

OHA Regular Meeting of the Board of
Commissioners
Thursday, October 5, 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 (08/29/2023)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. August 29, 2023

STAFF PRESENT: Gary Hatfield, Brian Hansen, Michelle Therkildsen, Susan Gilroy, Jody Holston, Sal Issaka, Lindsey Anderson, Philisa Smith, Latina Jackson

The meeting was called to order at 8:31 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
Danielle Goodwin (arrived at 8:38am)
Jennifer Taylor
Tony Veland
Christine Johnson
Cammy Watkins

Commissioners Absent:

Joel Dougherty, Vice Chair

3. PUBLIC COMMENTS:

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

4. REPORT OF THE CHIEF EXECUTIVE OFFICER

Chair Levy stated there would be no CEO Report this month.

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 (08/03/2023)

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

Motion passed. Aye-5, Nay-0

Commissioner Taylor – Aye
Commissioner Johnson – Aye
Commissioner Levy – Aye
Commissioner Veland – Aye
Commissioner Watkins – Aye

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2023-89 OHA Past Due Write-Offs

MOTION by Commissioner Watkins, seconded by Commissioner Veland, to approve Resolution 2023-89 OHA Past Due Write-Offs.

Motion passed. Aye-5, Nay-0

- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Levy – Aye
- Commissioner Veland – Aye
- Commissioner Watkins – Aye

5.2.2. Resolution 2023-90 MOU with Project Houseworks

Mr. Hansen discussed this resolution, stating that OHA staff seeks to enter into a Memorandum of Understanding (MOU) with Project Houseworks to increase homeownership opportunities for low-income households. OHA and Project Houseworks will work to identify single family houses to be sold at appraised value.

MOTION by Commissioner Veland, seconded by Commissioner Taylor, to approve Resolution 2023-90 MOU with Project Houseworks.

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

- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Levy – Aye
- Commissioner Veland – Aye
- Commissioner Watkins – Aye
- Commissioner Goodwin - Abstain

5.2.3. Resolution 2023-91 Scattered Site Homes Hail Damage Repair

Ms. Holston explained that in June 2022, the southeast area of Omaha was impacted by severe weather, including hail. OHA staff recommends a contract with TCI General Contracting Services, LLC to repair the remaining 12 homes.

MOTION by Commissioner Johnson, seconded by Commissioner Watkins, to approve Resolution 2023-91 Scattered Site Homes Hail Damage Repair

Motion passed. Aye-6, Nay-0

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

1.1.1. Resolution 2023-92 Janitorial Services Pool

OHA staff recommends the Board approve contracts with 7 vendors to provide janitorial vacant unit and office cleaning services.

MOTION by Commissioner Goodwin, seconded by Commissioner Johnson, to approve Resolution 2023-92 Janitorial Services Pool

Motion passed. Aye-6, Nay-0

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

1.1.2. Resolution 2023-93 Custodial Services Pool

OHA staff recommends a renewal of three contracts to provide custodial services, to include grounds pick up and building cleaning for OHA properties.

MOTION by Commissioner Goodwin, seconded by Commissioner Watkins, to approve Resolution 2023-93 Custodial Services Pool

Motion passed. Aye-6, Nay-0

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

1.1.3. Resolution 2023-94 Scattered Site Homes Bathroom Renovation

OHA staff recommends the Board approve a contract with Future Construction Specialties to lead hazard remediation and general interior renovation services in numerous scattered site home bathrooms.

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

Motion passed. Aye-6, Nay-0

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

1.1.4. Resolution 2023-95 Lead-Based Paint Renovation, Repair, and Painting

OHA staff recommends the board approve two contracts for lead-based paint renovation, repair, and painting services in scattered site homes. Discussion ensued regarding the testing process.

MOTION by Commissioner Veland, seconded by Commissioner Watkins, to approve Resolution 2023-95 Lead-Based Paint Renovation, Repair, and Painting

Motion passed. Aye-6, Nay-0

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

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

Staff provided their written reports.

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **Compliance**
- **Financials**
 - Mr. Hatfield provided a brief overview of the agency financials.
- **Development (Executive Session)**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
- **Family and Community Services**
- **Legal**

3. NEW BUSINESS:

There was no new business.

MOTION by Commissioner Taylor, seconded by Commissioner Veland, to move into executive session for legal and real estate matters at 9:01 a.m.

Motion passed. Aye-6, Nay-0

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

4. EXECUTIVE SESSION:

MOTION by Commissioner Watkins, seconded by Commissioner Johnson, to move out of executive session at 9:18 a.m.

Motion passed. Aye-6, Nay-0

Commissioner Taylor – Aye

Commissioner Johnson – Aye

Commissioner Levy – Aye

Commissioner Veland – Aye

Commissioner Watkins – Aye

Commissioner Goodwin - Aye

5. ADJOURNMENT:

MOTION by Commissioner Taylor seconded by Commissioner Watkins to adjourn the meeting at 9:18 a.m.

Motion passed. Aye-6, Nay-0

Commissioner Taylor – Aye

Commissioner Johnson – Aye

Commissioner Levy – Aye

Commissioner Veland – Aye

Commissioner Watkins – Aye

Commissioner Goodwin - Aye

5.1.2. Finance/Procurement/Operations Committee Resolutions

5.1.2.1. Resolution 2023-96 OHA Past Due Write-Offs

5.1.2.2. Resolution 2023-97 Trash Removal, Renewal

Memorandum



To: The OHA Board of Commissioners
 From: Jennifer Dexter, Procurement Manager
 Date: October 5, 2023
 Re: Recommendation for Contract Renewals – Trash Removal Services

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve renewal of the contracts with DyNasty Movers, LLC, A & B Construction and Rehab, First Investment Renovation, Miyawa Restoration, LLC, Ground Zero Services, All Around Brown, LLC, Mayhill General Contracting, LLC, GS Elite Services, and K & L Construction for the trash removal services for a one-year term. This would be the first one-year renewal with OHA reserving the right to renew for three (3) additional one-year terms with Board of Commissioner approval.

PREVIOUS ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Contract 21-TRASHREM-61	2022-61	10/3/2022	\$175,000	\$175,000	4	1	10/2/2023

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
First Renewal	2023-TBD	10/3/2023	\$175,000	\$350,000	3	1	10/2/2024

PROJECT COST:

Company Name	WBE/MBE	Section 3 Business	Expended as of 8/31/2023
DyNasty Movers LLC	MBE	No	\$0.00
A & B Construction and Rehab	MBE	No	\$30,220.00
First Investment Renovation	MBE	No	\$0.00
Miyawa Restoration, LLC	WBE/MBE	No	\$0.00
Ground Zero Services	MBE	No	\$44,240.00
All Around Brown, LLC	MBE	No	\$1,025.00
Mayhill General Contracting, LLC	MBE	No	\$2,860.00
GS Elite Services	MBE	No	\$1,550.00
K & L Construction	none	No	\$87,105.00
Total Amount Expended as of 8/31/2023			\$167,000.00

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: Operating budget for property utilizing the service

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

RECOMMENDED BY: Joanie Poore, CEO

5.1.2.3. Resolution 2023-98 Snow and Ice Removal, Renewal

Memorandum



To: The OHA Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: October 5, 2023

Re: Recommendation for Contract Renewal – Snow and Ice Removal Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve renewal of contracts with Four Alarm Lawn Care, Panga Lawn & Snow Services, Navarro Lawn and Landscape, Inc., and GS Elite Services for Snow and Ice Removal Services. The extension would not require additional funds to be added. This would be the second one-year renewal with OHA reserving the right to renew for two (2) additional terms with Board of Commissioner approval.

PREVIOUS ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Contract 21-SNOWRM-83	2021-75	11/22/2021	\$250,000	\$250,000	4	4	11/21/2022
First Renewal	2022-87	11/22/2022	\$250,000	\$500,000	3	4	11/21/2023

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Second Renewal	2023-TBD	11/22/2023	\$0	\$500,000	2	4	11/21/2024

PROJECT COST:

Company Name	WBE/MBE	Section 3 Business	Expended as of 8/31/2023
Four Alarm Lawncare	No	No	\$26,157.50
Panga Lawn & Snow Services	Yes	No	\$13,120
GS Elite Services	Yes	No	\$48,805
Navarro Lawn & Landscape	Yes	No	\$14,085

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: The operating budgets of OHA properties utilizing the service.

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 2023-99 Hazardous Materials Consulting, Renewal
- 5.1.2.5. Resolution 2023-100 Insurance Broker, Renewal
- 5.1.2.6. Resolution 2023-101 Group Health Insurance and Other Employee Benefits

Housing Authority of the City of Omaha Financial Summary

TOTAL PREMIUM			
	Current	Renewal	
Coverage	Premium	Premium	% Difference \$ Difference
Medical	\$2,853,079.32	\$3,052,794.84	7.0% \$199,715.52
Dental	\$73,303.20	\$73,303.20	0.0% \$0.00
Vision	\$21,345.60	\$21,345.60	0.0% \$0.00
Life and AD&D	\$47,216.16	\$49,396.44	4.6% \$2,180.28
Long-Term Disability	\$9,463.08	\$9,944.28	5.1% \$481.20
EAP	\$2,601.90	\$2,601.90	\$0.00 \$0.00
Total	\$3,007,009.26	\$3,209,386.26	\$202,377.00

EMPLOYER TOTALS			
	Current	Renewal	
Coverage	Premium	Premium	% Difference \$ Difference
Medical	\$2,282,463.46	\$2,442,235.90	7.0% \$159,772.44
Dental	\$58,642.56	\$58,642.56	0.0% \$0.00
Vision	\$0.00	\$0.00	0.0% \$0.00
Life and AD&D	\$47,216.16	\$49,396.44	4.6% \$2,180.28
Long-Term Disability	\$9,463.08	\$9,944.28	5.1% \$481.20
EAP	\$2,601.90	\$2,601.90	\$0.00 \$0.00
Total	\$2,400,387.16	\$2,562,821.08	\$162,433.92

EMPLOYEE TOTALS			
	Current	Renewal	
Coverage	Premium	Premium	% Difference \$ Difference
Medical	\$570,615.86	\$610,558.97	7.0% \$39,943.11
Dental	\$14,660.64	\$14,660.64	0.0% \$0.00
Vision	\$21,345.60	\$21,345.60	0.0% \$0.00
Total	\$606,622.10	\$646,565.21	\$39,943.11

Memorandum



To: OHA Board of Commissioners
From: Latina Jackson, HR Director
Date: September 15, 2023
Re: Contracts for Group Health Insurance and Other Employee Benefits

RECOMMENDED ACTION:

Omaha Housing Authority (OHA) staff recommends that the OHA Board of Commissioners approve contracts for the renewal of OHA’s group health insurance for OHA employees and other employee benefits policies.

Attached is a renewal report from OHA’s insurance broker, Gallagher, which describes the recommended policy renewals. Information about estimated annual premiums is summarized below.

		2023	2024	Increase \$	Increase %
Group Health	Medica	\$2,853,079	\$3,052,794	\$199,715	7%
Dental	Ameritas	\$73,303		\$0	0%
Vision	Ameritas	\$21,346		\$0	0%
EAP	Best Care	\$2,602		\$0	0%
Life & AD&D	Lincoln Financial	\$47,216	\$49,396	\$2,180	4.62%
LTD	Lincoln Financial	\$9,463	\$9,944	\$481	5.09%

EXPLANATION:

Group Health Insurance: OHA staff recommends the renewal of OHA’s current plan, without change, based on the recommendation of OHA’s broker Gallagher. OHA would not want to change insurance providers too often—unless there were problems—because each change may affect employees’ network doctors and benefits. After meetings and consultation with Gallagher, OHA determined the best option for 2024 is to renew the existing policies without change. The 2024 premium cost is a 7% increase over 2023 premiums. This is a .50% increase over last year's renewal.

Other Employee Benefits Policies: OHA offers other employee benefits including dental insurance, vision insurance, EAP programs, life insurance, and long-term disability policies. These plans are recommended to be renewed without a change in existing policies. There are no cost increases except for life insurance and long-term disability. Life insurance has a 4.62% increase and long-term disability has a 5.09% increase. These increases are inflation increases.

SPONSORS: Latina Jackson, HR Director

RECOMMENDED BY: Joanie Poore, CEO

5.1.3. Development/External Affairs/Public Relations Committee Resolutions

5.1.3.1. Resolution 2023-102 Predevelopment Loan for Kennedy Square
West

Memorandum



To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: October 2, 2023

Re: Predevelopment Loan for Kennedy Square West

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) Staff recommends that the OHA Board of Commissioners approve a predevelopment loan to Brinshore Development to cover predevelopment costs for Kennedy Square West (KSW).

PREVIOUS ACTION:

The Board of Commissioners previously approved a Master Developer Agreement (MDA) that anticipated OHA being responsible for 75% of predevelopment costs for CNI Developments and those predevelopment costs being reimbursed at financial closing.

EXPLANATION:

KSW will be constructed as part of the Choice Neighborhoods Implementation Grant for the North 30th Street neighborhood. KSW will be built on the site of the Martin Luther King office building at the intersection of 30th Street and Emmett Street. A project summary is attached.

The Development Team, consisting of Brinshore, OHA and 75 North, has incurred predevelopment costs. Based on the language of the MDA, OHA is responsible for \$241,441.67. OHA staff proposes to cover these predevelopment costs with public housing capital funds. The funds will be reimbursed at financial close in 2024.

SPONSORS: Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

5.1.3.2. Resolution 2023-103 OHA's 2024 Annual Plan

Memorandum



To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: October 5, 2023

Re: OHA'S Annual Plan for 2024

RECOMMENDED ACTIONS: Staff of the Housing Authority of the City of Omaha (OHA) recommends that the Board of Commissioners approve OHA's Annual Plan for 2024 for submission to HUD by October 17, 2023.

EXPLANATION: The Quality Housing and Work Responsibility Act created a requirement for public housing authorities to submit Five-Year Plans and Annual Plans. The Five-Year Plan is intended to state an agency's goals and objectives for the next five-year period. In January 2021, OHA submitted its Five-Year Plan for 2021-2025, which was approved by HUD. In addition, each year, OHA must submit an Annual Plan which includes a status report of OHA's progress on its goals, as well as a statement of OHA's key policies and major activities planned for the next year. OHA's draft Annual Plan for 2024 is attached.

Housing authorities are required to consult with the Resident Advisory Board to foster meaningful tenant participation in its planning. OHA's Resident Advisory Board is the Central Advisory Committee (CAC). OHA staff met with the CAC on September 7, 2023.

Housing authorities also are required to hold a public hearing, which is scheduled for October 4, 2023 at 11:00 a.m. in OHA's Board Room at 1823 Harney Street. Notice of the hearing was published in the Daily Record to provide 45 days' notice and comment period, as required by HUD regulations. OHA's Annual Plan will consider and respond to all comments received.

During 2023, OHA revised its Annual Plan twice, most recently in July. Therefore, the 2024 Annual Plan does not propose any big changes in policies or activities. The primary changes in the 2024 Annual Plan are continued implementation of policy changes required by HOTMA legislation. The 2024 Annual Plan also will include updates about OHA's progress in development activities and other goals and objectives.

SPONSORS: Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

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 Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>2,501</u> Number of Housing Choice Vouchers (HCVs) <u>5,156</u> Total Combined Units/Vouchers <u>7,657</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input 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 2024, including all related documents and information, is available upon request at OHA's main office at 1823 Harney Street or by email to contactus@ohauthority.org. OHA's plan documents also are available upon request at any OHA property management office: </p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"> Florence Tower (5100 Florence Blvd) Underwood Tower (4850 Underwood Ave) Evans Tower (3600 N. 24th Street) Benson Tower (60th & NW Radial Hwy) Crown Tower (5904 Henninger Ave) Jackson Tower (600 S. 27th Street) Keystone (8777 Sahler Street) </td> <td style="width: 50%; border: none;"> Kay Jay Tower (4500 S. 25th Street) Park North & South (1501 Park Ave) Highland Tower (2500 B Street) Pine Tower (1500 Pine Street) Southside Terrace (5529 S. 30th Street) 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 style="height: 40px;">Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Florence Tower (5100 Florence Blvd) Underwood Tower (4850 Underwood Ave) Evans Tower (3600 N. 24 th Street) Benson Tower (60 th & NW Radial Hwy) Crown Tower (5904 Henninger Ave) Jackson Tower (600 S. 27 th Street) Keystone (8777 Sahler Street)	Kay Jay Tower (4500 S. 25 th Street) Park North & South (1501 Park Ave) Highland Tower (2500 B Street) Pine Tower (1500 Pine Street) Southside Terrace (5529 S. 30 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
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B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention (VAWA)</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s): Please see below.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p> <p>OHA’s deconcentration analysis is provided in Attachment B.1.c.</p> <p>POLICY CHANGES THAT GOVERN ELIGIBILITY, SELECTION, ADMISSIONS, & RENT DETERMINATIONS: During 2023 and 2024, OHA’s Public Housing and HCV programs will implement policy changes in accord with the Housing Opportunity Through Modernization Act of 2016 (HOTMA) and HUD regulations and guidance.</p> <p>POLICY REVISIONS FOR RAD & PBV CONVERSIONS: OHA intends RAD and PBV conversions of one or more projects in 2024, and OHA will develop policies, including changes to OHA’s ACOP and Administrative Plan, in accord with HUD regulations & requirements for RAD & PBV programs.</p> <p>PUBLIC HOUSING LEASE REVISIONS: OHA has revised its public housing lease. OHA’s lease revisions do not require new policy changes pertaining to eligibility, selection, admissions, rent determination, or organization of the waiting list. OHA’s lease revisions are being implemented in accord with notice and other requirements of HUD regulations at 24 CFR § 966.</p> <p>VAWA POLICIES: OHA has implemented policies and procedures in accord with the VAWA Reauthorization Acts and HUD implementing regulations. OHA’s VAWA policies are provided in the public housing ACOP Chapter 16 and HCV Administrative Plan Chapter 16. These VAWA policies are provided in Attachment B.1.a. This attachment also contains OHA’s forms and informational documents. OHA will implement changes to its VAWA policies in accord with the VAWA reauthorizations and HUD implementing regulations and guidance.</p> <p>DEFINITIONS OF SUBSTANTIAL DEVIATION & SIGNIFICANT AMENDMENT OF OHA’S PLANS:</p> <p>OHA defines a “substantial deviation” as a change in the mission, goals, or objectives stated in OHA’s approved Five-Year Agency Plan.</p> <p>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.</p> <p>OHA proposes to change its definition of “significant amendment” to exclude the language stricken above. The status of work order items is a day-to-day operational matter, not appropriate for annual planning, and already governed by HUD requirements & City codes. Use of any replacement reserve funds under the Capital Fund is best handled through the CFP Five-Year Plan process, no longer tied to the agency Annual Plan process.</p> <p>OHA’s definitions of “substantial deviation” and “significant amendment” 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.</p>
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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 was initially approved in 1997. OHA’s designated housing plan currently 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 renewed in 2023 with no change. OHA does not intend to make any changes to its 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

OCCUPANCY BY OVER-INCOME FAMILIES: During 2023, OHA began implementing policy changes in accord with HOTMA requirements and HUD regulations and guidance pertaining to occupancy by over-income families in the public housing program.

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 grant funds from the following Capital Fund grant programs: 2020 and 2021 Emergency Safety and Security grants; 2019 Lead Hazard Reduction grant; and a Capital Fund At-Risk/Receivership/Substandard/Troubled Program grant for Jackson Tower. OHA is in the process of applying for a new Capital Fund At-Risk/Receivership/Substandard/Troubled Program for work at the Farnam Building. 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. Relocation of all residents was completed in 2022. OHA received HUD approval for demolition of all units. However, demolition costs increased very significantly since the project was budgeted. All Spencer units west of the North Freeway (Highway 75) have been demolished. Spencer units east of the North Freeway (33 units) still remain to be demolished. OHA staff is working with the City to demolish the remaining buildings. Redevelopment is scheduled in phases and is proceeding according to plans. Highlander IV, which includes 37 Spencer replacement housing units, recently began leasing. Former Spencer residents have been notified of their right to lease the replacement units, and, at present, 16 former Spencer tenants are scheduled to move in Fall 2023. Kennedy Square East construction is progressing on schedule. Kennedy Square West closing is planned for 2024. Kennedy Square West will consist of 39 units plus commercial space in a four-story building. The project will be financed with a mix of 9% LIHTC, CDBG-DR funds, CCI funds and deferred developer fees, and OHA will provide 15 project-based vouchers. Per LIHTC requirements and CNI plans, new developments will be owned by one or more LLCs or other entities. 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, HUD awarded OHA and its partners a \$50 million HUD Choice Neighborhoods Implementation (CNI) grant for this revitalization project. Southside Terrace is a large development, and redevelopment will be conducted in phases. Redevelopment will require relocation of all existing residents, in phases, and will require demolition, in phases, of all existing units and buildings on the Southside Terrace property. During 2023, OHA received HUD approval for demolition of all Southside Terrace units. New construction also will be conducted in phases. During 2023-2024, OHA plans a first phase in the southeast corner of the Southside Terrace property, which includes 2 existing buildings (16 units) with 13 tenants. Relocation activities have begun, and OHA anticipates relocation of residents during 2023, with demolition activities to begin in early 2024. This phase will consist of new construction of a 92-unit multi-family building and has received a 4% LIHTC award from NIFA. Financial closing is expected to occur in the first quarter of 2024. A next phase includes off-site development on OHA's Arbor Villa site. Relocation activities are beginning, and OHA anticipates relocation of residents by Summer 2024, with demolition activities to begin in Fall 2024. New construction on the Arbor Villa site will include 70 mixed income units, including replacement housing units. Per LIHTC requirements and CNI plans, developments will be owned by one or more LLCs or other entities. During 2023-24, OHA intends to submit application(s) to HUD for approval for disposition in accord with the CNI revitalization plans. 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 and opportunities to support this neighborhood revitalization. OHA has committed to provide PBV vouchers to this project.

REPOSITIONING & DISPOSITION OF SCATTERED SITE UNITS: OHA's housing stock includes a large number of scattered site public housing units, including more than 600 units in 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 scattered site portfolio to determine appropriate repositioning options. This review includes single-family homes in the NOAH, Crown I, and Crown II developments (see 2.2 above). This is a multi-year project. OHA will pursue any repositioning options available, including Section 18 disposition, RAD conversion, project-based voucher conversion, mixed finance redevelopment, privately-financed redevelopment, or other repositioning options. A first step is identifying properties appropriate for removal from OHA's inventory because of disproportionate costs, capital needs, or related reasons. During 2023, OHA began capital needs assessments of its scattered site properties to guide us in these decisions. 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 scattered site units identified for removal from OHA's inventory, OHA will pursue HUD Section 18 approval for disposition including market sale. OHA will consider negotiated agreements for disposition to nonprofit affordable housing providers at appraised value. For scattered site properties to be retained in OHA's inventory, OHA will first pursue PBV conversion for any units that would be eligible according to HUD's definition of "scattered site" units. Other units may be retained as public housing units or alternately OHA may pursue RAD conversion. During 2023-2025, OHA intends to submit Section 18 disposition applications for sale of units. OHA also intends to submit Section 18 applications for disposition to OHA's controlled affiliate, River City Housing, and PBV conversion of units. OHA also intends to submit applications for RAD conversion of units that OHA wishes to retain in its housing stock but that are not eligible for PBV conversion.

REPOSITIONING & POSSIBLE DISPOSITION OF HIO LIHTC PROPERTIES: OHA's housing stock includes LIHTC properties that have proven disproportionately costly to maintain. 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. Some properties consistently operate with significant deficits totaling hundreds of thousands of dollars each year, in particular, historic properties (Securities Building, Chambers Court, Farnam Building, and Bayview). OHA is evaluating repositioning options for all of its HIO LIHTC properties, including Section 18 disposition, mixed-finance redevelopment, RAD conversion, PBV conversion or other commitment of project-based voucher funding, and any other available resources and opportunities.

Securities Building (NE001000024): Disposition of the Securities Building was OHA's 1st priority. This objective is completed. See 2.1 above.

Chambers Court (NE001000021): Chambers Court is OHA's next top priority because the property operates with deficits of hundreds of thousands of dollars per year. This is a historic property, built in about 1905-1910, with 70 units, including 32 public housing units. OHA acquired this property as part of OHA's resolution of the *Hawkins* lawsuit. The property was renovated with LIHTC funds and is subject to LURA restrictions through 2045. Throughout 2021-2022, OHA worked with its co-developer, Brinshore Development, with the goal of planning RAD redevelopment of this property so that it could remain in OHA's housing stock. However, OHA and Brinshore ultimately determined that RAD conversion was not feasible, namely because the property would not be eligible for state LIHTC funds needed for renovations until 2026.

OHA intends to pursue disposition of this property. During 2023-2024, OHA intends to submit a Section 18 disposition application to HUD. At present, OHA is negotiating with a potential buyer who would use the property for services and housing of refugee families. The Chambers Court property would continue to be subject to LURA requirements of providing affordable housing for low-income households. OHA staff has been communicating with HUD regarding this Section 18 disposition application. One option is that OHA would replace 24 of the 32 existing public housing units by placing PBV voucher assistance in 10 non-ACC units at the Farnam Building and 14 North Villa units. This would require use of up to 24 vouchers from OHA's HCV voucher stock. This option would result in a loss of HUD-funded units administered by OHA. However, OHA staff believes that the loss of 24 HUD-funded units in our community is outweighed by an end to the ongoing large losses that have continued over years, that limit resources available to OHA's housing portfolio city-wide, and that ultimately jeopardize OHA's financial viability. OHA staff also notes that this disposition would not result in a loss of affordable housing units in our community, as the Chambers Court units are committed by LURA through 2045 to be affordable units. An alternate disposition option might involve transfer of assistance. OHA staff is seeking guidance from its consultants and HUD to determine whether this option could be financially feasible and, most importantly, which option would best serve OHA's mission agency-wide and community-wide.

Farnam Building (NE001000028): OHA staff is exploring a RAD conversion of the Farnam Building without the use of LIHTC funding or partnering with an outside developer. Staff has assessed the physical needs of the building and submitted a grant application to HUD for additional capital funds to assist with renovations. Ultimately, OHA expects to convert the building through RAD after the renovations have been completed. Depending on the outcome of Chambers Court plans, OHA may commit PBV vouchers to the 10 non-ACC units in the Farnam Building.

Bayview (NE001000027): OHA plans RAD conversion of Bayview in 2024.

NOAH (NE001000023): NOAH includes 24 single-family homes built by OHA in about 2005 in response to the *Hawkins* lawsuit. These are units that OHA wishes to retain in its affordable housing stock. During 2023-2024, OHA intends to submit a Section 18 application to HUD for conversion of NOAH units to PBV. (See OHA's plans for scattered site units in Section 2.3 below.) Five NOAH units do not meet HUD's definition of "scattered site" units. OHA may retain these 5 units as public housing units, or alternately OHA may pursue RAD conversion of these 5 units.

Crown I & Crown II (NE001000025 & NE001000026): Crown I and Crown II include 28 single-family homes built by OHA in about 2008 in response to the *Hawkins* lawsuit. These are units that OHA wishes to retain in its affordable housing stock. OHA intends to submit a Section 18 application to HUD for PBV conversion. (See OHA's plans for scattered site units in Section 2.3 below.) Five units do not meet HUD's definition of "scattered site" units. OHA may retain these units as public housing units, or alternately OHA may pursue RAD conversion of these 5 units. However, OHA notes that Crown I and II units may be subject to NIFA requirements that may restrict disposition required by PBV or RAD conversions.

Keystone Crown (NE001000029): This is a 37-unit development that includes multifamily buildings as well as some single-family homes located in west Omaha. In addition, OHA's scattered site stock includes 3 single-family homes adjacent to the Keystone Crown units. These units were newly-built in early 2000s and are sited in a desirable West Omaha location. OHA wishes to retain in its affordable housing stock. OHA intends RAD conversion of Keystone Crown and the 3 adjacent units. However, OHA notes that the Keystone Crown units may be subject to NIFA requirements that may restrict disposition required by PBV or RAD conversions.

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 require Section 18 or other HUD applications and may include market disposition; disposition to OHA's new controlled affiliated agency, River City Housing; redevelopment; RAD conversion; conversion to tenant-based assistance; conversions to project-based vouchers; mixed finance redevelopment; privately-financed redevelopment. OHA may pursue any other funding or opportunities or other repositioning options available.

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. During 2023, OHA has submitted a RAD application for its Frances Court property. During 2024, OHA intends to submit RAD applications for multiple other properties where OHA determines that the property/units should be retained in OHA's inventory and that RAD conversion is the best repositioning option. Attachment B.2.rad 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. The project involved significant exterior and interior renovations. Renovations are scheduled to be complete about 09/30/2023. OHA expects that 95% of units will be leased by 12/31/2023, and the project will be converted to ACC public housing units and eligible for public housing funding beginning 2024.

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. HUD has approved a Section 18 disposition application 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. OHA has committed 34 PBVs from its HCV housing stock, in addition to the 11 TPVs to be provided by HUD, to ensure continued affordability of the 45 units.

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. In August 2022, OHA submitted a Section 18 disposition application to HUD for approval of the sale to YES at a negotiated price below market value due to the commensurate public benefit. At present, this sale is scheduled to close in October 2023.

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

DISPOSITION OF LAND TO CITY OF OMAHA: The City of Omaha requires OHA disposition of a small corner of land (376 sf) at 48th and Y Streets for City street improvements. OHA anticipates it is necessary for OHA to submit a Section 18 application for HUD approval of this disposition. The address of this unit is 4805 Y Street.

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.

<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 FY2021. Attachment B.5 provides findings and OHA’s response.</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>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 checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing (AFFH).

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.

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.

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.”

OHA’s current policies, procedures, and practices comply with the Interim Final Rule. OHA supports the statutory and policy and ethical goals to affirmatively further fair housing. OHA will comply with changes in HUD regulations and requirements as these are established.

Fair Housing Goal:
<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>

Fair Housing Goal:
<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>

Fair Housing Goal:
<u><i>Describe fair housing strategies and actions to achieve the goal</i></u>

ATTACHMENT B.2.rad

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.rad 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	

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

GOAL #1: Redevelop aged & deteriorated family properties.

1.1 Complete Choice Neighborhood redevelopment of Spencer Homes.

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.

Relocation of all residents was completed in 2022. OHA received HUD approval for demolition of all units. However, demolition costs increased very significantly since the project was budgeted. All Spencer units west of the North Freeway (Highway 75) have been demolished. Spencer units east of the North Freeway (33 units) still remain to be demolished. OHA staff is working with the City to demolish the remaining buildings.

Redevelopment is scheduled in phases and is proceeding according to plans. Highlander IV, which includes 37 Spencer replacement housing units, recently began leasing. Former Spencer residents have been notified of their right to lease the replacement units, and, at present, 16 former Spencer tenants are scheduled to move in Fall 2023. Kennedy Square East construction is progressing on schedule. Kennedy Square West closing is planned for 2024. Kennedy Square West will consist of 39 units plus commercial space in a four-story building. The project will be financed with a mix of 9% LIHTC, CDBG-DR funds, CCI funds and deferred developer fees, and OHA will provide 15 project-based vouchers.

Per LIHTC requirements and CNI plans, new developments will be owned by one or more LLCs or other entities. 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.

1.2 Complete Choice Neighborhood redevelopment planning for Southside Terrace.

This goal/objective is completed.

In 2019, OHA and partners including the City of Omaha were awarded a \$1.3 million Choice Neighborhoods Planning (CNP) grant to plan revitalization of the Southside Terrace and Indian Hills neighborhood. CNP redevelopment planning is complete. During 2022, OHA and partners submitted an application for HUD Choice Neighborhoods Implementation (CNI) grant. In September 2022, HUD awarded OHA and its partners a \$50 million HUD CNI grant for this revitalization project.

1.3 Begin redevelopment of 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, HUD awarded OHA and its partners a \$50 million HUD Choice Neighborhoods Implementation (CNI) grant for this revitalization project.

Southside Terrace is a large development, and redevelopment will be conducted in phases. Redevelopment will require relocation of all existing residents, in phases, and will require demolition, in phases, of all existing units and buildings on the Southside Terrace property. During 2023, OHA received HUD approval for demolition of all Southside Terrace units. New construction also will be conducted in phases. During 2023-2024, OHA plans a first phase in the southeast corner of the Southside Terrace property, which includes 2 existing buildings (16 units) with 13 tenants. Relocation activities have begun, and OHA anticipates relocation of residents during 2023, with demolition activities to begin in early 2024. This phase will consist of new construction of a 92-unit multi-family building and has received a 4% LIHTC award from NIFA. Financial closing is expected to occur in the first quarter of 2024. A next phase includes off-site development on OHA's Arbor Villa site. Relocation activities are beginning, and OHA anticipates relocation of residents by Summer 2024, with demolition activities to begin in Fall 2024. New construction on the Arbor Villa site will include 70 mixed income units, including replacement housing units.

Per LIHTC requirements and CNI plans, developments will be owned by one or more LLCs or other entities. During 2023-24, OHA intends to submit application(s) to HUD for approval for disposition in accord with the CNI revitalization plans. 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 and opportunities to support this neighborhood revitalization. OHA has committed to provide PBV vouchers to this project.

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

GOAL #2: Reposition properties that are disproportionately costly.

2.1 Develop & implement repositioning plan for Securities Building.

This goal/objective is completed.

OHA's housing stock includes HIO-owned LIHTC properties that have proven disproportionately costly to maintain. OHA's first priority was disposition of the Securities Building. In August 2021, OHA submitted a Section 18 application for market disposition of the property. This application was approved by HUD. During 2022, all tenants were relocated. The Securities Building was sold in August 2022. The property will remain affordable housing under the LURA which requires continued operation as affordable housing for a fixed time period.

2.2 Develop & implement repositioning plans for other HIO LIHTC properties.

OHA's housing stock includes LIHTC properties that have proven disproportionately costly to maintain. 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. Some properties consistently operate with significant deficits totaling hundreds of thousands of dollars each year, in particular, historic properties (Securities Building, Chambers Court, Farnam Building, and Bayview). OHA is evaluating repositioning options for all of its HIO LIHTC properties, including Section 18 disposition, mixed-finance redevelopment, RAD conversion, PBV conversion or other commitment of project-based voucher funding, and any other available resources and opportunities.

Securities Building (NE001000024): Disposition of the Securities Building was OHA's 1st priority. This objective is completed. See 2.1 above.

Chambers Court (NE001000021): Chambers Court is OHA's next top priority because the property operates with deficits of hundreds of thousands of dollars per year. This is a historic property, built in about 1905-1910, with 70 units, including 32 public housing units. OHA acquired this property as part of OHA's resolution of the *Hawkins* lawsuit. The property was renovated with LIHTC funds and is subject to LURA restrictions through 2045. Throughout 2021-2022, OHA worked with its co-developer, Brinshore Development, with the goal of planning RAD redevelopment of this property so that it could remain in OHA's housing stock. However, OHA and Brinshore ultimately determined that RAD conversion was not feasible, namely because the property would not be eligible for state LIHTC funds needed for renovations until 2026.

OHA intends to pursue disposition of this property. During 2023-2024, OHA intends to submit a Section 18 disposition application to HUD. At present, OHA is negotiating with a potential buyer who would use the property for services and housing of refugee families. The Chambers Court property would continue to be subject to LURA requirements of providing affordable housing for low-income households. OHA staff has been communicating with HUD regarding this Section 18 disposition application. One option is that OHA would replace 24 of the 32 existing public housing units by placing PBV voucher assistance in 10 non-ACC units at the Farnam Building and 14 North Villa units. This would require use of up to 24 vouchers from OHA's HCV voucher stock. This option would result in a loss of HUD-funded units administered by OHA. However, OHA staff believes that the loss of 24 HUD-funded units in our community is outweighed by an end to the ongoing large losses that have continued over years, that limit resources available to OHA's housing portfolio city-wide, and that ultimately jeopardize OHA's financial viability. OHA staff also notes that this disposition would not result in a loss of affordable housing units in our community, as the Chambers Court units are committed by LURA through 2045 to be affordable units. An alternate disposition option might involve transfer of assistance. OHA staff is seeking guidance from its consultants and HUD to determine whether this option could be financially feasible and, most importantly, which option would best serve OHA's mission agency-wide and community-wide.

Farnam Building (NE001000028): OHA staff is exploring a RAD conversion of the Farnam Building without the use of LIHTC funding or partnering with an outside developer. Staff has assessed the physical needs of the building and submitted a grant application to HUD for additional capital funds to assist with renovations. Ultimately, OHA expects to convert the building through RAD after the renovations have been completed. Depending on the outcome of Chambers Court plans, OHA may commit PBV vouchers to the 10 non-ACC units in the Farnam Building.

Bayview (NE001000027): OHA plans RAD conversion of Bayview in 2024.

NOAH (NE001000023): NOAH includes 24 single-family homes built by OHA in about 2005 in response to the *Hawkins* lawsuit. These are units that OHA wishes to retain in its affordable housing stock. During 2023-2024, OHA intends to submit a Section 18 application to HUD for conversion of NOAH units to PBV. (See OHA's plans for scattered site units in Section 2.3 below.) Five NOAH units do not meet HUD's definition of "scattered site" units. OHA may retain these 5 units as public housing units, or alternately OHA may pursue RAD conversion of these 5 units.

Crown I & Crown II (NE001000025 & NE001000026): Crown I and Crown II include 28 single-family homes built by OHA in about 2008 in response to the *Hawkins* lawsuit. These are units that OHA wishes to retain in its affordable housing stock. OHA intends to submit a Section 18 application to HUD for PBV conversion. (See OHA's plans for scattered site units in Section 2.3 below.) Five units do not meet HUD's definition of "scattered site" units. OHA may retain these units as public housing units, or alternately OHA may pursue RAD conversion of these 5 units. However, OHA notes that Crown I and II units may be subject to NIFA requirements that may restrict disposition required by PBV or RAD conversions.

Keystone Crown (NE001000029): This is a 37-unit development that includes multifamily buildings as well as some single-family homes located in west Omaha. In addition, OHA's scattered site stock includes 3 single-family homes adjacent to the Keystone Crown units. These units were newly-built in early 2000s and are sited in a desirable West Omaha location. OHA wishes to retain in its affordable housing stock. OHA intends RAD conversion of Keystone Crown and the 3 adjacent units. However, OHA notes that the Keystone Crown units may be subject to NIFA requirements that may restrict disposition required by PBV or RAD conversions.

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

2.3 Evaluate scattered site portfolio & implement disposition plan.

OHA's housing stock includes a large number of scattered site public housing units, including more than 600 units in 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 scattered site portfolio to determine appropriate repositioning options. This review includes single-family homes in the NOAH, Crown I, and Crown II developments (see 2.2 above). This is a multi-year project. OHA will pursue any repositioning options available, including Section 18 disposition, RAD conversion, project-based voucher conversion, mixed finance redevelopment, privately-financed redevelopment, or other repositioning options.

A first step is identifying properties appropriate for removal from OHA's inventory because of disproportionate costs, capital needs, or related reasons. During 2023, OHA began capital needs assessments of its scattered site properties to guide us in these decisions. 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 scattered site units identified for removal from OHA's inventory, OHA will pursue HUD Section 18 approval for disposition including market sale. OHA will consider negotiated agreements for disposition to nonprofit affordable housing providers at appraised value. For scattered site properties to be retained in OHA's inventory, OHA will first pursue PBV conversion for any units that would be eligible according to HUD's definition of "scattered site" units. Other units may be retained as public housing units or alternately OHA may pursue RAD conversion.

During 2023-2025, OHA intends to submit Section 18 disposition applications for sale of units. OHA also intends to submit Section 18 applications for disposition to OHA's controlled affiliate, River City Housing, and PBV conversion of units. OHA also intends to submit applications for RAD conversion of units that OHA wishes to retain in its housing stock but that are not eligible for PBV conversion.

2.4 Develop & implement long-term plan for HIO56 properties.

In 2021, at the time OHA prepared these Five-Year goals and objectives, OHA and HIO's housing stock included 56 rental units developed under HUD's Section 8 New Construction program, a program that HUD discontinued in 1983. In 2020, OHA exited the contract. Current tenants of these units were offered the opportunity to remain in their current unit or, alternately, to move to another rental unit in the private market, with Enhanced Tenant Protection Vouchers. The units no longer receive any subsidy except for units that remain occupied by current tenants with Enhanced Tenant Protection Vouchers. OHA and HIO will plan repositioning of these HIO56 properties.

Park Villa (24 units): This property was acquired by OHA with RHF funds. It is scheduled to be converted to ACC public housing units beginning January 1, 2024. See 3.1 below regarding Park Villa redevelopment. OHA is considering future RAD conversion of this property.

Arbor Villa (18 units): Since OHA exited the former HUD HAP contract, this property receives no HUD project-based subsidies. It is occupied by tenants with HCV vouchers or tenants paying the market rent. The Arbor Villa site is planned for off-site redevelopment as part of the Southside Terrace CNI revitalization (see 1.3 above). Relocation activities have begun, and OHA plans that current residents will be relocated by Summer 2024, with demolition activities to begin in Fall 2024.

North Villas (14 units): This includes 3 small properties (Binney, Emmet, & Pinkney Villas) with 14 total units. Since OHA exited the former HUD HAP contract, these units receive no HUD project-based subsidies. They are occupied by tenants with HCV vouchers or tenants paying the market rent. OHA wishes to retain these units in its affordable housing stock. OHA is considering commitment of PBVs to these 14 units as part of OHA's proposed disposition of Chambers Court (see 2.2 above). Alternately, OHA may pursue any repositioning options available, including market disposition; disposition to OHA's new controlled affiliated agency, River City Housing; redevelopment; conversion to public housing units; RAD conversion; conversion to project-based vouchers; mixed finance redevelopment; privately-financed redevelopment. OHA will review these properties along with its review of other "scattered site" properties (see 2.3 above).

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

GOAL #3: Maintain & increase the number of low-income families served.

3.1 Complete RHF development.

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. The project involved significant exterior and interior renovations. Renovations are scheduled to be complete about 09/30/2023. OHA expects that 95% of units will be leased by 12/31/2023, and the project will be converted to ACC public housing units and eligible for public housing funding beginning 2024.

3.2 Apply for replacement housing vouchers for redevelopment and disposition projects.

Repositioning and disposition activities may result in a reduction of public housing units. For many repositioning activities, HUD permits PHAs to apply for replacement tenant protection vouchers. The replacement housing vouchers may be used by the current tenant for relocation. Replacement housing vouchers not used by tenants for relocation are added to OHA's Housing Choice Voucher stock. The purpose is to minimize the loss of affordable housing subsidies, as much as possible.

In its repositioning and disposition activities, OHA has applied for and been awarded the maximum number of replacement housing vouchers to maximize its resources for providing affordable housing.

3.3 Apply for grants of additional Mainstream & other vouchers.

At the time that OHA established these five-year goals & objectives for 2021-2025, OHA did not anticipate its future award of a second CNI grant for Southside Terrace (see 1.3 above), nor did OHA anticipate its more active pursuit of repositioning options, including PBV conversions. OHA's CNI redevelopment and future repositioning activities including PBV and RAD conversions will require significant staff time and resources. At present, given the CNI redevelopment opportunities and immediate repositioning opportunities, including PBV and RAD conversions, OHA believes that our staff time and resources are best committed to these immediate activities.

Therefore, OHA does not intend to pursue this objective at present. OHA staff recommends that the agency commit its staff time and resources to the immediate redevelopment and repositioning opportunities during the remaining years (2024-2025) of this Five-Year Plan.

3.4 Plan development of new LIPH units.

At the time that OHA established these five-year goals & objectives for 2021-2025, OHA did not anticipate its future award of a second CNI grant for Southside Terrace (see 1.3 above), nor did OHA anticipate its more active pursuit of repositioning options, including PBV conversions. OHA's CNI redevelopment and future repositioning activities including PBV and RAD conversions will require significant staff time and resources. At present, given the CNI redevelopment opportunities and immediate repositioning opportunities, including PBV and RAD conversions, OHA believes that our staff time and resources are best committed to these immediate activities.

Therefore, OHA does not intend to pursue this objective at present. OHA staff recommends that the agency commit its staff time and resources to the immediate redevelopment and repositioning opportunities during the remaining years (2024-2025) of this Five-Year Plan.

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

GOAL #4: Improve physical condition & quality of life in OHA properties.

4.1 Maintain PHAS PASS/REAC overall score of 24 points (60%).

During 2021, there were no REAC inspections due to COVID.

REAC inspections resumed in 2022, however HUD did not release an official PHAS score. OHA's score if it was published would have been 27.1.

4.2 Achieve REAC scores of 60% for each property & strive for 80+%.

During 2021, there were no REAC inspections due to COVID.

REAC inspections resumed in 2022. The table below shows 2022 REAC scores as well as scores from the previous inspections. As the table shows, in 2022, 16 developments had REAC scores of 60% or higher. Five of those properties had scores of 80% or higher. Six properties had REAC scores below 60% (Jackson, Farnam, Southside, Chambers, SCNW, and Crown 1).

No REAC inspections have been completed for 2023 at this time.

Property	2023 REAC Scores	2022 REAC Score	Previous REAC Score
Evans		72	57
Florence		83	65
Underwood		82	51
Benson		85	72
Crown		88	92
Securities		54	39
Farnam		56	54
Jackson		58	54
Park South		78	73
Pine		86	62
KayJay		72	29
Highland		72	80
Southside		53	36
Spencer		NA	80
SCSE		68	59
SCNW		70	45
SCSW		43	69
Keystone		62	51
Par kVilla		NA	NA
SCNE		64	65
Chambers		26	61
NOAH		64	45
Crown1		40	45
Crown2		63	74
Bayview		69	68

4.3 Continue to implement security improvements.

During 2021, OHA began reorganization of its public safety staffing, contracts, & responsibilities. In 2022, OHA hired a new Public Safety Manager, Shon Comisky, who began employment in July 2022. Mr. Comisky is actively moving reorganization and agency-wide actions to improve security in OHA properties.

OHA continues to undertake capital improvements to increase security in OHA properties. Surveillance and access controls are continually updated. The current installment of cameras and upgraded access controls on the main doors is complete at all high-rise towers. Additionally, increased access controls on common access doors such as the laundry rooms and community rooms are in-work at five towers (Jackson, Kay Jay, Crown, Benson, and Underwood). OHA is planning to install the added access controls at Highland, Park North, and Park South Towers.

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

GOAL #5: Improve public housing management & operations to maintain standard performance & work toward high performance status.

5.1 Maintain PHAS FASS overall score of 15 points (60%).

HUD did not provide FASS scores in 2020 or 2021.

HUD will provide FASS scores for 2022, however they are not yet available.

5.2 Achieve PHAS FASS score of 15 points (60%) for each property.

HUD did not provide FASS scores in 2020 or 2021.

HUD will provide FASS scores for 2022, however they are not yet available.

5.3 Maintain PHAS MASS overall score of 15 points (60%).

OHA did not receive a PHAS score in 2021. This measure was tracked internally. As of July 2021, OHA projected an overall MASS score of 15.48.

During 2022, an official PHAS score was not released by HUD. This measure was tracked internally. OHA projected an overall MASS score of 17.7 for 2022.

As of August 2023, OHA’s MASS score was projected to be 16.5.

5.4 Achieve PHAS MASS score of 15 points (60%) for each property.

As of July 2021, of the 19 AMPs which received a MASS score, 13 achieved a score of 15 or more.

In 2022, 11 of 16 of the AMPs that received a MASS score achieved a score of 15 or more. OHA’s overall MASS score remained above 15 points.

AMP #	DEVELOPMENT NAME	2021	2022	2023	2024	2025
NE001 000001	SOUTHSIDE TERRACE	13	22			
NE001 000002	SPENCER HOMES	18	NA ALL TENANTS RELOCATED			
NE001 000005	KAY JAY TOWER	21	21			
NE001 000006	EVANS TOWER	17	16			
NE001 000007	PARK NORTH	21	NA AMP MERGED WITH NE001 000008			
NE001 000008	PARK SOUTH	21	23			
NE001 000009	BENSON TOWER	13	9			
NE001 000010	PINE TOWER	17	17			
NE001 000011	FLORENCE TOWER	17	13			
NE001 000012	HIGHLAND TOWER	21	22			
NE001 000013	JACKSON TOWER	9	9			
NE001 000014	UNDERWOOD TOWER	21	21			
NE001 000015	CROWN TOWER	17	12			
NE001 000016	SCATTERED SITES NE	10	16			
NE001 000017	SCATTERED SITES SE	12	25			
NE001 000018	SCATTERED SITES NW	20	25			
NE001 000019	SCATTERED SITES SW	12	25			
NE001 000029	KEYSTONE CROWN CREEK RHF	16	NA AMP MERGED WITH NE001 000016			
NE001 000030	SCATTERED SITES MONROE	25	NA AMP MERGED WITH NE001 000016			
	AGENCY-WIDE AVERAGE	15.48	17.7			

5.5 Achieve & maintain occupancy rate of 96% & strive for 98%.

As of July 2021, the YTD occupancy rate (unit months leased/unit months available) is 91%. OHA’s occupancy rates have increased steadily each month through 2021. The July 2021 occupancy rate is 95.9%.

OHA’s occupancy rate in 2022 was 96.6%. Six AMPs had an overall occupancy rate of 98% or more (Park South, Bayview, Crown II, SCNW, Keystone and SCSW). Eight AMPs had occupancy rates below 96%.

As of August 2023, the occupancy rate (unit months leased/unit months available) was 96.9% and 13 of 23 public housing developments had an occupancy rate of 98% or higher. Seven developments had occupancy rates below 96%.

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

5.6 Achieve & maintain TAR rate of below 1.5%.

As of July 2021, OHA had a TAR ratio of 1.27.

As of June 30, 2022, OHA had a TAR ratio of 0.61. In 2022, a COVID waiver was in place that increased the thresholds for TARs which resulted in five AMPS that would have received all available points and one which would have received partial points for TARs.

As of August 31, 2023, OHA had a TAR ratio of 0.49. Eight OHA public housing developments had TAR of 1.5% or below.

5.7 Achieve & maintain PHAS MASS Accounts Payable score below 0.75.

OHA's MASS Accounts Payable score is below 0.75 for all properties.

5.8 Obligate 90% or more of CFP funds by the required date & timely expend CFP funds.

All annual allocation CFP funds have been timely obligated & timely expended. Funds were recaptured from a 2021 Safety and Security Grant in the amount of \$139,617.87. This recapture does not impact PHAS scoring and will not impact future grant allocations.

GOAL #6: Effectively manage HCV & other voucher assistance programs.

6.1 Maintain high-performing SEMAP rating.

OHA's HCV program has maintained its high-performing SEMAP rating.

6.2 Maintain HCV lease-up rate & strive for increased lease-up rate.

OHA has maintained a lease-up rate of 91%.

6.3 Effectively manage OHA's Mainstream, VASH, HOME, and PBV programs.

OHA continues to effectively manage these programs and work toward improvement in coordination with funding partners and administration of their programs.

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

GOAL #7: Other agency-wide service objectives

7.1 Ensure compliance with fair housing & equal opportunity requirements.

OHA continues its commitment to fair housing, nondiscrimination, and equal opportunity. During 2022 and 2023, OHA staff including staff in the public housing program and HCV program, participated in HUD's online fair housing training. OHA will continue ongoing staff training regarding fair housing requirements, including accommodations of disability and VAWA.

During 2020-2023, OHA received an unusually large number of discrimination complaints from employees or former employees. In 2023, OHA contracted with a third-party company (Lighthouse) to provide a resource for employees to voice anonymously any complaints or issues.

7.2 Continue to develop electronic program access for participants.

It has long been a goal for OHA to make program activities and documents accessible electronically so that program participants could handle their business with OHA electronically, rather than OHA requiring in-person appointments & submission of paper documents. The COVID pandemic restrictions made this a top priority. Improvements include:

- All applicant/resident forms have been converted to DocuSign.
- Resident Portal where residents can pay rent online, submit maintenance requests, get their rent ledger, check inspection status.
- Applicant Portal – applicants can apply for PH/HVC and check their status online.
- Landlord portal – landlords can submit info online, check HAP payment status, get needed documents, check inspection status.
- We are working on continued improvements so that residents/participants will be able to do interims/annuals online, submit docs online.

7.3 Provide top-notch customer service to participants & public.

From 2021 forward, OHA's customer service improvements have focused on electronic/online access to services, as described in 7.2 above.

At the time OHA established these 5-year goals and objectives, OHA could not have anticipated the need for quick and extensive expansion of electronic/online access to services, required by COVID. COVID made it a priority, and, thereafter, this has become OHA's primary priority for customer service. During the remaining years of OHA's 5-Year Plan for 2021-2025, OHA expects that its goals and objectives for improving customer service will be continue to be dedicated to continued expansion and improvements of its online resources, represented in 7.2 above.

OHA will continue to make improvements to provide strong and effective customer service to our program participants and the public.

7.4 Promote self-sufficiency of assisted households.

OHA is dedicated to fostering a vibrant and mutually beneficial relationship between our residents and our staff, with the ultimate aim of enhancing the well-being and economic prosperity of all residents, spanning from the youngest to the elderly and all those in between.

OHA collaborates with residents, community groups, business partners, resettlement organizations, and other key stakeholders, and our primary objective is to ensure the delivery of high-quality services and programs to the diverse populations we serve.

At the heart of our resident services are our dedicated Service Coordinators. These professionals provide essential support, including case management and coaching, as well as facilitate access to community-based providers offering a wide array of social services and enriching activities. OHA's continuous efforts are concentrated on expanding and strengthening programs for both public housing and voucher families. This includes a significant focus on broadening enrichment initiatives, sports, educational opportunities, and college placement services for youth and families. Additionally, we prioritize soft skills training, job readiness preparation, and facilitating job placement and career development.

Our overarching mission is to empower individuals and families to attain economic stability and personal well-being. Resident Service Programs are designed to foster community engagement, promote economic growth, ensure financial stability, and create opportunities for self-sufficiency among all residents. Moreover, Resident Service Coordinators at our senior properties play a pivotal role in assisting residents to achieve self-sufficiency while successfully aging in place. Programs encompass various facets of quality of life and wellness, including resident engagement and community participation, health and wellness, housing stability, and financial stability. Health and Wellness initiatives include health screenings, physical fitness classes, and opportunities for socialization, while housing stability services encompass vital support for housing inspections and lease education.

Resident Service Coordinators fulfill a range of core functions:

- **Comprehensive Assessments:** Resident Service Coordinators conduct comprehensive, non-clinical assessments of residents for wellness and social needs. This ensures that our services are tailored to meet individual requirements.
- **Service Access and Coordination:** Resident Service Coordinators help residents identify, access, and coordinate services, including closely monitoring services provided and maintaining consistent communication with service providers. This ensures that residents receive the necessary support and follow through with services.
- **Monitoring and Follow-Through:** Resident Service Coordinators continuously monitor the receipt and follow-through of services.

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

They play a crucial role in encouraging and motivating residents to engage with providers and actively participate in their own care and services management.

- Educational and Preventative Health Programs: We proactively develop and arrange educational and preventative health programs and services for residents. This includes initiatives aimed at improving their overall well-being and quality of life.
- Community Partnerships: Resident Service Coordinators are dedicated to developing and sustaining partnerships with community-based supportive service providers and other community stakeholders. These partnerships enhance our ability to meet the diverse needs of our residents.
- Resource Directory: We maintain an up-to-date resource directory of local service providers. This ensures that residents have easy access to information about available services and resources.

OHA's dedicated staff remains steadfast in its commitment to forging and expanding critical community partnerships and resources that align with the agency's self-sufficiency and service objectives. Simultaneously, we are tirelessly working towards developing additional resources to support resident services through the Omaha Housing Authority Foundation.

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

- 5.2.1. Resolution 2023-104- Move December 2023 & January 2024; Cancel February 2024 Board Meetings

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

- 6.1. Housing Choice Voucher Program

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: October 5, 2023
 Re: Monthly Utilization Report

PERIOD ENDING AUGUST 31, 2023

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Housing Choice Voucher Base:	5062		53
HA Owned		19	
Home Ownership		61	
Tenant Protection		179	
Regular HCV (All other vouchers)		3646	
Total Vouchers Leased		<u>4307</u>	
Housing Choice Voucher Utilization: 85%			

	<u>Leased</u>	<u>Searching</u>
Portable Vouchers		
Port Billing	71	59
Port In		22

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Mainstream Vouchers	115	97	0
Mainstream Utilization: 85%			

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
PBV VOUCHERS	182	158	0	0
PBV Utilization: 86%				

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: October 5, 2023
Re: Monthly Utilization Report

PERIOD ENDING AUGUST 31, 2023

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>
Mod Rehab	36	33	0
Mod Rehab Utilization (using allocated): 92%			

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
EMERGENGY VOUCHERS	142	105	1	0
EHV Utilization: 74%				

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
VASH Vouchers	157	76	8	1
VASH Utilization: 68%				

	<u>Allocated</u>	<u>Leased</u>	<u>Searching</u>	<u>Referral</u>
HOME TBRA	41	24	0	20
TBRA Utilization: 58%				

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: October 5, 2023
 Re: Monthly Utilization Report

HQS INSPECTION SUMMARY

PERIOD ENDING AUGUST 31, 2023

2023	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	204	248	182	182	137				
Section 8 Fail	159	210	189	214	212				
Section 8 Follow ups	167	265	223	243	269				
Quality Control Pass	6	3	6	6	6				
Quality Control Fail	3	5	2	3	2				
Special, Complaint, Inconclusive	27	9	16	14	19				
Monthly Total S8 Inspections Conducted	566	740	618	662	645	0	0	0	0

2023 Public Housing	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
PH Pass	0	0	0	0	0				
PH Fail	0	0	0	0	0				
Monthly Total PH Inspections Conducted	0	0	0	0	0	0	0	0	0

5/22/2023 Weather Extension Results

May

Pass		59*							
Fail		30*							

* included in monthly totals

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: October 5, 2023
Re: Monthly Utilization Report

HUD DELINQUENCY REPORT

PERIOD ENDING AUGUST 31, 2023

August	2023	96.52%
July	2023	97.21%
June	2023	96.86%
May	2023	97.42%
April	2023	97.02%
March	2023	97.83%
February	2023	97.46%
January	2023	97.87%
December	2022	97.87%

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

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: October 5, 2023
Re: Monthly Utilization Report

DEPARTMENT SUMMARY

PERIOD ENDING AUGUST 31, 2023

During the month of August 1500 families were placed on 2023 waitlist. A total of 3,434 applications were completed for 2023 waitlist.

The HCV waitlist for 2021 currently has 617 applicants on the list.

The waitlist department will also begin handling relocation vouchers for Southside residents once approval from HUD is received.

The waitlist department will need to pull mainstream eligible clients from the current waitlist.

The waitlist continues to have a large volume of withdrawals due to incomplete applications, missing documentation, missed briefings, and expired vouchers.

Several clients are unable to find units within the 120-day time frame due to limited affordable housing options and landlords accepting Housing Choice Voucher.

6.2. Asset Management (Public Housing)

OHA Property Management Report August 31, 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	3	0	100.0%	↑	\$ 28,744	\$ 19,954	0.59	1.44	↑	\$ -	\$ -	\$ -	\$ -	21
	Benson Tower	143	5	7	95.0%	↓	\$ 40,383	\$ 32,999	1.25	1.22	↓	\$ -	\$ -	\$ -	\$ -	13
	Chambers Court	32	2	2	93.8%	-	\$ 18,961	\$ 26,465	0.76	0.72	↓	\$ -	\$ -	\$ -	\$ -	NA
	Farnam	20	0	1	95.0%	↓	\$ 8,282	\$ 10,014	0.68	0.83	↑	\$ -	\$ -	\$ -	\$ -	NA
	Jackson Tower	207	0	2	99.0%	↓	\$ 43,379	\$ 45,444	0.86	0.95	↑	\$ -	\$ -	\$ -	\$ -	21
	Park South Tower	221	2	7	96.8%	↓	\$ 47,422	\$ 54,226	0.86	0.87	↑	\$ -	\$ -	\$ -	\$ -	16
	Highland Tower	106	2	0	100.0%	↑	\$ 8,180	\$ 24,653	0.40	0.33	↓	\$ -	\$ -	\$ -	\$ -	21
	Pine Tower	143	3	4	97.2%	↓	\$ 14,818	\$ 27,615	0.62	0.54	↓	\$ -	\$ -	\$ -	\$ -	17
	Bayview	12	0	0	100.0%	-	\$ 2,574	\$ 7,163	0.25	0.36	↑	\$ -	\$ -	\$ -	\$ -	NA
Elderly	Evans Tower	110	1	2	98.2%	↓	\$ 32,899	\$ 31,844	0.87	1.03	↑	\$ -	\$ -	\$ -	\$ -	17
	Crown Tower	149	9	27	79.9%	↓	\$ 19,895	\$ 33,754	0.48	0.59	↑	\$ -	\$ -	\$ -	\$ -	5
	Underwood Tower	104	0	1	99.0%	↓	\$ 12,598	\$ 31,990	0.19	0.39	↑	\$ -	\$ -	\$ -	\$ -	21
	Kay Jay Tower	117	1	2	98.3%	↓	\$ 1,349	\$ 32,129	0.16	0.04	↓	\$ -	\$ -	\$ -	\$ -	21
Fam	Southside	356	29	0	100.0%	↑	\$ (8,016)	\$ 83,022	0.08	-0.10	↓	\$ -	\$ -	\$ -	\$ -	25
Single Family Homes/ Duplexes	Scat-Site North East	225	15	10	95.1%	↑	\$ 7,583	\$ 85,753	0.07	0.09	↑	\$ -	\$ -	\$ -	\$ -	12
	N. Omaha Afford Homes	24	0	0	100.0%	-	\$ 7,628	\$ 13,174	0.60	0.58	↓	\$ -	\$ -	\$ -	\$ -	NA
	Crown I	16	0	1	93.8%	↓	\$ 414	\$ 7,967	-0.36	0.05	↑	\$ -	\$ -	\$ -	\$ -	NA
	Crown II	12	0	0	100.0%	-	\$ (660)	\$ 3,507	-0.53	-0.19	↑	\$ -	\$ -	\$ -	\$ -	NA
	Scat-Site South East	137	0	1	99.3%	↓	\$ 11,273	\$ 56,996	0.04	0.20	↑	\$ -	\$ -	\$ -	\$ -	18
	Scat-Site North West	115	1	1	99.1%	-	\$ 7,132	\$ 50,993	0.28	0.14	↓	\$ -	\$ -	\$ -	\$ -	18
	Keystone Crown Creek	37	0	0	100.0%	-	\$ 18,443	\$ 21,396	0.20	0.86	↑	\$ -	\$ -	\$ -	\$ -	NA
	Scat-Site South West	75	0	3	96.0%	↓	\$ 36,666	\$ 35,655	0.56	1.03	↑	\$ -	\$ -	\$ -	\$ -	16
	Park Villa	24	21	6	75.0%	↑	\$ -	\$ 3,861	0.07	0.00	↓	\$ -	\$ -	\$ -	\$ -	9
Total		2491	94	77	96.9%	↑	\$ 359,947	\$ 740,574	0.42	0.49	↑	\$ -	\$ -	\$ -	\$ -	16.55

OHA Maintenance Report 8/31/2023

Zone	Property	Physical		Work Orders Completion						Make Ready	
		PASS Points (out of 40)	2022 REAC Score	Total Complete	% Complete On-Time	Prev Mo Open	# Open	# Open Trend	% Open / Units	Av Make Ready Days	# Not Ready 60+ Days
1	Evans	28.8	72	53	100%	0	95	↑	86%	15	0
1	Florence	33.2	83	68	100%	7	5	↓	5%	85	1
1	Underwood	32.8	82	54	100%	16	11	↓	11%	22	0
2	Benson	34	85	60	93%	15	13	↓	9%	46	0
2	Crown	35.2	88	65	94%	6	69	↑	46%	20	1
3	Farnam	22.4	56	49	98%	10	4	↓	20%	124	1
3	Jackson	23.2	58	147	65%	9	6	↓	3%	17	0
4	ParkSouth	31.2	78	132	95%	17	12	↓	5%	105	1
4	Pine	34.4	86	114	60%	13	150	↑	105%	93	0
5	KayJay	28.8	72	138	83%	4	152	↑	130%	14	0
5	Highland	28.8	72	74	96%	12	8	↓	8%	12	0
6	Southside	21.2	53	573	38%	434	424	↓	119%	n/a	0
7	SCSE	27.2	68	283	26%	244	248	↑	181%	28	0
7	SCNW	28	70	248	30%	188	187	↓	163%	39	1
7	SCSW	17.2	43	165	36%	119	116	↓	155%	32	0
7	Keystone	24.8	62	102	21%	90	101	↑	273%	n/a	0
7	ParkVilla	NA	NA	22	100%	4	4	-	17%	n/a	0
8	SCNE	25.6	64	617	11%	588	632	↑	281%	98	6
8	Chambers	10.4	26	73	33%	57	77	↑	241%	118	2
8	NOAH	25.6	64	21	29%	13	23	↑	96%	203	1
8	Crown1	16	40	14	29%	14	16	↑	100%	50	0
8	Crown2	25.2	63	14	21%	19	20	↑	167%	n/a	0
8	Bayview	27.6	69	8	25%	9	13	↑	108%	n/a	0
8	Villas	NA	NA	24	33%	15	45	↑	141%	126	2
	Paint	NA	NA	70	53%	25	53	↑	NA	NA	NA
	PestControl	NA	NA	1311	99%	305	10	↓	NA	NA	NA
OHA PASS Score		27.1	TOTAL / AVE		60%	2233	2494	↑	97%	66	16

OHA Board Report Summary

Asset Management – October 5, 2023 Board Meeting

PHAS

OHA's MASS (Management Assessment Subsystem) score **decreased** from 17.12 in July to 16.55 in August, which is within the standard performer range. OHA's goal is to achieve at least 15 points overall and 22 points in as many properties as possible (of 25 possible points).

Occupancy

The overall occupancy rate for public housing **decreased** slightly from 97% in July to 96.9% in August. OHA's goal is to be at 96% occupancy and strive toward 98% in as many properties as possible. Occupancy rates for affordable housing remained the same at 89.6%. Market-rate housing also remained the same at 90.6%.

Tenant Accounts Receivable

OHA's TAR ratio (past due rent/ total rent due) for public housing **increased** from 0.42 to 0.49. Past due rent in public housing increased by \$46k. Tenant revenue decreased by \$9k. Past due rent in market rate housing has decreased by \$9k and tenant revenue increased by \$6k.

Maintenance

On-time work order completion rates for work orders **decreased** from 66% to 60%. The total number of outstanding work orders has increased from 2,233 to 2,347. The number of AMPs completing unit turns in under 30 days remained the same. Decreasing the number of open work orders continues to be a focus, as well as improving make ready time.

Annual self-inspections (contracted) were completed at several locations including Evans, Pine, Kay Jay, Southside and Crown; which contributed to a large increase in work orders. Several zones are also short-staffed multiple positions, including zone 4 and zone 8. Whole home inspections are currently being conducted in scattered site locations, started with SCNE. As inspections are completed for each zone, all open work orders will be reconciled and a plan for completion will be developed.

Capital Improvements

Completed

- Jackson Tower Transformer Replacement
- Fire Panel Replacement at Highland
- Parking Lot Repairs at Crown

Procurement Completed – Work in Progress

Towers

- Security Fencing at Park South – anticipated completion in Oct
- Fire Panel Replacement at Underwood - pending parts
- Park South Boiler Replacement – pending parts
- Security Enhancements (Access Control/Cameras) – 8 locations completed; Pine & Florence left
- A&E Design for Plumbing Stacks at Towers & Farnam – anticipated completion in Fall of 2023
- Mold Remediation at Crown Tower – Anticipated completion 12/2023
- Carpet Removal at Crown and Evans – anticipated completion in 2023/2024

Multi-Family/ Mixed Finance

- Park Villa Renovations – anticipated completion in September, 21 of 24 completed
- Southside Camera Expansion – anticipated completion in Sep
- Window Replacement at Spencer 57 Replacements – work to start in Oct
- A&E for Exterior Waterproofing/Repairs at Alamo, Bayview & Farnam – starting fall 2023

Single Family

- Scattered Site Single Family Home Inspections – anticipated completion in October
- Keystone Exterior Painting – developing schedule
- Scatted Site Southeast Hail Damage Repairs – developing schedule
- Lead Based Paint Remediation at Scattered Sites – work to start in October
- Lead Based Paint Bath Remodels at Scattered Sites – work to start in January

Planning Phase - Upcoming Procurement

- Kay Jay Exterior Painting – soliciting bids currently
- Fire Pumps at Benson, Evans and Underwood – soliciting bids currently
- Keystone concrete repairs & retaining walls – soliciting bids currently
- Landscaping at Spencer 57 – soliciting bids currently

6.3. Housing in Omaha, Inc.

6.4. Compliance

Memorandum



To: The Board of Commissioners
From: Susan Gilroy, Director of Compliance
Date: October 5, 2023
Re: Compliance Department Update

Intake Department

During the month of August, 631 families applied for public housing. The number of new applicants increased by 167 from July even with the waiting list being closed for a week. There were 44 applications approved during August which dropped by 21 applicants. Staff time spent assisting families during the Purge process contributed to the lower # of applicant processed. The breakdown for approved applications is 20 one-bedrooms, 8 two-bedrooms, 13 three-bedrooms and 3 four-bedrooms. In addition, there were 8 applications approved for the Villas (2), Chambers Court (5) and Farnam Apartments (1) for the affordable properties.

There was a total of 3,033 applicants removed from the waiting list this month, with 2,903 due to the wait list purge. 17 applicants refused the housing offered, 92 removed for no response during full application process, 3 failed background checks, 9 were applicant requests, 19 were not eligible to apply.

While the Section 8 wait list was open, applicants for all waiting lists were able to update contact information and other family changes. We are anticipating a higher number of applicants who will complete the full application process since the ones on the list now are both new applicants and those who went in to Save their Spot.

Recertifications

HUD's monthly Re-examination Delinquency Report for August continued to modestly increase from 95.16 to 95.33. Staff continue to work on our past due files while continuing to work on the current recertifications through October. We are seeing an increase in families being referred to legal to get the families attention to complete their paperwork and continue to receive their housing assistance.

The interim completion report is at 84% for the interims reported between January and May. The staff are working together to help each other who have outstanding files. Interim will continue to be emphasized until our rate of completion is improved. Emphasis on completing interims is part of the staff monthly meetings with their supervisor. We continue to monitor reviewing staff processes with those that have late annual and interim recertifications.

Process Improvements

The Public Housing and Section 8 wait lists consumed most of Nicole's time this month. The Public Housing purge of the wait list was completed at the beginning of the month. The letter for the families removed was created and then emailed to all households who did not respond to Save My Spot process. The complete process is now in place and available for future use as needed on all the wait lists. The set up and cleanup process was completed prior to the opening of the Section 8 wait list. There were 301

Memorandum



To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: October 5, 2023

Re: Compliance Department Update

requests for assistance from staff, with the majority due to the Section 8 Lottery. In addition, applicants called for help in getting into the portal and then making sure they completed the full process while the Section 8 wait list was open. The information was reviewed before all the families were approved to be included in the lottery and then running the actual lottery was successful. Applicants on the Lottery were notified whether they were placed on the Section 8 2023 wait list or if they were not selected this time. There were 3 in person training sessions and 24 cases forwarded on for Yardi support assistance. In addition, Aspire was rolled out to staff in September.

Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: October 5, 2023
 Re: Intake Approved Applications August 2023

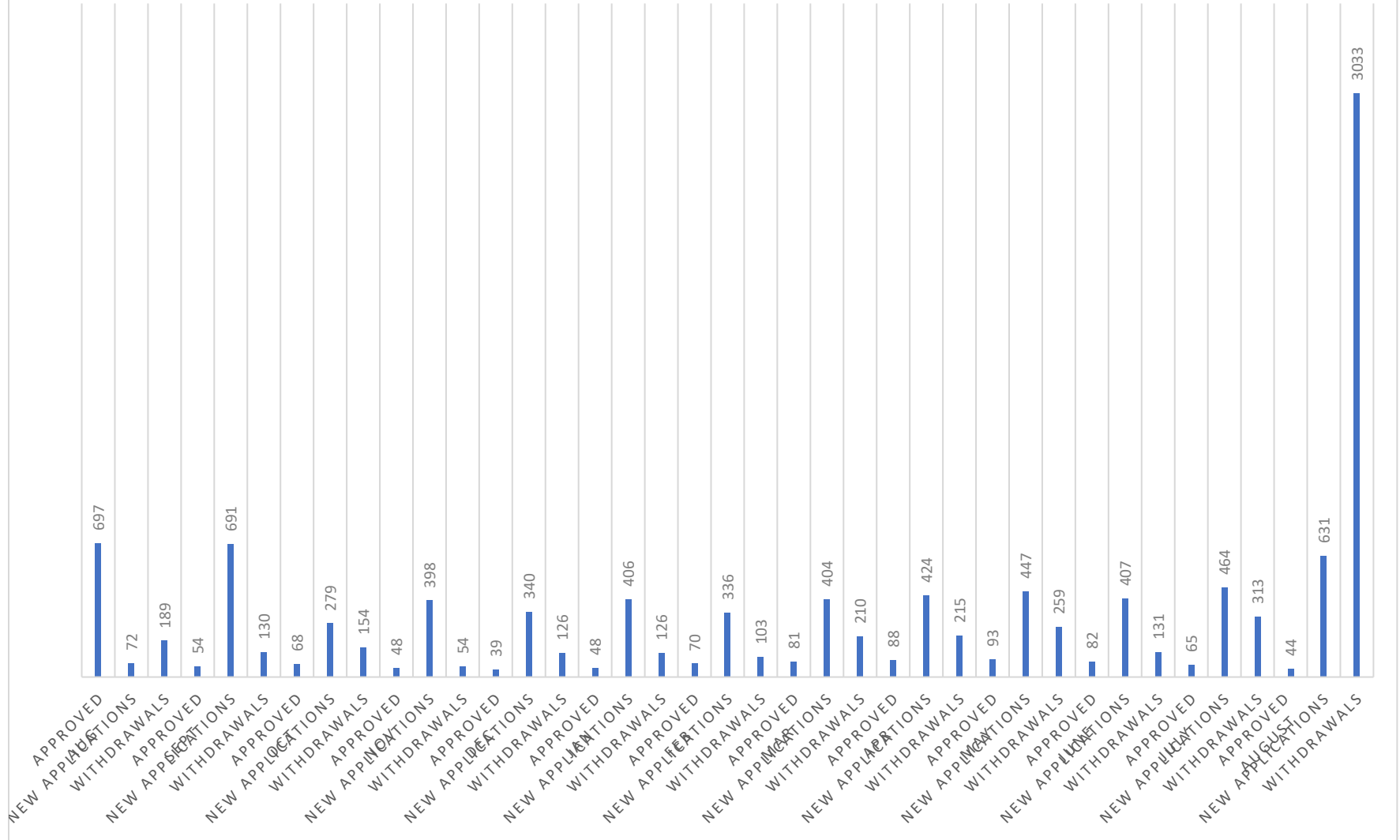
**Intake Department
 Month of August 2023**

New Public Housing Applications	631
New Villas Housing Applications	0
New Farnam Straight Tax Credit Housing Applications	0
New Chambers Straight Tax Credit Housing Applications	0
Approved Public Housing Applications	44
Approved Applications for Villas	2
Approved Applications for Chambers Straight Tax Credit	5
Approved Applications for Farnam Apts Straight Tax Credit	1

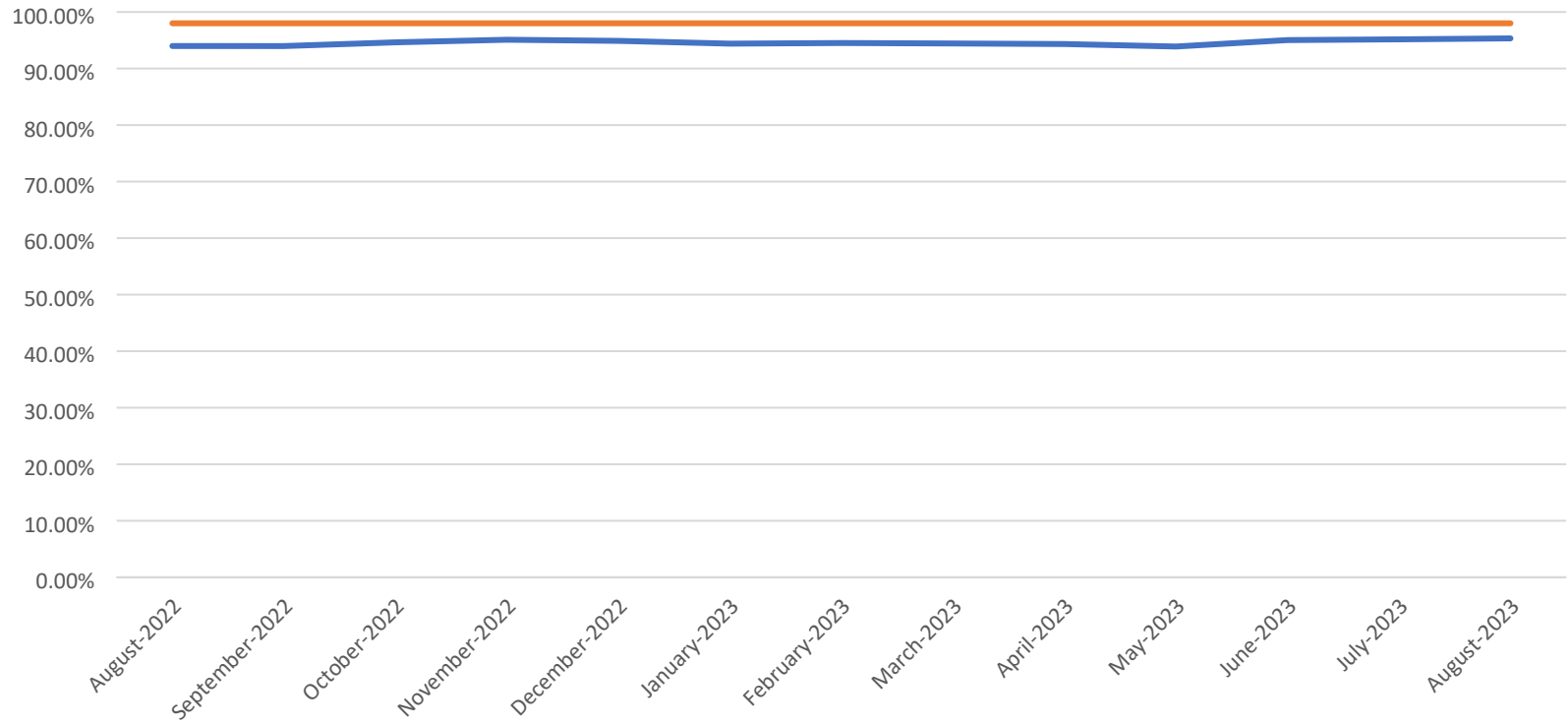
Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four
	20	8	13	3
Villas Applications Approved	Two	Three		
North Villas	1	1		
Arbor Villa	0	0		
Chambers Court Straight Tax Credit Applications Approved	One	Two	Three	Four
	0	3	1	1
Farnam Apartments Straight Tax Credit Applications Approved	Two	Three		
	0	1		

Applications Withdrawn from PH Wait List	3033	
No Response During Full Application Process	92	
Applicant Request	9	
Not Eligible to Apply	9	
Failed Background Check	3	
Wait List Purge- No Response	2903	
Refused Unit Offer	17	

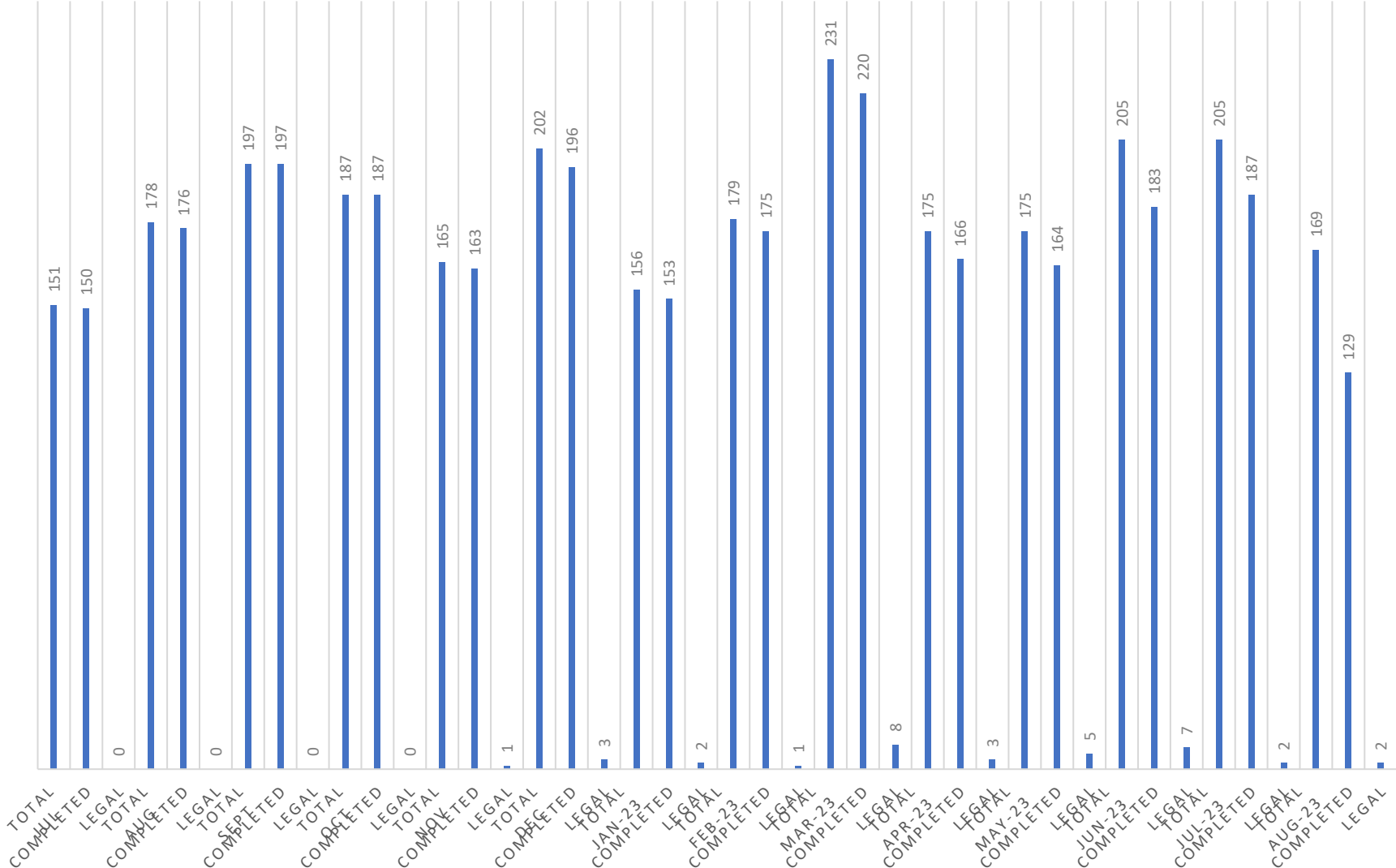
PUBLIC HOUSING WAITING LIST DATA AUGUST 2023



HUD Reporting Rate for Annual Recertifications 95.33%



ANNUAL RECERTIFICATION STATUS 95.33#

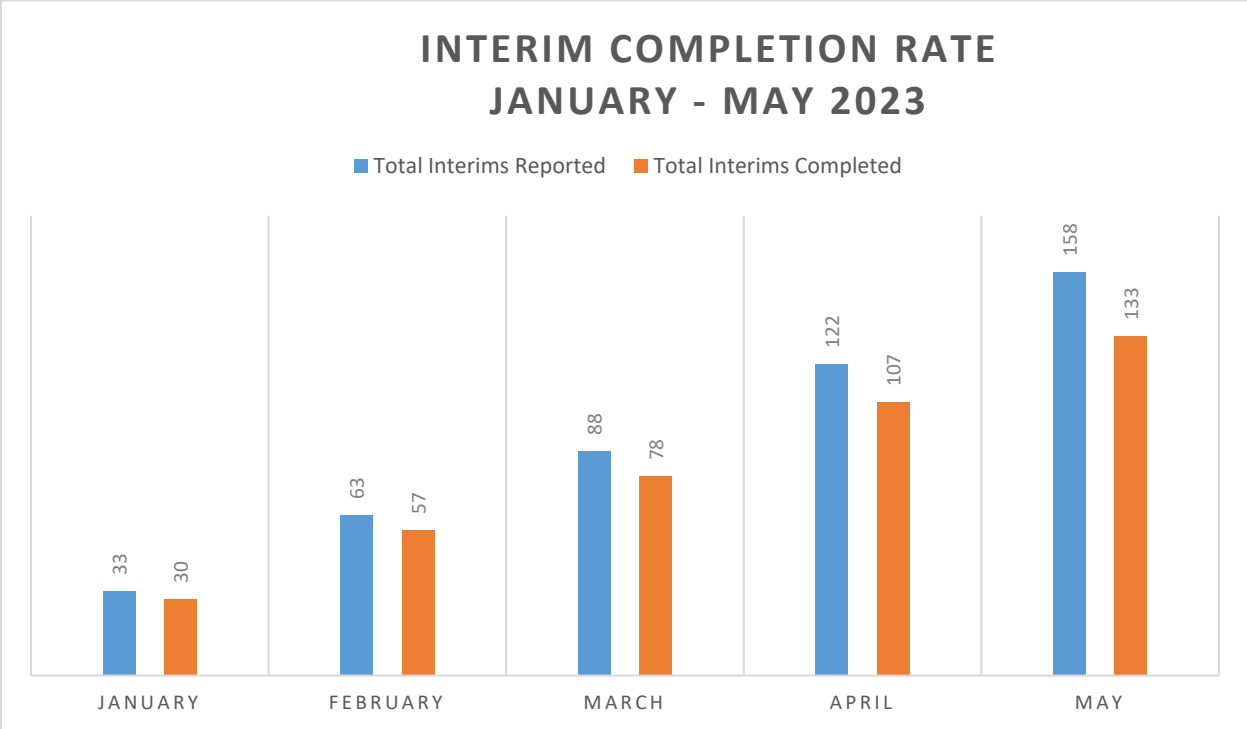


Memorandum



To: The Board of Commissioners
From: Susan Gilroy, Director of Compliance
Date: October 5, 2023
Re: Interims – August 2023

36 residents reported changes during May. There were 15 files carried over from changes reported through the end of April. 26 total files that were reported in May were completed and 10 are still in process for completion. Files not completed by August 1st are considered late. The cumulative monthly breakdown will show the progress of completion for the carryover files.



6.5. Financials

Memorandum



To: Board of Commissioners
From: Gary Hatfield, CFO
Date: September 23, 2023
Re: Finance Report

AGENCY BALANCE SHEET

August 2023:

Cash position had a net increase of **\$808,816**.

- Public Housing (PH): had a net change of an increase of **\$1,615,588**.
- HIO: had a net change increase of **\$170,833**.
- Section 8 operating: had a net change increase of **\$13,631**.
- Central Office: had a net change decrease of **\$67,971**.

Balance Sheet Variance Summary:

Accounts Receivable had a net change decrease of **(\$1,530,841)**.

- Operating A/R had a net change decrease of **(\$1,847,571)**.
- A/R Inter-property had a net change increase of **\$282,483**.
- Tenant Receivables had a net change increase of **\$39,656**.
- A/R Promissory Notes had a net change decrease of **(\$5,409)**.

Prepaid Assets had a net change Increase of **\$81,006**.

Fixed Assets in December had a net decrease of **(\$139,968)**.

- Building Improvements – Totaled **\$58,371**.
 - Roofing, decking, concrete repairs, water proofing, elevator rebuild, flooring, HVAC.
- Monthly depreciation expense was **\$251,071**.

Total Liabilities had a net change increase of **(\$47,131)**.

Current Liabilities had a net change decrease of **(\$61,790)**.

- Accounts Payable had a net change increase of **\$219,311**.
- Unearned Revenue had an increase of **(\$237,818)**.
- 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 increase of **\$6,733**.
- Inter-fund Payable had a net change decrease of **(\$50,016)**.

Memorandum



To: Board of Commissioners
From: Gary Hatfield, CFO
Date: September 23, 2023
Re: Finance Report

AGENCY BUDGET COMPARISON

Revenue was unfavorable to budget MTD by **(1,002,550)**

- Budgeted for the gain on sale of the scattered-site properties – **(\$271,605)**.
- Other Grant Revenues **\$5,906** received vs **\$180,691** Budgeted.
- We received Capital Funding of **\$177,193** in Hard and **\$1,030,950** in soft costs.

Total Expenses were favorable to budget MTD by **\$490,076**

Admin Expenses: MTD budget variance was favorable to budget by **\$56,246**.

Resident Service Expenses: MTD budget variance was unfavorable **\$48,076**.

Utility Expenses: MTD budget variance was favorable **\$9,863**.

Maintenance Expenses: MTD budget variance were favorable to budget by **\$423,803**.

Protective Services Expenses: MTD budget variance was unfavorable to budget by **(\$44,458)**. **Due to Soft Grant fund spending of 23,693 for Contracted Security**

General Expenses: MTD budget variance was unfavorable **(\$49,200)**. Due to Bad Debts. We have diligently been reconciling the tenet ledgers.

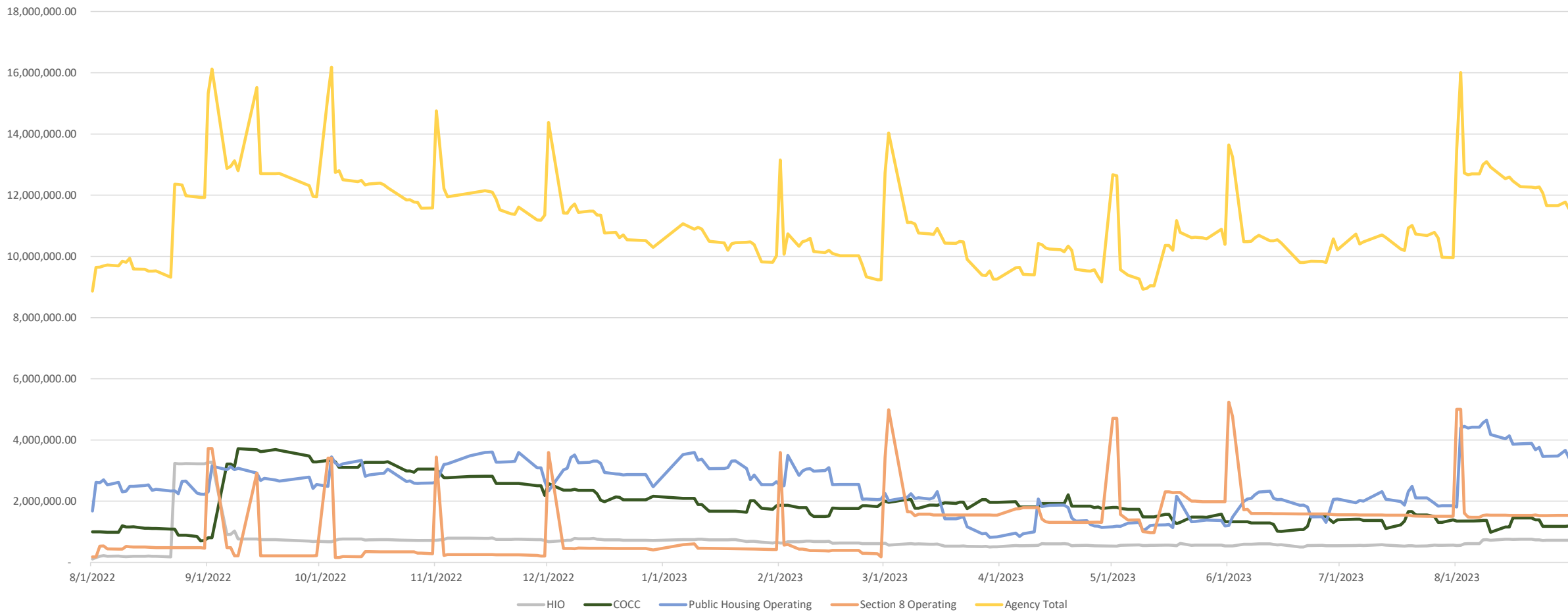
August 2023:

Adjusted Net Operating Income/ (Loss) MTD was **\$240,583** with an unfavorable budget variance of **(\$421,076)** This is adding and subtracting back non-cash transactions which includes depreciation expense of \$251,841. **The large budget variance is due to the election to amortize the administrative fees over the balance of the year and not selling any properties.**

Public Housing:

- The MTD adjusted net operating income/ (loss) \$323,531 budget variance was unfavorable (\$239,906).
- **HIO:**
 - The MTD adjusted net operating income/ (loss) \$123,552 budget variance was favorable by \$124,484.
- **Central Office**
 - Adjusted Net Operating Income/ (Loss) MTD was (\$100,406) budget variance was unfavorable by (\$148,546)
- **Section 8 HAP:**
 - Adjusted Net Operating Income/ (Loss) MTD was (\$139,778) budget variance was unfavorable by (\$140,428).
- **Section 8 Admin:**
 - Adjusted Net Operating Income/ (Loss) MTD was \$34,037. budget variance was favorable \$16,389.

Cash Trends



New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Aug 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance	Beg Balance (Month)	Net Change	Jan 1st Beg Balance	YTD Net Change
100-0000	ASSETS					
119-0000	CASH AND CASH EQUIVALENTS	13,177,469.73	11,521,789.72	1,655,680.01	12,368,653.41	808,816.32
125-1999	OTHER ACCOUNTS RECEIVABLE	701,131.12	2,548,703.00	-1,847,571.88	889,923.46	-188,792.34
125-9900	A/R INTER-PROPERTY	1,690,506.76	1,408,023.35	282,483.41	637,585.31	1,052,921.45
126-9999	A/R - TENANT	434,658.18	395,002.08	39,656.10	315,174.47	119,483.71
127-9999	A/R PROMISSORY NOTES	3,078,359.07	3,083,767.99	-5,408.92	3,121,694.23	-43,335.16
129-9999	ACCRUED INTEREST RECEIVABLE	148,196.35	148,196.35	0.00	148,196.35	0.00
142-9999	PREPAID ASSETS	2,174,904.44	2,093,898.74	81,005.70	257,597.33	1,917,307.11
144-5999	INTER-FUND DUE FROM	1,644,043.25	1,721,141.08	-77,097.83	2,396,813.31	-752,770.06
150-0000	TOTAL CURRENT ASSETS	23,049,268.90	22,920,522.31	128,746.59	20,135,637.87	2,913,631.03
168-9999	FIXED ASSETS	31,590,110.25	31,729,998.44	-139,888.19	32,303,306.47	-713,196.22
171-9999	NOTES RECEIVABLE	1,347,673.32	1,347,673.32	0.00	1,347,673.32	0.00
172-9999	LT INTER-FUND DUE FROM	2,390,434.51	2,390,434.51	0.00	2,390,434.51	0.00
174-0198	TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
174-0299	PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
174-1999	ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00	-4,416,382.66	0.00
175-5000	LT INTER-PROPERTY	888,265.01	888,265.01	0.00	925,765.01	-37,500.00
177-0000	INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
180-0000	TOTAL NON-CURRENT ASSETS	38,475,575.00	38,615,463.19	-139,888.19	39,226,271.22	-750,696.22
190-9999	TOTAL ASSETS	61,524,843.90	61,535,985.50	-11,141.60	59,361,909.09	2,162,934.81
300-0000	LIABILITIES AND EQUITY					
300-0100	LIABILITIES					
311-9999	ACCOUNTS PAYABLE					
312-0099	ACCOUNTS PAYABLE	567,532.69	300,756.82	266,775.87	660,441.42	-92,908.73
312-0299	A/P OTHER	3,723,605.39	3,961,423.64	-237,818.25	-231,035.53	3,954,640.92
312-1999	A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
312-2999	ACCRUED FEES	553,867.50	542,674.07	11,193.43	589,105.33	-35,237.83
320-0000	ACCR WAGES & WITHHOLDINGS					
321-9999	ACCR WAGES & WITHHOLDINGS	14,505.03	14,420.49	84.54	193,827.09	-179,322.06
322-9999	COMP ABSENCES - CURRENT	202,034.51	202,034.51	0.00	202,034.51	0.00
331-9999	A/P PHA PROJECTS	-24,848.00	-24,848.00	0.00	0.00	-24,848.00
341-9999	TENANT SECURITY DEPOSIT	734,535.56	730,197.56	4,338.00	689,025.56	45,510.00
342-0999	UNEARNED REVENUE	292,166.20	301,048.77	-8,882.57	305,304.64	-13,138.44
343-0099	CURRENT PORTION OF DEBT	1,709,357.78	1,709,357.78	0.00	1,715,668.89	-6,311.11
345-0299	OTHER CURRENT LIABILITIES	425,171.96	425,171.96	0.00	454,135.96	-28,964.00
345-9999	INTER-PROGRAM PAYABLES	50,000.00	50,000.00	0.00	50,000.00	0.00
347-5000	INTER-FUND DUE TO	1,886,987.62	1,937,003.78	-50,016.16	2,600,147.79	-713,160.17
349-9999	TOTAL CURRENT LIABILITIES	13,264,102.14	13,278,427.28	-14,325.14	10,357,841.56	2,906,260.58
352-9999	LONG TERM DEBT	13,311,097.61	13,311,097.61	0.00	13,311,097.61	0.00
353-0050	LT LIABILITIES - OTHER	-25,000.00	-25,000.00	0.00	12,500.00	-37,500.00
353-0500	FSS ESCROW	676,211.63	661,552.63	14,659.00	567,965.63	108,246.00
353-5000	TOTAL LT ACRUED FEES	913,264.12	913,264.12	0.00	913,264.12	0.00
354-9999	COMP ABSENCES-LONG TERM	392,184.64	392,184.64	0.00	392,184.64	0.00
355-5000	LT INTER-FUND DUE TO	2,390,434.51	2,390,434.51	0.00	2,390,434.51	0.00
359-9999	TOTAL NON-CURRENT LIABILITIES	17,658,192.51	17,643,533.51	14,659.00	17,587,446.51	70,746.00
399-9999	TOTAL LIABILITIES	30,922,294.65	30,921,960.79	333.86	27,945,288.07	2,977,006.58
500-0000	EQUITY					
508-9999	NET INVEST IN CAPITAL ASSETS	27,758,697.26	27,758,697.26	0.00	27,758,697.26	0.00
512-0005	RETAINED EARNINGS	10,635,054.33	10,646,529.79	-11,475.46	11,349,385.31	-714,330.98
512-0150	UNRESTRICTED NET POSITION	-4,294,383.03	-4,294,383.03	0.00	-4,194,642.24	-99,740.79
512-9999	RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
599-9999	TOTAL EQUITY	30,602,549.25	30,614,024.71	-11,475.46	31,416,621.02	-814,071.77
600-9999	TOTAL LIABILITIES AND EQUITY	61,524,843.90	61,535,985.50	-11,141.60	59,361,909.09	2,162,934.81
999-9999	TOTAL OF ALL	0.00	0.00	0.00	0.00	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Aug 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance	Beginning Balance	Net Change
100-0000	ASSETS			
111-0100	CASH - OPERATING	6,578,877.60	6,044,767.20	534,110.40
111-0200	CASH - PAYROLL	52,649.30	9,685.37	42,963.93
111-0300	CASH - OTHER	48,034.00	47,071.83	962.17
111-0305	FSA CASH	35,940.91	35,911.91	29.00
111-0400	PETTY CASH	500.00	500.00	0.00
111-1000	CASH - VENDOR PAYMENTS	16,482.59	-172,015.72	188,498.31
111-4000	GRANT ACCOUNT	286.00	0.00	286.00
112-0000	CASH - RESTRICTED	4,193,672.05	4,185,083.11	8,588.94
112-0100	CASH - RESTRICTED MODERNIZATION AND DEV	37,973.94	37,661.85	312.09
112-3000	REPLACEMENT RESERVE	69,045.66	68,058.93	986.73
113-0000	CASH - FSS ESCROW	620,879.63	579,829.63	41,050.00
113-3000	OPERATING RESERVE	265,881.42	262,451.31	3,430.11
113-3500	OHA HUD OPERATING RESERVE	298,602.25	298,602.25	0.00
114-0000	CASH - SECURITY DEPOSIT	595,705.27	611,481.45	-15,776.18
115-0000	HOMEOWNERSHIP FUNDS	362,939.11	359,564.29	3,374.82
119-0000	CASH AND CASH EQUIVALENTS	13,177,469.73	12,368,653.41	808,816.32
122-0000	A/R HUD	1,197,629.10	1,137,108.86	60,520.24
122-0100	A/R PHA PROJECTS	4,400.00	4,400.00	0.00
123-0000	A/R OTHER GOVERNMENTS	134,001.30	376,494.17	-242,492.87
125-0000	A/R OTHER	1,800.00	1,800.00	0.00
125-0099	ACCRUED INTEREST RECEIVABLE	1,135.02	0.00	1,135.02
125-0400	A/R NON DWELLING RENT	15,427.70	23,382.43	-7,954.73
125-0500	A/R HOMEOWNERSHIP MORTGAGES	592,699.65	592,699.65	0.00
125-0501	ALLOWANCE FOR HOME MORTGAGES	-592,699.65	-592,699.65	0.00
125-1000	ALLOWANCE FOR DOUBTFUL OTHER A/R	-653,262.00	-653,262.00	0.00
125-1999	OTHER ACCOUNTS RECEIVABLE	701,131.12	889,923.46	-188,792.34
125-6000	INTER-PROPERTY {COCC}	50,000.00	50,000.00	0.00
125-6002	INTER-PROPERTY {9EC}	104,263.59	60,502.20	43,761.39
125-6003	INTER-PROPERTY {9KCC}	57,554.55	36,824.28	20,730.27
125-6004	INTER-PROPERTY {9NOAH}	34,647.28	21,083.19	13,564.09
125-6006	INTER-PROPERTY {9FAR}	69,117.84	39,685.87	29,431.97
125-6007	INTER-PROPERTY {9BV}	17,376.51	10,540.14	6,836.37
125-6008	INTER-PROPERTY {9CR1}	29,161.60	20,115.24	9,046.36
125-6009	INTER-PROPERTY {9CR2}	17,344.70	10,562.64	6,782.06
125-6010	INTER-PROPERTY {VILLAS}	23,988.42	12,544.75	11,443.67
125-6011	INTER-PROPERTY {HCV}	1,924,110.00	545,024.00	1,379,086.00
125-6012	INTER-PROPERTY {HCV ADM}	-837,842.20	-545,024.00	-292,818.20
125-6017	INTER-PROPERTY {PUB HSG}	200,784.47	375,727.00	-174,942.53
125-9900	A/R INTER-PROPERTY	1,690,506.76	637,585.31	1,052,921.45
126-0000	ACCOUNTS RECEIVABLE TENANTS	488,391.47	369,039.76	119,351.71
126-0100	ALLOWANCE FOR A/R TENANTS	-53,865.29	-53,865.29	0.00
126-1000	A/R - TPA	132.00	0.00	132.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Aug 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance	Beginning Balance	Net Change
126-9999	A/R - TENANT	434,658.18	315,174.47	119,483.71
127-0100	P-NOTES OUTSTANDING	577,105.40	620,440.56	-43,335.16
127-0120	ALLOWANCE FOR P-NOTES	-124,238.24	-124,238.24	0.00
127-0200	A/R BAYVIEW	387,861.10	387,861.10	0.00
127-0201	A/R FARNAM	1,375,881.50	1,375,881.50	0.00
127-0206	A/R STREHLOW	812,447.88	812,447.88	0.00
127-0207	A/R NOAH	49,301.43	49,301.43	0.00
127-9999	A/R PROMISSORY NOTES	3,078,359.07	3,121,694.23	-43,335.16
129-0100	ACCRUED INTEREST RECEIVABLE	148,196.35	148,196.35	0.00
129-9999	ACCRUED INTEREST RECEIVABLE	148,196.35	148,196.35	0.00
142-0000	PREPAID INSURANCE	65,934.47	29,284.29	36,650.18
142-0100	PREPAID SOFTWARE EXP	279,866.66	103,586.33	176,280.33
142-0200	PREPAID MED FSA SEC 125	-22,582.65	0.00	-22,582.65
142-0300	PREPAID CREDIT CARDS	2,805.41	2,805.41	0.00
142-0400	PREPAID R/E TAXES	21,859.98	21,859.98	0.00
142-0500	PREPAID OTHER	1,827,020.57	100,061.32	1,726,959.25
142-9999	PREPAID ASSETS	2,174,904.44	257,597.33	1,917,307.11
144-3000	INTER-FUND DUE FROM {COCC}	382,534.34	383,546.78	-1,012.44
144-3001	INTER-FUND DUE FROM {HIOOPER}	-201,682.88	33,524.43	-235,207.31
144-3002	INTER-FUND DUE FROM {9EC}	135,068.96	55,515.68	79,553.28
144-3003	INTER-FUND DUE FROM {9KCC}	28,803.54	33,834.54	-5,031.00
144-3004	INTER-FUND DUE FROM {9NOAH}	57,314.71	17,188.51	40,126.20
144-3005	INTER-FUND DUE FROM {9SEC}	20,155.68	611.13	19,544.55
144-3006	INTER-FUND DUE FROM {9FAR}	16,723.89	26,171.29	-9,447.40
144-3007	INTER-FUND DUE FROM {9BV}	7,462.26	8,839.29	-1,377.03
144-3008	INTER-FUND DUE FROM {9CR1}	12,911.85	13,567.00	-655.15
144-3009	INTER-FUND DUE FROM {9CR2}	9,568.09	10,865.34	-1,297.25
144-3010	INTER-FUND DUE FROM {VILLAS}	685.64	-16.76	702.40
144-3011	INTER-FUND DUE FROM {HCV}	150,759.20	696,267.12	-545,507.92
144-3012	INTER-FUND DUE FROM {HCV ADM}	-706.48	4,564.82	-5,271.30
144-3013	INTER-FUND DUE FROM {HCV MV}	-20,797.25	-20,848.25	51.00
144-3014	INTER-FUND DUE FROM {HCV CITY}	239,932.87	219,310.87	20,622.00
144-3015	INTER-FUND DUE FROM {MOD REHAB}	7,084.00	4,956.50	2,127.50
144-3016	INTER-FUND DUE FROM {FOUND}	52,003.25	52,003.25	0.00
144-3017	INTER-FUND DUE FROM {PUB HSG}	228,094.38	454,352.04	-226,257.66
144-3018	INTER-FUND DUE FROM {ROSS GRANT}	39,048.39	-14,255.74	53,304.13
144-3019	INTER-FUND DUE FROM {FSS GRANT}	-99,142.17	-68,330.99	-30,811.18
144-3020	INTER-FUND DUE FROM {CNI GRANT}	562,426.98	458,467.21	103,959.77
144-3021	INTER-FUND DUE FROM {CNP GRANT}	15,794.00	15,794.00	0.00
144-3022	INTER-FUND DUE FROM {CFP GRANT}	0.00	10,885.25	-10,885.25
144-5999	INTER-FUND DUE FROM	1,644,043.25	2,396,813.31	-752,770.06
150-0000	TOTAL CURRENT ASSETS	23,049,268.90	20,135,637.87	2,913,631.03
161-0000	LAND	8,299,143.07	8,299,143.07	0.00
162-0000	BUILDINGS	158,131,147.35	158,131,147.35	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Aug 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance	Beginning Balance	Net Change
162-0025	BUILDINGS - COMMERCIAL	400,000.00	400,000.00	0.00
162-0030	BUILDINGS - ACQUISITION	457,700.00	457,700.00	0.00
162-0050	BUILDINGS - INELIGIBLE	88,112.00	88,112.00	0.00
162-0100	BUILDING IMPROVEMENTS	41,344,393.44	40,757,459.82	586,933.62
162-0200	CONTRACT WORK IN PROCESS	849,140.63	562,559.83	286,580.80
162-0300	WIP - PREDEVELOPMENT	32,400.00	0.00	32,400.00
162-0600	WIP - INS PROCEEDS/REPAIRS	497,707.08	330,977.14	166,729.94
163-0000	DWELLING EQUIPMENT	2,799,627.04	2,492,986.97	306,640.07
164-0000	SITE IMPROVEMENTS	4,674,056.57	4,780,676.57	-106,620.00
164-0100	OFFICE EQUIPMENT	238,588.21	238,588.21	0.00
164-0200	MAINTENANCE EQUIPMENT	283,276.66	283,276.16	0.50
164-0300	COMMUNITY SPACE EQUIPMENT	75,003.53	75,003.53	0.00
164-0400	COMPUTER EQUIPMENT	527,558.74	527,558.74	0.00
164-0500	AUTOMOTIVE EQUIPMENT	2,388,023.54	2,301,207.66	86,815.88
164-0600	SECURITY EQUIPMENT	1,173,195.80	1,173,195.80	0.00
166-0000	ACCUM DEPR - BUILDINGS	-150,054,189.32	-149,443,640.52	-610,548.80
166-0025	ACCUM DEPR - COMMERCIAL	-369,976.63	-367,552.39	-2,424.24
166-0030	ACCUM DEPR - BUILDING ACQUISITION	-450,000.00	-450,000.00	0.00
166-0050	ACCUM DEPR - INELIGIBLE BLDG	-76,135.24	-73,999.16	-2,136.08
166-0100	ACCUM AMORT EXPENSE	-294,000.00	-294,000.00	0.00
166-0120	ACCUM DEPR - BUILDING IMPROVEMENTS	-31,298,741.66	-30,398,623.00	-900,118.66
166-1000	ACCUM DEPR - DWELLING EQUIPMENT	-1,612,048.76	-1,476,161.06	-135,887.70
166-2000	ACCUM DEPR - SITE IMPROVE	-3,057,100.31	-2,883,955.50	-173,144.81
166-2100	ACCUM DEPR - OFFICE EQUIPMENT	-226,124.02	-220,567.06	-5,556.96
166-2200	ACCUM DEPR - MAINTENANCE EQUIPMENT	-280,066.20	-277,152.44	-2,913.76
166-2300	ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,003.53	-75,003.53	0.00
166-2400	ACCUM DEPR - COMPUTER EQUIPMENT	-522,589.46	-518,528.22	-4,061.24
166-2500	ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-1,969,342.78	-1,811,584.48	-157,758.30
166-2600	ACCUM DEPR - SECURITY EQUIPMENT	-383,645.50	-305,519.02	-78,126.48
168-9999	FIXED ASSETS	31,590,110.25	32,303,306.47	-713,196.22
171-0206	N/R STREHLOW	1,347,673.32	1,347,673.32	0.00
171-9999	NOTES RECEIVABLE	1,347,673.32	1,347,673.32	0.00
172-1001	LT INTER-FUND DUE FROM {HIOOPER}	124,750.55	124,750.55	0.00
172-1002	LT INTER-FUND DUE FROM {9EC}	826,852.71	826,852.71	0.00
172-1003	LT INTER-FUND DUE FROM {9KCC}	248,036.05	248,036.05	0.00
172-1004	LT INTER-FUND DUE FROM {9NOAH}	66,839.52	66,839.52	0.00
172-1006	LT INTER-FUND DUE FROM {9FAR}	462,868.94	462,868.94	0.00
172-1007	LT INTER-FUND DUE FROM {9BV}	241,025.62	241,025.62	0.00
172-1008	LT INTER-FUND DUE FROM {9CR1}	83,438.23	83,438.23	0.00
172-1009	LT INTER-FUND DUE FROM {9CR2}	121,903.74	121,903.74	0.00
172-1010	LT INTER-FUND DUE FROM {VILLAS}	214,719.15	214,719.15	0.00
172-9999	LT INTER-FUND DUE FROM	2,390,434.51	2,390,434.51	0.00
174-0000	A/R P-NOTES - LONG TERM	-332,815.00	-332,815.00	0.00
174-0100	TAX CREDIT FEES	71,654.90	71,654.90	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Aug 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance	Beginning Balance	Net Change
174-0198	TAX CREDIT FEES	71,654.90	71,654.90	0.00
174-0200	PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00
174-0299	PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00
174-1000	ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00
174-1999	ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00
175-1000	LT INTER-PROPERTY {COCC}	-25,000.00	12,500.00	-37,500.00
175-1002	LT INTER-PROPERTY {9EC}	381,436.05	381,436.05	0.00
175-1004	LT INTER-PROPERTY {9NOAH}	0.89	0.89	0.00
175-1006	LT INTER-PROPERTY {9FAR}	157,612.16	157,612.16	0.00
175-1007	LT INTER-PROPERTY {9BV}	21,169.31	21,169.31	0.00
175-1008	LT INTER-PROPERTY {9CR1}	103,466.95	103,466.95	0.00
175-1009	LT INTER-PROPERTY {9CR2}	22,326.11	22,326.11	0.00
175-1010	LT INTER-PROPERTY {VILLAS}	227,253.54	227,253.54	0.00
175-5000	LT INTER-PROPERTY	888,265.01	925,765.01	-37,500.00
176-0000	INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00
177-0000	INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00
180-0000	TOTAL NON-CURRENT ASSETS	38,475,575.00	39,226,271.22	-750,696.22
190-9999	TOTAL ASSETS	61,524,843.90	59,361,909.09	2,162,934.81
300-0000	LIABILITIES AND EQUITY			
300-0100	LIABILITIES			
311-9999	ACCOUNTS PAYABLE			
312-0000	ACCOUNTS PAYABLE	567,532.69	660,441.42	-92,908.73
312-0099	ACCOUNTS PAYABLE	567,532.69	660,441.42	-92,908.73
312-0100	UNEARNED INCOME	3,737,243.76	-218,555.16	3,955,798.92
312-0200	A/P OTHER	-13,638.37	-12,480.37	-1,158.00
312-0299	A/P OTHER	3,723,605.39	-231,035.53	3,954,640.92
312-1000	A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00
312-1999	A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00
312-2000	ACCRUED MGMT & BKKPING FEE	61,646.46	63,537.96	-1,891.50
312-2100	ACCRUED FRONT-LINE FEES	492,221.04	525,567.37	-33,346.33
312-2999	ACCRUED FEES	553,867.50	589,105.33	-35,237.83
320-0000	ACCR WAGES & WITHHOLDINGS			
321-0000	COURT ORDERED WITHHOLDING	4.73	4.73	0.00
321-0300	STATE WITHHOLDING	-15.24	-15.24	0.00
321-0500	OTHER WITHHOLDING	1,783.74	2,097.26	-313.52
321-1000	DEFERRED COMPENSATION WITHHOLDING	0.00	180,820.56	-180,820.56
321-1300	EE INS DEDUCTIONS	12,731.80	10,919.78	1,812.02
321-9999	ACCR WAGES & WITHHOLDINGS	14,505.03	193,827.09	-179,322.06
322-0000	COMPENSATED ABSENCES - CURRENT	202,034.51	202,034.51	0.00
322-9999	COMP ABSENCES - CURRENT	202,034.51	202,034.51	0.00
331-0000	A/P PHA PROJECTS	-24,848.00	0.00	-24,848.00
331-9999	A/P PHA PROJECTS	-24,848.00	0.00	-24,848.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Aug 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance	Beginning Balance	Net Change
341-0000	TENANT SECURITY DEPOSIT	688,866.55	644,136.55	44,730.00
341-0001	PET DEPOSIT	7,714.00	6,984.00	730.00
341-0100	DEPOSIT REFUND ACCOUNT	37,955.01	37,905.01	50.00
341-9999	TENANT SECURITY DEPOSIT	734,535.56	689,025.56	45,510.00
342-0000	DEFERRED REVENUE	503,694.00	503,694.00	0.00
342-0200	TENANT PREPAID RENT	283,917.58	297,356.02	-13,438.44
342-0300	NO UNIT HOLDING ACCT	8,248.62	7,948.62	300.00
342-0999	UNEARNED REVENUE	292,166.20	305,304.64	-13,138.44
343-0000	MORTGAGE PAYABLE - CURRENT	1,709.42	8,020.53	-6,311.11
343-0003	ACCRUED INTEREST BRIDGE	878,685.36	878,685.36	0.00
343-0005	ACCRUED INTEREST HIO	138,863.00	138,863.00	0.00
343-0010	ACCRUED INTEREST OTHER	690,100.00	690,100.00	0.00
343-0099	CURRENT PORTION OF DEBT	1,709,357.78	1,715,668.89	-6,311.11
345-0000	OTHER CURRENT LIABILITIES	374,086.00	374,086.00	0.00
345-0100	CONTRACT RETAINAGE	51,085.96	80,049.96	-28,964.00
345-0299	OTHER CURRENT LIABILITIES	425,171.96	454,135.96	-28,964.00
345-0300	A/P OTHER - INTER-PROPERTY	50,000.00	50,000.00	0.00
345-9999	INTER-PROGRAM PAYABLES	50,000.00	50,000.00	0.00
347-1000	INTER-FUND DUE TO {COCC}	1,647,568.35	1,884,444.11	-236,875.76
347-1001	INTER-FUND DUE TO {HIOOPER}	820.33	9,691.34	-8,871.01
347-1002	INTER-FUND DUE TO {9EC}	23,925.08	24,278.33	-353.25
347-1003	INTER-FUND DUE TO {9KCC}	19,876.95	19,575.79	301.16
347-1004	INTER-FUND DUE TO {9NOAH}	4,674.79	4,685.63	-10.84
347-1005	INTER-FUND DUE TO {9SEC}	172,354.19	32,198.09	140,156.10
347-1006	INTER-FUND DUE TO {9FAR}	11,651.26	20,860.03	-9,208.77
347-1007	INTER-FUND DUE TO {9BV}	10,213.51	10,216.27	-2.76
347-1008	INTER-FUND DUE TO {9CR1}	-5,443.14	4,981.53	-10,424.67
347-1009	INTER-FUND DUE TO {9CR2}	2,996.87	2,999.63	-2.76
347-1010	INTER-FUND DUE TO {VILLAS}	-174,194.79	26,599.09	-200,793.88
347-1012	INTER-FUND DUE TO {HCV ADM}	177,376.62	548,868.12	-371,491.50
347-1017	INTER-FUND DUE TO {PUB HSG}	-4,832.40	10,749.83	-15,582.23
347-5000	INTER-FUND DUE TO	1,886,987.62	2,600,147.79	-713,160.17
349-9999	TOTAL CURRENT LIABILITIES	13,264,102.14	10,357,841.56	2,906,260.58
351-0000	MORTGAGE PAYABLE	1,593,914.77	1,593,914.77	0.00
351-0001	LOAN PAYABLE CDBG	502,000.00	502,000.00	0.00
351-0002	LOAN PAYABLE OHA	8,933,079.42	8,933,079.42	0.00
351-0007	ACCRUED INTEREST LONG TERM	4,000.00	4,000.00	0.00
351-0009	ACCR INT L-T CDBG LOAN	64,372.56	64,372.56	0.00
351-0102	MORTGAGE-HIO	1,349,569.05	1,349,569.05	0.00
351-0202	MORTGAGE-OHA # 2	539,948.81	539,948.81	0.00
352-0000	LONG TERM LIABILITIES - OPERATING	324,213.00	324,213.00	0.00
352-9999	LONG TERM DEBT	13,311,097.61	13,311,097.61	0.00
353-0000	NONCURRENT LIABILITIES - OTHER	-25,000.00	12,500.00	-37,500.00
353-0050	LT LIABILITIES - OTHER	-25,000.00	12,500.00	-37,500.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Aug 2023

Book = Accrual ; Tree = ysi_bs

		Current Balance	Beginning Balance	Net Change
353-0100	FSS ESCROW	676,211.63	567,965.63	108,246.00
353-0500	FSS ESCROW	676,211.63	567,965.63	108,246.00
353-1000	LT ACCRUED MGMT & BKKPING FEE	792,271.72	792,271.72	0.00
353-2000	LT ACCRUED FRONT-LINE FEES	100,534.13	100,534.13	0.00
353-3000	LT ACCRUED FEES	20,458.27	20,458.27	0.00
353-5000	TOTAL LT ACRUED FEES	913,264.12	913,264.12	0.00
354-0000	COMPENSATED ABSENCES-LONG TERM	392,184.64	392,184.64	0.00
354-9999	COMP ABSENCES-LONG TERM	392,184.64	392,184.64	0.00
355-1000	LT INTER-FUND DUE TO {COCC}	643,499.71	643,499.71	0.00
355-1001	LT INTER-FUND DUE TO {HIOOPER}	420,240.63	420,240.63	0.00
355-1002	LT INTER-FUND DUE TO {9EC}	17,565.26	17,565.26	0.00
355-1003	LT INTER-FUND DUE TO {9KCC}	228,906.93	228,906.93	0.00
355-1004	LT INTER-FUND DUE TO {9NOAH}	176,615.39	176,615.39	0.00
355-1006	LT INTER-FUND DUE TO {9FAR}	37,389.09	37,389.09	0.00
355-1007	LT INTER-FUND DUE TO {9BV}	100,215.23	100,215.23	0.00
355-1008	LT INTER-FUND DUE TO {9CR1}	257,390.84	257,390.84	0.00
355-1009	LT INTER-FUND DUE TO {9CR2}	92,233.38	92,233.38	0.00
355-1010	LT INTER-FUND DUE TO {VILLAS}	416,378.05	416,378.05	0.00
355-5000	LT INTER-FUND DUE TO	2,390,434.51	2,390,434.51	0.00
359-9999	TOTAL NON-CURRENT LIABILITIES	17,658,192.51	17,587,446.51	70,746.00
399-9999	TOTAL LIABILITIES	30,922,294.65	27,945,288.07	2,977,006.58
500-0000	EQUITY			
507-0100	CAPITAL ACCOUNT GENERAL PARTNER	1,600,653.14	1,600,653.14	0.00
507-0200	CAPITAL ACCOUNT LIMITED PARTNER	1,808,269.27	1,808,269.27	0.00
507-0300	CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30.00	30.00	0.00
508-0100	NET INVESTED IN CAPITAL ASSETS	24,349,744.85	24,349,744.85	0.00
508-9999	NET INVEST IN CAPITAL ASSETS	27,758,697.26	27,758,697.26	0.00
511-0100	RESTRICTED NET ASSETS	-4,996,419.31	-4,996,419.31	0.00
512-0000	RETAINED EARNINGS	10,635,054.33	11,349,385.31	-714,330.98
512-0005	RETAINED EARNINGS	10,635,054.33	11,349,385.31	-714,330.98
512-0040	CONTRA EQUITY	6,806,279.54	6,706,538.75	99,740.79
512-0100	UNRESTRICTED NET ASSETS	2,511,896.51	2,511,896.51	0.00
512-0150	UNRESTRICTED NET POSITION	-4,294,383.03	-4,194,642.24	-99,740.79
512-0200	RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00
512-9999	RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00
599-9999	TOTAL EQUITY	30,602,549.25	31,416,621.02	-814,071.77
600-9999	TOTAL LIABILITIES AND EQUITY	61,524,843.90	59,361,909.09	2,162,934.81
999-9999	TOTAL OF ALL	0.00	0.00	0.00

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance
REVENUES	6,249,539.99	7,252,090.10	-1,002,550.11	50,360,861.54	51,327,392.10	-966,530.56
EXPENSES	6,308,679.46	6,798,755.87	490,076.41	51,448,583.53	54,791,936.38	3,343,352.85
TRANSFERS	-47,881.01	57,149.01	105,030.02	-370,248.01	-619,483.97	-249,235.96
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	-3,357.00	0.00	3,357.00
NET OPERATING INCOME (LOSS)	-11,258.46	396,185.22	-407,443.68	-714,116.98	-2,845,060.31	2,130,943.33
PLUS NON-CASH EXPENSE (HIO LOANS)						
PLUS NON-CASH EXPENSE (DEPRECIATION)	251,841.28	238,208.76	-13,632.52	2,072,677.03	1,905,670.08	-167,006.95
PLUS NON-CASH EXPENSE (Prior Period Adj)		0.00		0.00		0.00
ADJUSTED NET OPERATING INCOME (LOSS)	240,582.82	634,393.98	-421,076.20	1,358,560.05	-939,390.23	1,963,936.38

Property = 7pubhsg 7cap

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
REVENUES	2,166,910.50	2,856,023.80	-689,113.30	15,290,030.04	16,158,861.70	-868,831.66
EXPENSES	1,905,540.93	2,275,355.49	369,814.56	15,370,385.77	18,323,108.77	2,952,723.00
TRANSFERS	110,102.36	186,338.57	76,236.21	827,422.86	-24,417.99	-851,840.85
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	8.00	-2,388.00	0.00	103.00
NET OPERATING INCOME (LOSS)	151,267.21	394,329.74	(243,062.53)	(905,390.59)	(2,139,829.08)	(1,234,438.49)
LESS NON-CASH REVENUE (HIO LOANS)	0.00	0.00	0.00	0.00	0.00	0.00
PLUS NON-CASH EXPENSE (DEPRECIATION)	172,264.08	162,107.94	181,211.40	1,413,097.02	1,296,863.52	(116,233.50)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	323,531.29	556,437.68	(61,851.13)	507,706.43	(842,965.56)	(1,350,671.99)

HIO, Inc. (7hioinc)

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
REVENUES	127,029.05	108,281.82	3,371,673.51	1,023,571.34	866,254.56	157,316.78
EXPENSES	220,067.96	206,750.16	399,176.66	1,970,702.71	1,666,623.24	-304,079.47
TRANSFERS	-157,983.37	-40,289.23	1,531,159.76	-480,350.37	-322,313.84	158,036.53
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	-969.00	0.00	969.00
NET OPERATING INCOME (LOSS)	64,944.46	-58,179.11	1,441,337.09	-465,812.00	-478,054.84	12,242.84
LESS NON-CASH REVENUE (HIO LOANS - 9TAXOP)	-	-	-	-	-	-
LESS NON-CASH REVENUE (9SEC LOAN FORGIVENESS)	-	-	-	-	-	-
PLUS NON-CASH EXPENSE (HIO LOANS)	-	-	-	-	15,821.32	15,821.32
PLUS NON-CASH EXPENSE (DEPRECIATION)	58,607.64	57,247.15	65,625.73	499,629.99	457,977.20	-41,652.79
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	123,552.10	(931.96)	124,484.06	33,817.99	(4,256.32)	(13,588.63)

Section 8 Operating (7fin8op)

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
REVENUES	3,122,985.00	3,326,160.13	3,075,536.15	27,274,036.00	26,609,281.04	24,753,589.20
EXPENSES	3,262,763.02	3,325,510.55	3,197,084.92	26,489,396.45	26,605,202.89	25,093,758.18
PRIOR PERIOD ADJUSTMENT	0.00	0.00	5,155.00	0.00	0.00	5,155.00
NET OPERATING INCOME (LOSS)	-139,778.02	649.58	-126,703.77	784,639.55	4,078.15	-345,323.98
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	5,155.00	-	-	5,155.00
ADJUSTED NET OPERATING INCOME (LOSS)	(139,778.02)	649.58	(121,548.77)	784,639.55	4,078.15	(340,168.98)

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
REVENUES	353,060.60	358,204.34	359,195.06	2,658,062.37	2,865,634.72	2,743,161.00
EXPENSES	320,315.67	331,848.15	307,110.71	2,491,485.53	2,715,599.16	2,412,878.94
NET OPERATING INCOME (LOSS)	32,744.93	26,356.19	52,084.35	166,576.84	150,035.56	330,282.06
PLUS NON-CASH EXPENSE (DEPRECIATION)	1,292.52	1,292.52	1,292.52	10,340.16	10,340.16	10,340.16
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	34,037.45	27,648.71	53,376.87	176,917.00	160,375.72	340,622.22

Property = 7fdscent

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
REVENUES	477,991.03	603,420.01	195,210.37	3,989,124.25	4,827,360.08	3,831,988.34
EXPENSES	597,266.90	659,291.52	540,464.35	5,051,724.58	5,481,402.32	4,445,437.11
TRANSFERS	0.00	-88,900.33	-1,567,069.35	-717,320.50	-272,752.14	-2,278,236.67
NET OPERATING INCOME (LOSS)	-119,275.87	33,028.82	1,221,815.37	-345,279.83	-381,290.10	1,664,787.90
PLUS NON-CASH EXPENSE (DEPRECIATION)	19,264.77	17,561.15	18,042.18	135,318.43	122,928.05	126,841.03
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	(100,011.10)	50,589.97	1,239,857.55	(209,961.40)	(258,362.05)	1,791,628.93

Property = 7pubhsg 7cap
Budget Comparison
 Period = Aug 2023
 Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
700-0000 REVENUES						
701-0000 TENANT REVENUES						
704-9999 TOTAL TENANT REVENUES	648,414.00	553,535.14	565,606.53	4,972,878.04	4,428,281.12	4,411,219.09
705-0000 HUD GRANTS AND SUBSIDY						
706-9999 TOTAL HUD GRANTS AND SUBSIDY	1,485,593.93	1,944,650.09	1,507,347.97	9,686,296.70	8,867,872.02	10,937,719.56
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	58,132.81	75,594.40	161,776.50	465,062.48	361,884.27
710-0000 INVESTMENT INCOME						
711-0199 TOTAL INTEREST INCOME - MAIN	2,840.85	416.67	872.39	20,544.72	3,333.36	3,091.07
711-0299 TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	97,724.44	0.00	0.00
712-1999 INT INCOME - RESTRICT FUNDS	0.00	54.17	129.12	3,294.33	433.36	257.18
714-0000 OTHER INCOME						
719-9999 TOTAL OTHER INCOME	30,061.72	299,234.92	28,889.90	347,515.31	2,393,879.36	638,156.58
799-9999 TOTAL REVENUES	2,166,910.50	2,856,023.80	2,178,440.31	15,290,030.04	16,158,861.70	16,352,327.75
900-0000 EXPENSES						
900-0100 OPERATING EXPENSES						
919-9999 ADMINISTRATIVE EXPENSES	311,543.25	328,785.83	232,573.16	2,284,730.88	2,667,915.55	2,497,188.21
925-9999 RESIDENT SERVICE EXPENSES	157,949.62	183,496.79	8,084.90	1,317,180.30	1,467,974.32	1,141,015.09
939-9999 UTILITY EXPENSES	220,320.68	221,233.03	223,606.70	2,120,637.85	1,769,864.24	1,991,541.55
949-9999 MAINTENANCE EXPENSES	765,287.18	1,181,148.96	853,530.87	6,312,800.07	9,531,827.62	6,235,396.32
959-9999 PROTECT SERVICE EXPENSES	129,611.93	89,351.31	11,895.28	796,065.70	714,810.48	666,940.04
969-9999 GENERAL EXPENSES	129,713.99	97,409.63	122,233.28	958,384.48	779,277.04	894,845.34
972-9900 OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	2,500.00
972-9990 TOTAL OPERATING EXPENSES	1,714,426.65	2,101,425.55	1,451,924.19	13,789,799.28	16,931,669.25	13,429,426.55

Property = 7pubhsg 7cap
Budget Comparison
 Period = Aug 2023
 Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
972-9995 NON-OPERATING EXPENSES						
973-9999 HAP EXPENSES	13,807.00	11,822.00	21,066.75	167,489.47	94,576.00	164,877.72
974-0299 DEPR & AMORT EXPENSE	177,307.28	162,107.94	181,151.93	1,413,097.02	1,296,863.52	1,454,689.41
979-9900 TOTAL NON-OPERATING EXPENSES	191,114.28	173,929.94	202,218.68	1,580,586.49	1,391,439.52	1,619,567.13
979-9999 TOTAL EXPENSES	1,905,540.93	2,275,355.49	1,654,142.87	15,370,385.77	18,323,108.77	15,048,993.68
999-0999 TOTAL TRANSFERS	110,102.36	186,338.57	251.87	827,422.86	-24,417.99	712,212.74
999-1999 TOTAL PRIOR PERIOD ADJUSTMENT	214.00	0.00	7.00	-2,174.00	0.00	110.00
999-9990 NET OPERATING INCOME (LOSS)	151,053.21	394,329.74	524,038.57	-905,604.59	-2,139,829.08	591,011.33

HIO, Inc. (7hioinc)
Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance
700-0000 REVENUES						
701-0000 TENANT REVENUES						
704-9999 TOTAL TENANT REVENUES	114,513.13	94,087.41	103,262.88	922,336.51	752,699.28	169,637.23
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	0.00	650.00	1,010.00	0.00	1,010.00
711-0299 TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	0.00	0.00	0.00
712-1999 INT INCOME - RESTRICT FUNDS	697.78	104.17	240.21	4,416.84	833.36	3,583.48
714-0000 OTHER INCOME						
719-9999 TOTAL OTHER INCOME	11,818.14	14,090.24	3,267,520.42	95,807.99	112,721.92	-16,913.93
799-9999 TOTAL REVENUES	127,029.05	108,281.82	3,371,673.51	1,023,571.34	866,254.56	157,316.78
900-0000 EXPENSES						
900-0100 OPERATING EXPENSES						
919-9999 ADMINISTRATIVE EXPENSES	39,576.90	26,380.57	-3,687.79	313,786.05	213,566.36	-100,219.69
925-9999 RESIDENT SERVICE EXPENSES	13,019.25	11,688.51	1,242.51	104,441.61	93,508.08	-10,933.53
939-9999 UTILITY EXPENSES	4,300.44	11,147.72	27,176.39	80,477.76	89,181.76	8,704.00
949-9999 MAINTENANCE EXPENSES	64,596.20	72,926.52	84,001.08	634,620.82	593,512.32	-41,108.50
959-9999 PROTECT SERVICE EXPENSES	3,578.24	3,276.08	1,089.18	43,284.06	26,208.64	-17,075.42
969-9999 GENERAL EXPENSES	33,591.29	20,193.11	219,750.56	257,493.42	161,544.88	-95,948.54
972-9900 OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
972-9990 TOTAL OPERATING EXPENSES	158,662.32	145,612.51	329,571.93	1,434,103.72	1,177,522.04	-256,581.68
972-9995 NON-OPERATING EXPENSES						
973-9999 HAP EXPENSES	2,798.00	3,890.50	3,979.00	36,969.00	31,124.00	-5,845.00
974-0299 DEPR & AMORT EXPENSE	58,607.64	57,247.15	65,625.73	499,629.99	457,977.20	-41,652.79
979-9900 TOTAL NON-OPERATING EXPENSES	61,405.64	61,137.65	69,604.73	536,598.99	489,101.20	-47,497.79

HIO, Inc. (7hioinc)
Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Variance
979-9999	TOTAL EXPENSES	220,067.96	206,750.16	399,176.66	1,970,702.71	1,666,623.24	-304,079.47
999-0999	TOTAL TRANSFERS	-157,983.37	-40,289.23	1,531,159.76	-480,350.37	-322,313.84	158,036.53
999-1999	TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	-969.00	0.00	969.00
999-9990	NET OPERATING INCOME (LOSS)	64,944.46	-58,179.11	1,441,337.09	-465,812.00	-478,054.84	12,242.84

Section 8 Operating (7fin8op)

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
700-0000 REVENUES						
701-0000 TENANT REVENUES						
704-9999 TOTAL TENANT REVENUES	0.00	250.00	1,197.15	1,488.00	2,000.00	3,713.80
705-0000 HUD GRANTS AND SUBSIDY						
706-9999 TOTAL HUD GRANTS AND SUBSIDY	3,117,079.00	3,318,076.80	3,070,464.00	27,133,133.00	26,544,614.40	24,697,387.14
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	5,906.00	0.00	0.00	128,807.00	0.00	0.00
712-1999 INT INCOME - RESTRICT FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
714-0000 OTHER INCOME						
719-9999 TOTAL OTHER INCOME	0.00	7,833.33	3,875.00	10,608.00	62,666.64	52,488.26
799-9999 TOTAL REVENUES	3,122,985.00	3,326,160.13	3,075,536.15	27,274,036.00	26,609,281.04	24,753,589.20
900-0000 EXPENSES						
900-0100 OPERATING EXPENSES						
919-9999 ADMINISTRATIVE EXPENSES	3,071.02	6,233.62	3,054.40	32,136.97	50,987.45	23,441.66
925-9999 RESIDENT SERVICE EXPENSES	0.00	0.00	3,475.00	16,933.80	0.00	22,473.40
939-9999 UTILITY EXPENSES	0.00	0.00	139.52	-21.52	0.00	139.52
949-9999 MAINTENANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
959-9999 PROTECT SERVICE EXPENSES	0.00	0.00	0.00	0.00	0.00	46.87
969-9999 GENERAL EXPENSES	0.00	84.99	0.00	-228.00	679.92	0.00
972-9990 TOTAL OPERATING EXPENSES	3,071.02	6,318.61	6,668.92	48,821.25	51,667.37	46,101.45
972-9995 NON-OPERATING EXPENSES						
973-9999 HAP EXPENSES	3,259,692.00	3,319,191.94	3,190,416.00	26,440,575.20	26,553,535.52	25,047,656.73
979-9900 TOTAL NON-OPERATING EXPENSES	3,259,692.00	3,319,191.94	3,190,416.00	26,440,575.20	26,553,535.52	25,047,656.73
979-9999 TOTAL EXPENSES	3,262,763.02	3,325,510.55	3,197,084.92	26,489,396.45	26,605,202.89	25,093,758.18

Section 8 Operating (7fin8op)

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Last Year
999-1999	TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	5,155.00	0.00	0.00	5,155.00
999-9990	NET OPERATING INCOME (LOSS)	-139,778.02	649.58	-126,703.77	784,639.55	4,078.15	-345,323.98

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
700-0000 REVENUES						
701-0000 TENANT REVENUES						
704-9999 TOTAL TENANT REVENUES	0.00	166.67	1,197.15	1,488.00	1,333.36	3,688.80
705-0000 HUD GRANTS AND SUBSIDY						
706-9999 TOTAL HUD GRANTS AND SUBSIDY	352,470.00	317,801.00	279,118.00	2,383,389.00	2,542,408.00	2,386,614.00
707-0000 TOTAL FEE REVENUE						
707-9999 TOTAL FEE REVENUE	0.00	3,975.00	0.00	0.00	31,800.00	28,312.80
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	36,261.67	70,247.98	259,495.30	290,093.36	315,913.47
711-0299 TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	304.17	0.00	0.00
714-0000 OTHER INCOME						
719-9999 TOTAL OTHER INCOME	590.60	0.00	8,631.93	13,385.90	0.00	8,631.93
799-9999 TOTAL REVENUES	353,060.60	358,204.34	359,195.06	2,658,062.37	2,865,634.72	2,743,161.00
900-0000 EXPENSES						
900-0100 OPERATING EXPENSES						
901-0000 ADMINISTRATIVE EXPENSES						
911-9900 ADMIN SALARIES	119,930.03	117,410.14	111,091.90	927,017.97	997,986.19	857,841.18
913-9999 ADMINISTRATIVE FEE	83,850.00	102,549.84	94,639.20	704,574.32	804,798.72	706,169.60
915-9999 ADMIN EMPLOYEE BENEFITS	54,193.14	44,191.58	47,058.23	363,289.85	361,252.43	365,173.14
916-9999 OTHER ADMIN EXPENSES	31,913.73	37,315.37	25,229.98	245,034.99	298,522.96	263,592.48
919-9999 TOTAL ADMINISTRATIVE EXPENSES	289,886.90	301,466.93	278,019.31	2,239,917.13	2,462,560.30	2,192,776.40
925-9900 OTHER RESIDENT SERVICES	0.00	141.67	0.00	610.00	1,133.36	2,294.33
925-9999 TOTAL RESIDENT SERVICE EXPENSES	0.00	141.67	0.00	610.00	1,133.36	2,294.33
940-0000 TOTAL MAINTENANCE						
941-9999 MAINTENANCE SALARIES	16,513.05	17,656.44	16,455.36	136,236.41	150,079.72	118,004.72
942-9900 MAINTENANCE MATERIALS	0.00	0.00	0.00	261.61	0.00	376.73

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Last Year
943-9999	MAINT SERVICES AND CONTRACTS	1,128.74	308.14	280.00	14,554.54	2,465.12	2,877.84
945-9100	MAINT EMPLOYEE BENEFITS	5,964.43	6,178.57	5,543.25	48,907.97	50,589.46	48,654.35
949-9999	TOTAL MAINTENANCE EXPENSES	23,606.22	24,143.15	22,278.61	199,960.53	203,134.30	169,913.64
950-0000	PROTECTIVE SERVICE EXPENSES						
953-9999	SECURITY EXPENSE	0.00	100.00	-57.78	0.00	800.00	503.16
959-9999	TOTAL PROTECT SERVICE EXPENSES	0.00	100.00	-57.78	0.00	800.00	503.16
960-0000	GENERAL EXPENSES						
961-9999	INSURANCE EXP	5,530.03	4,703.88	5,578.05	39,282.31	37,631.04	37,051.25
969-9999	TOTAL GENERAL EXPENSES	5,530.03	4,703.88	5,578.05	39,282.31	37,631.04	37,051.25
972-9990	TOTAL OPERATING EXPENSES	319,023.15	330,555.63	305,818.19	2,479,769.97	2,705,259.00	2,402,538.78
972-9995	NON-OPERATING EXPENSES						
972-9999	HAP EXPENSES						
973-9999	TOTAL HAP EXPENSES	0.00	0.00	0.00	1,375.40	0.00	0.00
974-0299	TOTAL DEPR & AMORT EXPENSE	1,292.52	1,292.52	1,292.52	10,340.16	10,340.16	10,340.16
979-9900	TOTAL NON-OPERATING EXPENSES	1,292.52	1,292.52	1,292.52	11,715.56	10,340.16	10,340.16
979-9999	TOTAL EXPENSES	320,315.67	331,848.15	307,110.71	2,491,485.53	2,715,599.16	2,412,878.94
999-9990	NET OPERATING INCOME (LOSS)	32,744.93	26,356.19	52,084.35	166,576.84	150,035.56	330,282.06

OHA Foundation (4found)
Budget Comparison
 Period = Aug 2023
 Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
700-0000 REVENUES						
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	0.00	1,600.00	0.00	0.00	1,600.00
714-0000 OTHER INCOME						
719-9999 TOTAL OTHER INCOME	1,400.00	0.00	1,502.00	26,414.00	0.00	26,529.11
799-9999 TOTAL REVENUES	1,400.00	0.00	3,102.00	26,414.00	0.00	28,129.11
900-0000 EXPENSES						
900-0100 OPERATING EXPENSES						
901-0000 ADMINISTRATIVE EXPENSES						
913-9999 ADMINISTRATIVE FEE	0.00	0.00	0.00	5,000.00	0.00	0.00
916-9999 OTHER ADMIN EXPENSES	0.00	0.00	0.00	4,594.79	0.00	624.12
919-9999 TOTAL ADMINISTRATIVE EXPENSES	0.00	0.00	0.00	9,594.79	0.00	624.12
925-9900 OTHER RESIDENT SERVICES	2,663.82	0.00	6,592.80	33,965.47	0.00	24,211.80
925-9999 TOTAL RESIDENT SERVICE EXPENSES	2,663.82	0.00	6,592.80	33,965.47	0.00	24,211.80
940-0000 TOTAL MAINTENANCE						
943-9999 MAINT SERVICES AND CONTRACTS	0.00	0.00	572.00	2,916.05	0.00	572.00
949-9999 TOTAL MAINTENANCE EXPENSES	0.00	0.00	572.00	2,916.05	0.00	572.00
972-9990 TOTAL OPERATING EXPENSES	2,663.82	0.00	7,164.80	46,476.31	0.00	25,407.92
972-9995 NON-OPERATING EXPENSES						
974-0299 TOTAL DEPR & AMORT EXPENSE	61.16	0.00	61.16	489.28	0.00	489.28
979-9900 TOTAL NON-OPERATING EXPENSES	61.16	0.00	61.16	489.28	0.00	489.28
979-9999 TOTAL EXPENSES	2,724.98	0.00	7,225.96	46,965.59	0.00	25,897.20

OHA Foundation (4found)

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
999-9990 NET OPERATING INCOME (LOSS)	-1,324.98	0.00	-4,123.96	-20,551.59	0.00	2,231.91

C/O - after FMR 2016 (7fdscent)

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
700-0000 REVENUES						
701-0000 TENANT REVENUES						
704-9999 TOTAL TENANT REVENUES	15,064.23	17,974.17	9,022.00	105,914.50	143,793.36	125,860.32
705-0000 HUD GRANTS AND SUBSIDY						
706-9999 TOTAL HUD GRANTS AND SUBSIDY	0.00	2,341.81	0.00	0.00	18,734.48	0.00
707-0000 TOTAL FEE REVENUE						
707-9999 TOTAL FEE REVENUE	460,612.17	495,693.76	186,046.06	3,570,968.42	3,965,550.08	3,575,374.33
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	86,297.06	0.00	255,196.95	690,376.48	122,824.53
710-0000 INVESTMENT INCOME						
711-0199 TOTAL INTEREST INCOME - MAIN	34.53	0.00	7.91	274.17	0.00	37.96
711-0299 TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	3,724.25	0.00	0.00
714-0000 OTHER INCOME						
719-9999 TOTAL OTHER INCOME	2,280.10	1,113.21	134.40	53,045.96	8,905.68	7,891.20
799-9999 TOTAL REVENUES	477,991.03	603,420.01	195,210.37	3,989,124.25	4,827,360.08	3,831,988.34
900-0000 EXPENSES						
900-0100 OPERATING EXPENSES						
901-0000 ADMINISTRATIVE EXPENSES						
911-9900 ADMIN SALARIES	287,308.35	346,040.40	283,357.38	2,463,411.73	2,941,045.47	2,270,598.92
913-9999 ADMINISTRATIVE FEE	0.00	2,166.67	2,055.30	6,919.94	13,000.02	3,943.05
915-9999 ADMIN EMPLOYEE BENEFITS	113,494.72	117,946.69	88,717.59	955,414.24	969,539.25	827,063.25
916-9999 OTHER ADMIN EXPENSES	96,131.52	68,238.23	105,350.54	673,257.94	545,905.84	610,926.85
919-0999 FEE FOR SERVICE	0.00	0.00	-1,309.11	1,122.04	0.00	27.00
919-9999 TOTAL ADMINISTRATIVE EXPENSES	496,934.59	534,391.99	478,171.70	4,100,125.89	4,469,490.58	3,712,559.07
925-9900 OTHER RESIDENT SERVICES	9,759.34	36,141.42	-213.75	142,380.21	293,762.06	129,242.41
925-9999 TOTAL RESIDENT SERVICE EXPENSES	9,759.34	36,141.42	-213.75	142,380.21	293,762.06	129,242.41

C/O - after FMR 2016 (7fdscent)

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Last Year
930-0000	UTILITY EXPENSES						
939-9999	TOTAL UTILITY EXPENSES	3,520.22	5,623.84	5,989.56	34,888.18	44,990.72	45,772.61
940-0000	TOTAL MAINTENANCE						
941-9999	MAINTENANCE SALARIES	11,438.45	14,353.16	13,749.20	132,419.04	121,966.63	87,853.53
942-9900	MAINTENANCE MATERIALS	1,396.88	2,990.20	1,928.41	2,168.18	23,921.60	7,087.25
943-9999	MAINT SERVICES AND CONTRACTS	-3,907.11	-6,342.98	-8,526.22	-25,804.46	-50,743.84	-78,468.37
945-9100	MAINT EMPLOYEE BENEFITS	12,028.76	9,031.01	7,788.38	115,050.82	73,191.53	69,469.12
949-9999	TOTAL MAINTENANCE EXPENSES	20,956.98	20,031.39	14,939.77	223,833.58	168,335.92	85,941.53
950-0000	PROTECTIVE SERVICE EXPENSES						
951-0199	PROTECTIVE SERV SALARIES	19,173.94	18,329.45	13,546.77	195,158.53	146,635.60	128,982.44
951-9999	FEE FOR SERVICE	0.00	0.00	-2,175.82	651.22	0.00	0.00
953-9999	SECURITY EXPENSE	702.43	1,208.34	-12,741.23	4,594.72	9,666.72	11,973.44
955-9999	SECURITY EMPLOYEE BENEFITS	6,619.80	2,963.34	1,767.44	68,405.82	23,706.72	14,786.36
959-9999	TOTAL PROTECT SERVICE EXPENSES	26,496.17	22,501.13	397.16	268,810.29	180,009.04	155,742.24
960-0000	GENERAL EXPENSES						
961-9999	INSURANCE EXP	15,546.34	16,290.60	16,581.96	122,252.82	130,324.80	118,084.06
964-9999	BAD DEBT EXPENSE	10,251.11	83.33	0.00	10,251.11	666.64	513.00
967-0190	LOAN INTEREST	0.00	6,666.67	6,035.77	61.92	53,333.36	52,178.98
969-9999	TOTAL GENERAL EXPENSES	25,797.45	23,040.60	23,137.73	132,565.85	184,324.80	171,296.04
972-9990	TOTAL OPERATING EXPENSES	583,464.75	641,730.37	522,422.17	4,902,604.00	5,340,913.12	4,300,553.90
972-9995	NON-OPERATING EXPENSES						
974-0299	TOTAL DEPR & AMORT EXPENSE	13,802.15	17,561.15	18,042.18	149,120.58	140,489.20	144,883.21
979-9900	TOTAL NON-OPERATING EXPENSES	13,802.15	17,561.15	18,042.18	149,120.58	140,489.20	144,883.21

C/O - after FMR 2016 (7fdscent)

Budget Comparison

Period = Aug 2023

Book = Accrual ; Tree = ysi_is

		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Last Year
979-9999	TOTAL EXPENSES	597,266.90	659,291.52	540,464.35	5,051,724.58	5,481,402.32	4,445,437.11
999-0999	TOTAL TRANSFERS	0.00	-88,900.33	-1,566,959.35	-717,320.50	-272,752.14	-2,278,419.67
999-1999	TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	110.00	0.00	0.00	183.00
999-9990	NET OPERATING INCOME (LOSS)	-119,275.87	33,028.82	1,221,595.37	-345,279.83	-381,290.10	1,664,787.90

6.6. Development

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen, General Counsel
Date: October 2, 2023
Re: Development Report

Choice Neighborhoods Grant – Spencer Homes

Construction of Kennedy Square East is progressing on schedule. Building plans are on file with OHA staff and available upon request.

Highlander IV, which includes 37 Spencer replacement housing units, is currently leasing. Sixteen (16) former Spencer households will be moving into the development in fall 2023.

Demolition costs have increased over the past two years and the CNI budget that was developed before the pandemic era did not include adequate funding to cover demolition at West Spencer, East Spencer and the MLK Building. OHA staff is working with the City to demolish East Spencer.

OHA / Brinshore anticipate closing on Kennedy Square West (MLK Building) in 2024. Kennedy West will consist of 39 units in a four story building. Retail bays will front 30th Street and parking for residents will be available on the west side. OHA will provide 15 project based vouchers. The project will be financed with a mix of 9% LIHTC, CDBG-DR funds, CCI funds and deferred developer fees.

Choice Neighborhood Implementation Grant – Southside

OHA has sent an offer to UPS to acquire adjoining vacant lots at 27th and R Street. These lots would be used to develop replacement housing for Southside Terrace. UPS is no longer communicating with OHA. We will continue to reach out until we receive a definitive response.

OHA, Brinshore and Alley Poyner are planning the first phase development to be built at the southeast corner of Southside Terrace. This phase will consist of a 92 unit multi-family building and has received a 4% LIHTC award from NIFA. The environmental review has been completed and OHA has received demolition approval for that portion of the site. OHA has also received voucher funding for the households residing in the two buildings that will be demolished first. OHA is working with its consultant, CVR, on relocating those families. Financial closing should occur in the first quarter of 2024.

OHA, Brinshore and the City Planning Department met with architects at Holland Basham to begin planning the second phase of replacement housing for Southside. This development will replace the HIO owned townhome development at 61st and Arbor known as Arbor Villa. Arbor Villa consists of 18 townhome units on approximately 1.8 acres. The replacement development will consist of 70 mixed income units.

Landon Bone Baker has been procured as the architect for the second phase of on site replacement housing at Southside Terrace. OHA staff will update the Board as the planning proceeds.

Old Central Office

In 2021, OHA entered into an agreement with Youth Emergency Services (YES) for the sale of the office building at 540 S. 27th Street and adjoining land. The disposition application has been approved by HUD and the parties have negotiated a purchase agreement. The parties received approval from HUD to close. Closing was planned for July 28, 2023 but has been delayed by YES.

Scattered Site Housing

OHA staff is in the process of evaluating all single family and duplex scattered site units. Units will be divided between those to be retained and repositioned through RAD or project-based vouchers and those to be sold. Resolutions to sell and a resolution to convert these properties through vouchers will be presented to the board in the coming months.

Frances Court

OHA is proceeding with a Rental Assistance Demonstration (RAD) conversion of the public housing units at Frances Court. Frances Court is a 14 unit townhome development located near Center Street and the Field Club Trail at 37th and Frances. The units are in good condition and will not require substantial renovation prior to the conversion. The environmental review and physical needs assessment have been completed. Meetings with residents were held in June 2023. The RAD application was submitted in July 2023 and the RAD conversion should be complete in March 2024.

Housing in Omaha, Inc.

Farnam Building

OHA staff is exploring a RAD conversion of the Farnam Building without the use of LIHTC or partnering with an outside developer. Staff has assessed the physical needs of the building and submitted a grant application to HUD for additional capital funds to assist with renovations. Staff plans to convert the building through RAD after the renovations have been completed.

Ernie Chambers Court

OHA contracted with Dominion Group to perform a physical needs assessment of Ernie Chambers Court to determine if the property could be designated as physically obsolete based upon HUD standards and therefore eligible for disposition to a third party. The report by Dominion Group found the property does not meet the physical obsolescence standard set by HUD. OHA staff has identified an alternative approach and is preparing the application to HUD for disposition.

North Omaha Affordable Homes

OHA staff is developing a plan to reposition these scattered site houses through the use of its project based vouchers and the HUD RAD program. This development has a poor financial performance but is restricted through a LURA with NIFA and the public housing program.

Switching the properties from the public housing program to project based vouchers will increase subsidy and rent collected resulting in improved financial performance. The environmental review process is underway.

6.7. Procurement/Contracting/Capital Budgets

Memorandum



To: The OHA Board of Commissioners
 From: Jennifer Dexter, Procurement Manager
 Date: October 5, 2023
 Re: Procurement Report for October 2023

Current Procurement Activity

Project	Type	Budget	Action Stage	Anticipated Board Month
Cellular Tower Consultant	RFQ	TBD	Planning	December
Hazardous Materials Consulting	Renewal	\$100,000	Awaiting Board Approval	October
SCSE Hail Damage Repairs	Quotes	\$95,000	Awaiting Signature	September

Contracts Executed – Approved by Previous Board Action

Vendor	Project	Contract Amount	MBE/WBE Section 3
JC Just Clean	Janitorial Vacant Unit Cleaning & Office Cleaning	\$550,000	MBE/WBE
Gazellas Bright, LLC	Janitorial Vacant Unit Cleaning & Office Cleaning	\$550,000	MBE/WBE
Able Omaha Services	Janitorial Vacant Unit Cleaning & Office Cleaning	\$550,000	MBE
Ground Zero	Janitorial Vacant Unit Cleaning & Office Cleaning	\$550,000	MBE
Hand 2 Hand Cleaning	Janitorial Vacant Unit Cleaning & Office Cleaning	\$550,000	MBE/WBE
Room to Fit	Janitorial Vacant Unit Cleaning & Office Cleaning	\$550,000	MBE/WBE
Miyawa Restoration	Janitorial Vacant Unit Cleaning & Office Cleaning	\$550,000	MBE/WBE
TCI General Contracting	Lead-Based Paint Renovation, Repair & Painting	\$270,000	MBE
H.H.E.R.S.. LLC	Lead-Based Paint Renovation, Repair & Painting	\$215,000	MBE
JC Just Clean	Custodial	\$600,000	MBE/WBE
Gazellas Bright, LLC	Custodial	\$600,000	MBE/WBE
Smart Clean Janitorial, LLC	Custodial	\$600,000	MBE
Dominion Due Diligence	Environmental Site Assessments	\$150,000	None
Terracon Consultants, Inc	Environmental Site Assessments	\$150,000	None
EA Inc	Environmental Site Assessments	\$150,000	None
TCI General Contracting	Spencer 57 Window Replacement	\$465,000	MBE
H.H.E.R.S., LLC	Hazardous Materials Abatement	\$250,000	MBE
New Horizons	Hazardous Materials Abatement	\$250,000	None
All Dry Services	Hazardous Materials Abatement	\$250,000	None
Wheeler Contracting, Inc	Hazardous Materials Abatement	\$250,000	None

Procurements Executed – over \$30,000

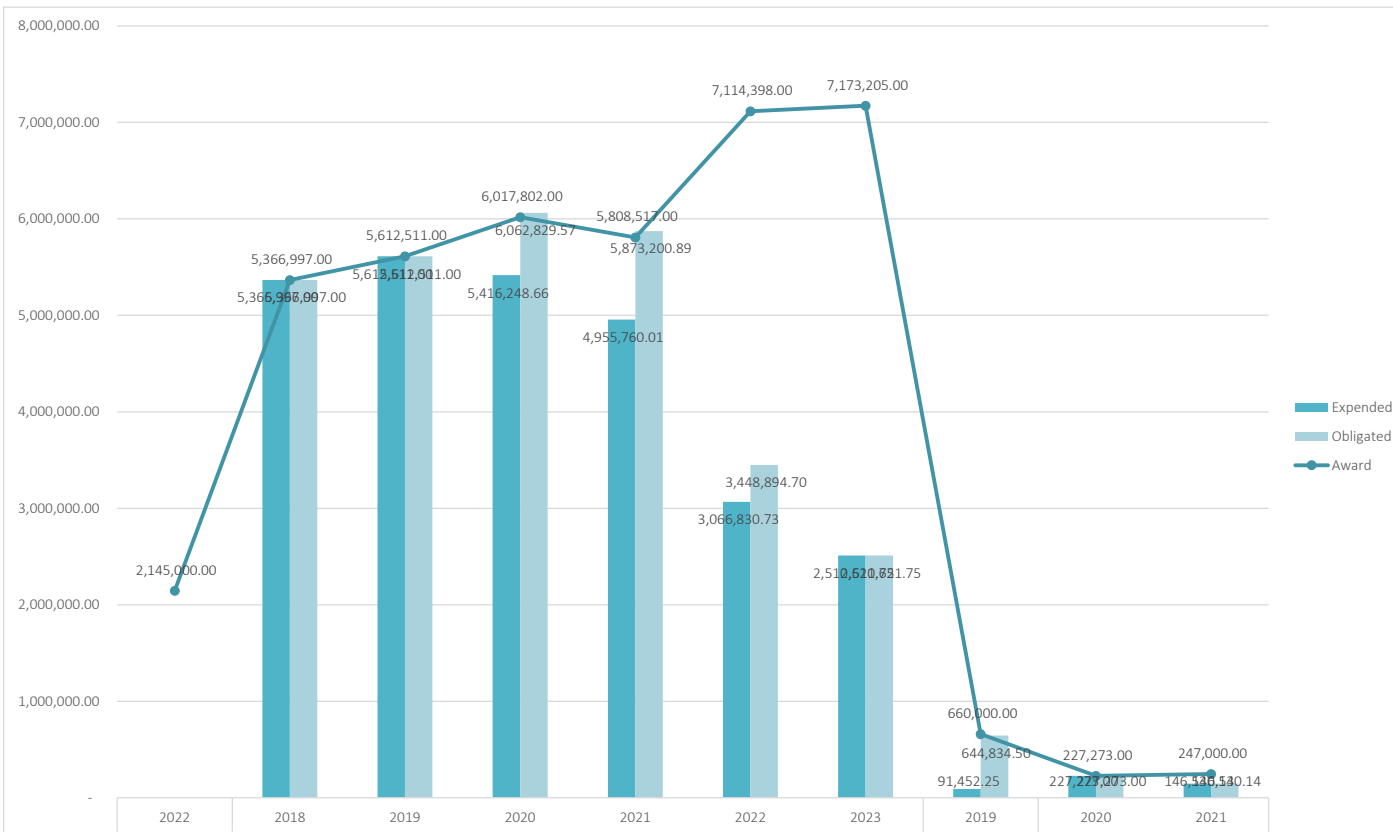
Vendor	Project	Project Amount	MBE/WBE Section 3
TCI General Contracting	Keystone Townhomes Exterior Painting	\$44,280	MBE



Capital Funds Board Report

9/25/2023

Grant Year	Grant Yr	Start Date	Obligation Date	End Date	Award	Expended	% Expended	Obligated	% Obligated
At Risk	2022	2/8/2023	1/29/2025	1/29/2027	2,145,000.00				
CFP	2018	5/29/2018	5/28/2022	5/28/2024	5,366,997.00	5,366,997.00	100.00%	5,366,997.00	100.00%
CFP	2019	4/16/2019	4/15/2023	4/15/2025	5,612,511.00	5,612,511.00	100.00%	5,612,511.00	100.00%
CFP	2020	3/26/2020	3/25/2024	3/25/2026	6,017,802.00	5,416,248.66	90.00%	6,062,829.57	100.75%
CFP	2021	2/23/2021	2/22/2023	2/22/2025	5,808,517.00	4,955,760.01	85.32%	5,873,200.89	101.11%
CFP	2022	5/12/2022	5/11/2024	5/11/2026	7,114,398.00	3,066,830.73	43.11%	3,448,894.70	48.48%
CFP	2023	2/17/2023	2/16/2025	2/16/2027	7,173,205.00	2,510,621.75	35.00%	2,510,621.75	35.00%
Lead Based Paint	2019	8/30/2019	8/30/2023	8/30/2025	660,000.00	91,452.25	13.86%	644,834.50	97.70%
Safety & Security	2020	4/2/2021	4/1/2022	4/1/2023	227,273.00	227,273.00	100.00%	227,273.00	100.00%
Safety & Security	2021	9/1/2021	9/9/2022	9/9/2023	247,000.00	146,530.14	59.32%	146,530.14	59.32%



6.8. Human Resources

Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: September 22, 2023

Re: Staffing Report Summary August 23, 2023 – September 22, 2023

Total Open Positions 9

Position(s)	Number of Positions Open	Department	Status
Public Safety Dispatcher – PT	1	Public Safety	Interviewing
Facilities Operations Manager	1	Property Management	Interviewing
Maintenance Repairer	3	Property Management	Interviewing
Receptionist	1	HR	Reviewing applications
Housing Compliance Specialist	1	Compliance	Interviewing
Property Manager	1	Property Management	Interviewing
Assistant Property Manager	1	Property Management	Interviewing

Total New Hires 9

Title	Number of Positions Filled	Department/Location
Custodian	1	Property Management
Housing Specialist	3	Housing Choice Voucher
Public Safety Officer	1	Public Safety
Maintenance Repairer	2	Property Management
Grant Accountant	1	Finance
Project Manager	1	Capital Improvement

Total Transfers 0

Name	Old Title	New Title	Department	Date

Total Promotions 3

Name	Old Title	New Title	Department	Date
Shakire Starks	Receptionist	Housing Specialist – Waitlist	Housing Choice Voucher	TBD
Angelica Kay	Housing Compliance Specialist	Assistant Property Manager	Property Management	TBD
David Hillebran	Maintenance Repairer	Maintenance Manager	Property Management	09/04/2023

Type of Termination	Number of Employees
Involuntary	0
Voluntary	6

Current Monthly Turnover Rate
3.59%

Annual Turnover Rate (10/2022 – 09/2023)
33.92%

6.9. Family and Community Services

Family and Community Services Department

Synergy of Services = Self-Sufficiency

Outreach

Academic Achievement

Transportation

Elderly and Disabled Services

Resident Education and Employment

Family Self-Sufficiency

Homeownership

Grants



Families Towards Self-Sufficiency

Family and Community Services Department

Family Services and Community Outreach (FSCO) Program

Goal: The primary goal of the Family Services and Community Outreach Program is to assess, upon lease-up, the needs of public housing residents and strategically connect them to community resources and internal OHA programs that stabilize their housing situations; provide access to education and employment opportunities and offer youth tutoring and mentoring as well as quality services that allow the elderly to age-in-place. Additionally, the FSCO Program assists the overall agency with the collection of non-payments of rent through referral resources; enhanced public safety through resident mediation; formal and informal HCV and Public Housing hearings; incentive transfer; and the development of the Community Service/Section 3 Resident program, Resident Associations, and the Central Advisory Committee.

Snapshot of Services/Referrals	The Impact (Households served)
Home Visits	59
Study Centers (Youth & Adult)/Computer Lab (SS and TSF)	300+
Outreach Efforts	300+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	89
Employment Referrals (Job Readiness/Employment Leads/Job Placement)	100+
Youth/Adult (Cultural/Recreational/Educational)	100+
Transportation to all activities	200+
Intra-Agency Service Coordination & Support	31
Number of New Enrollment (Case management)	0
Number of New Community Partnerships	28
Number of Cultural/Recreational Activities (Soccer training)	0
Referral to FSS/HOP	5
Food/Nutrition Program (TSF and OPS Summer Program)	500+
Service Coordination with Property Management	25

Residents' Opportunity for Self-Sufficiency (ROSS) Program:

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

- Education
- Employment and Job Training
- Health/Wellness

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

Family and Community Services Department

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

Snapshot of Services/Referrals	The Impact (Households served)
Caseload to Date	150
New Enrollments	0
TANF Recipients	0
Face-to-Face Contact Visit	0
Virtual Contact Visit	0
Phone Visit	5
ROSS Employment Goals	0
Job Placement	0
Employed Full-Time	32
Employed Part-Time	15
Employment Referrals	0
Education Goals	25
Education Goals Met	71 MCC/UNO
Education Referrals	2
College Enrollment	2
Healthcare Coverage	40
Program Coordination Committee (PCC)	0
New PCP Partners	0

Resident Education and Employment Program (REEP)

Goal: The primary goal of the Resident Education and Employment Program (REEP) is to provide meaningful opportunities for Public Housing and Section 8 residents to receive job readiness training, soft and life skill development, post-secondary education, GED/ABE/ESL, job search assistance, and resume preparation. By connecting residents with Metro-area employers, REEP seeks employment opportunities that lead to economic self-sufficiency.

Snapshot of Service Coordination	The Impact (Households served)
Job Placement (DED-Internship through TSF)	19
Job Readiness Training/Referral and Job Fair	200+
Direct Employment Leads/Flyers	200+
Post-Secondary Education (Certificate Programs/2/4-year University)	171

Family and Community Services Department**Family Self-Sufficiency Program (HCV/PH) (FSS)**

Goal: The primary goal of the Family Self-Sufficiency Program is to empower families to become economically self-sufficient. Through intensive case management services, financial literacy counseling, asset development, life skills workshops, goal planning (ITSP), and strategic service coordination through the Program Coordinating Committee (PCC), residents have the skills necessary to live and lead self-sufficient lives.

Snapshot of Service Coordination	The Impact (Households served)
Intensive One-on-One Case Management (HCV & PH)	HCV-145 PH-28
TANF Recipients (Welfare to Work)	HCV-2 PH-1
Recommendation for Graduation	HCV-2 PH-2
Recommendation for Termination	HCV-0 PH-0
Program graduates	HCV-2 H-0
New Enrollment	HCV-0 PH-0
Employment/Job Training/Referrals (YTD)	122
Post-Secondary Education (YTD)	75
Employed full-time (YTD)	HCV-93 PH-18
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	36
Asset Development (Escrows)	HCV-\$488,113.00 PH-\$96,360.00 Total-\$584,473.00 Forfeiture Total-\$16,105.00 HCV-\$13,550 PH-\$2,555
Life Skills	81
Service Coordination (PCC)	14
In-Person Meetings	27

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

- 2 HCV tenants were approved for a home mortgage loan this month.
- 3 tenants closed on a home using their Section 8 voucher.
- One FSS tenant was recommended for graduation or graduated this month. (Ms. Harris-\$11,700)
- 3 HCV tenants enrolled in the FSS program this month.
- Staff continue our biweekly meeting with MCC staff. (47 tenants enrolled in MCC/OHA Exploration 1000)
- Continued our partnership with Methodist College Mobile Diabetes Clinic- Nursing students to continue administering an on-site free screening, Blood Pressure Mass, Pre-Diabetes, Blood Glucose, Cholesterol, etc.
- .

Family and Community Services Department

- *Staff continue to attend community resources meetings.*
- *Still, 17 tenants are enrolled in the MCC GED program. (This month, six students completed 40 hours of GED learning and took the CASA test.)*
- *Meeting with the OPD Southeast Precinct leadership to discuss SST Homes timelines.*
- *Staff presented to the DCCR resources group.*
- *Staff attended and participated in HUD-FSS office hours, Compass Link presentations, and FSS roundtable.*
- *We had a great meeting with the Scott, Lozier, and UNO Foundation to discuss their support for our college students.*
- *FSS staff attended the American Association of Service Coordinators conference in DC.*
- *Staff attended the South Omaha Goodwill Resources Fair.*
- *Partnership with GROW Nebraska Women's Business Center and See Us Rise.*
- *Partnership with Heart Ministry for International Food Day. (Over 200 families participated)*
- *Family Self-Sufficiency coordinators continued to develop local strategies to connect participating families to public and private resources to increase their earned income and financial empowerment, reduce or eliminate the need for welfare assistance, and make progress toward economic independence and self-sufficiency.*
- *Partnership with Habitat for Humanity to host several Homeownership workshops at the Simple Foundation. (Offering a 2.6% interest rate to qualify tenants)*
- *Ongoing exchange of referrals with the Property Management team to address bedbug/housekeeping issues in the towers.*
- *Partnership with United Health Care to provide educational information and health disparities workshops throughout OHA's towers. (We hosted eight seminars this month and served over 100 tenants with their insurance plans.)*
- *GOCA/ENCAP continued to provide critical services to OHA tower residents. (This month, 60 tenants were served)*
- *OHA continued to work with partners to educate tenants about changes to their health care plans (This month, Nitsch Insurance served 55 tenants).*
- *Continue our partnership with Creighton University Psychology Department to provide ongoing mental health services at all OHA towers.*
- *Continue our distribution of Heart Ministry Fresh Start Laundromat cards and pantry packs to OHA families. (25 Card were distributed this month)*
- *The OHA/TSF Soccer program is at the highest level in its history, with over 600 kids participating throughout the week for all-year-round programming. (17 teams are registered to play in the upcoming Nebraska State Soccer League throughout the state.)*
- *Developed and maintained partnerships with The Furniture Project to increase resource opportunities for residents.*
- *Continuing our monthly follow-up/assessment with current High School seniors on their performance in school, gathered information on scholarships, GPAs, and college of interest information. (19 students stay on Creighton Campus this month throughout the summer.)*
- *Continued to work with 171 current OHA/TSF college students at MCC, Utah State, Oral Roberts, Oregon University, Iowa Western, Lincoln University-MO, Jackson State University, UNK, University of Wyoming, UNO, UNL, College of St. Central State Mary's, Creighton University, Southeast Community College, and Central Community College students to receive Scott Foundation Scholarship during the*

Family and Community Services Department

Fall and Spring semester. So far, the Scott Foundation has committed over \$250,000 annually. (This month, the Foundation committed to cover all expenses for one of the OHA tenant Aviation programs at UNK.)

- *Continued our partnership with The Simple Foundation for the 2022-23 school year to provide a safe place, coaching, and learning opportunities to over 500 OHA youth. The Simple Foundation provides daily after-school Learning POD to over 400 OHA students at the Simple building. The program includes educational/technology support, social development, emotional support, and mental health. Students attend from 4 p.m. to 8:00 p.m.; dinner and snacks are provided.*
- *Staff continue to work with over 71 OHA High School seniors to ensure they get students into educational institutions to help break the cycle of generational poverty.*
- *OHA staff continues to bridge communication barriers with the Sudanese, Somali, and Somali Bantu populations throughout OHA programs. The most critical topics continue to focus on CNI, CNP, Trash, and Public Safety. (21 tenants served.)*

UPCOMING EVENTS:

- *Possible two HCV homeownership closing.*
- *MCC Fall Cohort begins with 40 OHA tenants.*
- *HUD Career Pathway Webinar September 21.*
- *LB138-The Meaning of Affordable Housing in Nebraska-Sept. 25.*
- *Meeting with AHF-Sept. 15.*
- *OPS/OHA Collaboration Meeting-Students & Community Services.*
- *Nebraska Methodist-Mobile Diabetes Screening.*
- *Gates Scholarship deadline-Sept. 15.*
- *Simple Foundation & OHA Internship partnership meeting.*
- *CPHHE General Partnership meeting.*
- *FSS staff attending a conference in Florida.*
- *Habitat Homeownership workshop/presentation at Simple Foundation.*
- *PCC monthly meeting.*
- *Empowerment Network meeting*
- *Nebraska Methodist College Community Engagement meeting Sept. 11*
- *OHA will host a "Hiring Now" Job/Career fair on October 18.*
- *Creighton CPHHE Community partnership meeting.*
- *HUD and FDIC webinar strategies to support Financial Education Sept. 14.*
- *PCC meeting Sept. 13.*
- *East Omaha Athletics Association*
- *Omaha Section 3 TA meeting*
- *HCV briefing.*
- *United Way of Midland-Board of Directors Meeting*
- *HWS monthly Partnership meeting.*
- *HWS/Goodwill/Urban League Career/Job Fairs.*
- *Continue recruiting for the FSS and ROSS SC programs.*
- *ORTF-Monthly Housing Committee meeting.*

6.10. Legal

Memorandum



To: OHA Board of Commissioners
 From: Brian Hansen, General Counsel
 Date: October 5, 2023
 Re: Legal Matters

<i>Select Contracting v. OHA</i>	Breach of contract	08/18/23 P Complaint 09/15/23 OHA motion to make more definite 10/12/23 Hearing on motion scheduled	Douglas County District Court	PENDING
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TENANT & PROGRAM PARTICIPANT CLAIMS

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED?
<i>Fraction v. OHA</i>	Appeal of eviction	08/02/22 County Court grants restitution 09/12/22 T filed appeal of eviction 01/03/23 Hearing court affirmed lower court	Douglas County District Court	YES
<i>Fraction v. OHA</i>	Misc civil complaint	09/22/22 T filed complaint 02/24/23 Dismissed b/c lack of prosecution	Douglas County District Court	YES
<i>Booth v. OHA</i>	Small claims	09/09/22 T filed small claim 09/29/22 OHA transferred to civil court 09/30/22 OHA filed answer 11/02/23 Pretrial scheduled	Douglas County County Court	PENDING
<i>Tanuvasa v. OHA</i>	Appeal of eviction	01/17/23 Court grants restitution (default) 01/24/23 T filed appeal of eviction 06/29/23 Court affirmed lower court	Douglas County District Court	YES
<i>Richardson v. OHA</i>	Appeal of eviction	03/06/23 County Court grants restitution 03/06/23 T filed appeal 05/30/23 OHA brief submitted 06/13/23 Hearing STILL AWAITING JUDGMENT	Douglas County District Court	PENDING
<i>Gaver v. OHA</i>	T discrimination	03/17/23 Notice of charge 04/03/23 OHA response submitted 06/22/23 Decision: No Reasonable Cause	OHRR	YES
<i>Davis v. OHA</i>	T discrimination	05/31/23 NEOC notice of complaint 07/01/23 OHA response submitted	NEOC	PENDING
<i>Moreland v. OHA</i>	Appeal of eviction	07/11/23 Court grants restitution (default) 07/12/23 T filed appeal 10/23/23 Hearing scheduled	Douglas County District Court	PENDING
<i>Tyler v. OHA</i>	Misc civil complaint	08/17/23 Summons & complaint 09/16/23 OHA filed motion to dismiss 10/26/23 Hearing on motion to dismiss	Douglas County County Court	PENDING

EMPLOYEE CLAIMS

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED
<i>Harris v. OHA #1</i>	Employment discrimination	12/02/20 NEOC notice of complaint CONCILIATION PENDING	NEOC	PENDING
<i>Harris v. OHA #2</i>	Employment discrimination	06/21/21 NEOC notice of complaint CONCILIATION PENDING	NEOC	PENDING

<i>Harris v OHA #3</i>	Employment discrimination	05/09/22 OHA received charge 07/11/22 OHA response submitted 09/16/22 Amended complaint 01/25/23 OHA response submitted 07/31/23 Additional information submitted 09/21/23 Review of final evidence	NEOC	PENDING
<i>Mitchell v OHA #3</i>	Employment discrimination	07/11/22 OHA received charge 03/17/23 Decision: No reasonable cause	NEOC	YES
<i>Heiman v OHA</i>	Employment discrimination	08/22/22 OHA received charge 03/17/23 Complaint withdrawn/dismissed	NEOC	YES
<i>Raymer v. OHA</i>	Employment discrimination	07/17/23 OHA received charge 09/15/23 OHA response submitted	NEOC	PENDING
<i>Miller v. OHA</i>	Employment discrimination	06/01/23 NEOC notice of complaint 09/14/23 OHA received charge 10/16/23 OHA response due	NEOC	PENDING

AUGUST 2023 EVICTION CASES

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment	6	15	4	9	3	0	37
Lease							0
Criminal/HSW							0
08/23 Totals	6	15	4	9	3	0	37
Nonpayment	9	10	0	15	3	0	37
Lease	2		1				3
Criminal/HSW							0
07/23 Totals	11	10	1	15	3	0	40
06/23 Totals	12	16	3	4			35
05/23 Totals		6	1	2			9
04/23 Totals							73
03/23 Totals							43
02/23 Totals	8	18	3	4		1	34
01/23 Totals	13	21	1	7	1		43
2022 Totals	102	135	15	52	3	0	307
2021 Totals	73	37	11	15	9	1	217

7. NEW BUSINESS
8. EXECUTIVE SESSION
9. ADJOURNMENT