353	597.00							597.00
t0076368	896.00							896.00
t0078209					140.00	25.00		165.00
t0078800		25.00			775.00	155.00		955.00
<b>Jackson Total</b>	<b>8,104.11</b>	<b>25.00</b>			<b>377.00</b>	<b>915.00</b>	<b>180.00</b>	<b>9,601.11</b>
<b>Kay Jay</b>								
t0000712	4,543.00							4,543.00
t0035732		72.00	150.00				861.00	1,083.00
t0060321					13.00			13.00
t0078562					95.00			95.00
x0000995			600.00	3,204.00		30.00	252.00	4,086.00
x0051080	2,072.00							2,072.00
<b>Kay Jay Total</b>	<b>6,615.00</b>	<b>72.00</b>	<b>750.00</b>	<b>3,312.00</b>	<b>30.00</b>	<b>1,113.00</b>		<b>11,892.00</b>
<b>Park South</b>								
t0002591	598.00							598.00
t0071085	6,008.00							6,008.00
t0078776	2,223.00							2,223.00
x0083273			350.00	1,850.00			1,480.00	3,680.00
<b>Park South Total</b>	<b>8,829.00</b>		<b>350.00</b>	<b>1,850.00</b>			<b>1,480.00</b>	<b>12,509.00</b>
<b>Pine</b>								
t0008941	150.00							150.00
t0077620							100.00	100.00
<b>Pine Total</b>	<b>150.00</b>						<b>100.00</b>	<b>250.00</b>
<b>Scattered NE</b>								
t0009193					1,999.00			1,999.00
t0034100					649.00			649.00
t0050717			109.00	2,255.00		66.00		2,430.00
t0055986		50.00	350.00	1,875.00		572.00		2,847.00
t0074154				6,634.00				6,634.00
t0075744				1,009.00				1,009.00
x0060644				4.00				4.00
<b>Scattered NE Total</b>		<b>50.00</b>	<b>459.00</b>	<b>4.00</b>	<b>14,421.00</b>		<b>638.00</b>	<b>15,572.00</b>
<b>Scattered NW</b>								
q0013647					387.00			387.00
t0058694					6.00			6.00
<b>Scattered NW Total</b>					<b>393.00</b>			<b>393.00</b>
<b>Scattered SW</b>								
t0018413					2,153.00			2,153.00
<b>Scattered SW Total</b>					<b>2,153.00</b>			<b>2,153.00</b>

<b>Southside</b>												
t0071520				75.00		350.00		535.00		328.00		1,288.00
t0077972				75.00		350.00		650.00		272.00		1,347.00
x0067621								175.00				175.00
<b>Southside Total</b>				<b>150.00</b>		<b>700.00</b>		<b>1,360.00</b>		<b>600.00</b>		<b>2,810.00</b>
<b>Grand Total</b>	<b>75.00</b>	<b>28,499.11</b>	<b>16,976.89</b>	<b>897.00</b>	<b>500.00</b>	<b>5,358.00</b>	<b>4.00</b>	<b>33,794.00</b>	<b>1,485.00</b>	<b>14,495.00</b>	<b>24.00</b>	<b>102,108.00</b>

Less Reverse write offs already approved 18,912.51

**83,195.49**

**RESOLUTION 2023-54**  
**AUTHORIZATION TO CHARGE OFF**  
**VACATED TENANT ACCOUNT RECEIVABLES**

**WHEREAS**, a list of Charge Off for Vacated Tenant Account Receivables as of March 26th, 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 \$83,195.49 which represents 40 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.

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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 May 4, 2023.

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Joanie Poore, Secretary  
Housing Authority of the City of Omaha

5.2.5. Resolution 2023-55 Authorization to Execute Agreement between OHA & City of Omaha, HOME Funds

5.2.6. Resolution 2023-56 Authorization to Execute FY2022 Choice Neighborhoods Supplemental Grant

5.2.7. Resolution 2023-57 Authorization to Execute YARDI Contract

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

6.2. Asset Management (Public Housing)

6.3. Housing in Omaha, Inc.

6.4. Compliance

6.5. Financials

6.6. Development

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