

OHA Regular Meeting of the Board of
Commissioners
Thursday, November 2, 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 (10/05/2023)
 - 5.1.2. Finance/Procurement/Operations Committee Resolutions
 - 5.1.2.1. Resolution 2023-105 OHA Past Due Write-Offs

RESOLUTION No. 2023-105
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS a list of Charge Off for Vacated Tenant Account Receivables as of October 25th, 2023, has been presented to the Board of Commissioners of the Housing Authority of the City of Omaha (Board); and

WHEREAS the total charge-off for this period is \$53,669.73 which represents 35 tenants: and

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

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

This Resolution shall take effect immediately.

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held November 2, 2023

Joanie Poore, Secretary
Housing Authority of the City of Omaha

OHA Write Off Report - 10.25.2023

Property Resident Codes	Payment Plans	late fees	Payment plan late fees	legal	maint	misc	rent	Grand Total	Explanation of larger balances
Crown 1								240.84	
t0022255								240.84	
Ernie Chambers					137		36	503	
t0040031								330	
t0077779					137		36	173	
Noah					2894		132	3026	
t0068899					2894		132	3026	Trash removal and hauling & disposal fees/unit damage
Benson Tower					1374		127	1501	
t0058802					1374		127	1501	
Evans Tower		125		400		610	3184	4319	
t0067382		125		400		610	3184	4319	7 months of rent delay due to application for rental assistance
Florence Tower		275		350	15	650	623	1913	
t0070749		275		350	15	650	623	1913	
Highland					105.71		46	151.71	
t0056962							46	46	
t0082141					105.71			105.71	
Jackson Tower		649		560	100	2425	4698	8548.3	
t0063651		24				820	107	951	
t0070592								103.3	
t0073838		125		410	100		1363	1998	6 months of rent delay due to interim filed
t0077201							14	14	
t0078165		250				1000	1223	2473	Trash removal and hauling & disposal fees/ 5 months of rent
t0083181						120	31	151	
t0083443		175				365	399	939	
t0084460		75		150		120	1561	1919	
KayJay		50		750		150	899	1849	
t0064662		50		150		150	495	845	
t0071493				600			404	1004	
Pine Tower								877.44	

t0062700								877.44	
Park South	50		350	6715		638		7753	
t0082822	50		350	6715		638		7753	Trash removal and hauling & disposal fees/unit damage
Scatter Site NE	25		6000	1216		7241			
t0002307	25			14				39	
t0049595				2824				2824	Trash removal and hauling & disposal fees/unit damage
t0060319				2567				2567	broken windows/ trash removal & disposal/unit damage
t0067905				595		1216		1811	
Scatter Site NW	2424	100	175	350	2364	2225		8598.86	
t0010005		75		350	2245	2225		4895	Yard clean up/ unit damage/ 3 months of rent
t0059349								960.86	
t0074388		25			119			144	
t0077375	2424		175					2599	Signed Payment agreement on evicted resident T0010005
Scatter Site SE	50		325	2575		473		4680.59	
t0063969								1257.59	
t0068841		50		325	2575	473		3423	
Southside	175		350	120	282	1525.99			
t0063766								598.99	
t0081950		125		350		250		725	
t0084558		50			120	32		202	
Underwood					470	471		941	
t0060934					470	471		941	
Grand Total	2424	1499	175	3435	22399.71	4305	15050	53669.73	

5.1.2.2. Resolution 2023-106 Residential HVAC Services, Renewal

Memorandum



To: The OHA Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: November 2, 2023
Re: Recommendation for Contract Renewal – Residential HVAC Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approval of the contract renewal with Eyman Plumbing, Heating and Air. This contract extension would not require additional funds. The total amount will not exceed \$900,000. This would be the third one-year renewal with OHA reserving the right to renew for one (1) additional one-year term with Board of Commissioner approval. The additional previous vendor, Vector Heating and Cooling, Inc., closed their business due to relocation out of state.

PREVIOUS ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Contract 20-REHVA-61 A, B	2020-61	11/27/2020	\$300,000	\$300,000	4	2	11/26/2021
First Renewal	2021-78	11/27/2021	\$300,000	\$600,000	3	2	11/26/2022
Second Renewal	2022-TBD	11/27/2022	\$300,000	\$900,000	2	2	11/26/2023

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Third Renewal	2023-TBD	11/27/2023	\$0.00	\$900,000	1	2	11/26/2024

PROJECT COST:

Company Name	MBE/WBE	Section 3 Business	Expended as of 9/30/2023
Eyman Plumbing, Heating and Air	No	No	\$ 358,731
Vector Heating and Cooling, Inc.	MBE	No	\$ 71,592
TOTAL			\$ 430,323

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: The property’s operating funds are budgeted for minor repairs. Any job that replaces a full system with an energy-efficient model at public housing residential sites is budgeted in the Capital Fund Grant plan.

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 2023-107 Audit Services, Renewal

Memorandum



To: The OHA Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: November 2, 2023

Re: Recommendation for Contract Renewal – Independent Professional Audit Services

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract renewal with Novogradac and Company LLP for Annual Audit Services. The contract extension amount would not exceed \$105,000.00 for a total amount not to exceed \$319,150. 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 20-AUDIT-75	2020-75	12/28/2020	\$102,500	\$102,500	3	1	12/27/2021
First Renewal	2021-81	12/28/2021	\$102,500	\$205,000	2	1	12/27/2022
Amendment	2021-88	n/a	\$ 15,150	\$220,150	3	1	n/a
Second Renewal	2022-85	12/28/2022	\$105,000	\$325,150	1	1	12/27/2023

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Third Renewal	2023–TBD	12/28/2023	\$105,000	\$430,150	0	1	12/27/2024

PROJECT COST:

Company Name	MBE/WBE	Section 3 Business	Expended as of 9/30/2023
Novogradac & Company LLP	No	No	\$ 241,370

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: The operating budgets of all OHA departments.

SPONSOR(S): Jennifer Dexter, Procurement Manager
Gary Hatfield, CFO
Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

5.1.3. Development/External Affairs/Public Relations Committee Resolutions

5.1.3.1. Resolution 2023-108 SST Disposition Application

Memorandum



To: OHA Board of Commissioners
From: OHA Staff
Date: November 2, 2023
Re: Section 18 Application for Disposition of Southside Terrace Land

RECOMMENDED ACTION:

Authorization for Omaha Housing Authority (OHA) staff to submit a Section 18 application to HUD for disposition of the Southside Terrace land.

EXPLANATION:

HUD previously approved demolition of the Southside Terrace public housing site in August 2023. HUD now requires a separate application and approval process to dispose of the property and release the property from the public housing program. OHA will “dispose” of the property when it is leased to a new ownership entity as contemplated by the CNI Transformation Plan.

The redevelopment of Southside Terrace will occur in phases. OHA staff previously presented the plans for Phase I to the OHA Board of Commissioners. Those plans are available upon request. OHA anticipates financial closing for Phase I will occur in the first quarter of 2024.

SPONSORS: Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2023 - 108
SECTION 18 DISPOSITION APPLICATION FOR SOUTHSIDE TERRACE LAND

WHEREAS, the Housing Authority of the City of Omaha (OHA) and partners including the City of Omaha were awarded a FY 2022 HUD Choice Neighborhoods Initiative (CNI) grant for revitalization of Omaha's Southside – Indian Hill neighborhood including OHA's Southside Terrace public housing development;

WHEREAS, OHA previously received approval from HUD to demolish the buildings at Southside Terrace after relocating all families in occupancy;

WHEREAS, OHA intends to enter into a long-term ground lease of the land with the new ownership entity on a phase by phase basis and as more completely described in the CNI Transformation Plan;

WHEREAS, the proposed disposition of these vacant lands requires HUD approval of a Section 18 disposition application and requires OHA Board approval because it would remove property from OHA's public housing inventory;

WHEREAS, staff has consulted with the OHA Board in regard to all material parts of the Section 18 disposition application;

WHEREAS, this Board resolution authorizes only the submission of a Section 18 application and does not authorize any subsequent transfer of the properties; any subsequent transfer of the properties would require approval by OHA's Board; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners authorize OHA staff to submit a Section 18 application for disposition of the Southside Terrace land, namely for transfer through a long-term ground lease, pursuant to CNI redevelopment plans;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby authorizes OHA staff to submit a Section 18 application for disposition of the Southside Terrace lands through a long-term ground lease, pursuant to CNI redevelopment plans, and FURTHER authorizes OHA's CEO, Joanie Poore, to take such actions and execute such documents as needed for submission of the Section 18 application.

David Levy, Chair, OHA Board of Commissioners

ATTEST: I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held November 2, 2023.

Joanie Poore, Secretary

5.1.3.2. Resolution 2023-109 Sale of Lots at 30th & Miami to 75 North

RESOLUTION NO. 2023 –109
AUTHORIZING THE SALE OF 30th and Miami Lots

WHEREAS, the Housing Authority of the City of Omaha (OHA) owns certain lots (hereinafter referred to as the Miami Street Lots) located at the following addresses:

3003-3007 Miami Street, Omaha, NE 68111

3004-3008 Miami Street, Omaha, NE 68111

WHEREAS, in 2018, the City of Omaha and Omaha Housing Authority were awarded a Choice Neighborhoods Implementation Grant for Spencer Homes and the North 30th Street Neighborhood. 75 North Revitalization Corporation (75 North) is a partner in the grant along with the City and OHA.

WHEREAS, In June 2020, OHA purchased the Miami Street Lots from 75 North for the purpose of providing infill development in the North 30th Street CNI Neighborhood and expending certain HUD capital grant funds before expiration.

WHEREAS, OHA engaged Brinshore as its developer for a townhome development consisting of six (6) public housing units was contemplated for the site.

WHEREAS, Due to price escalations for labor and material resulting from the COVID-19 pandemic, the project drastically exceeded the forecasted budget. The HUD capital grant funds were shifted to the Park Villa renovation project to avoid expiration.

WHEREAS, OHA has no immediate plans for the Miami Street lots and 75 North has requested to buy the lots back for future infill development.

WHEREAS, OHA staff recommends the Board of Commissioner approve the sale of the Miami Street lots to 75 North for \$10,000.00, the same price the lots were purchased for in 2020.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves the sale of the Miami Street lots to 75 North for \$10,000.00 and authorizes the OHA CEO, Joanie Poore, to take all actions and execute such documents as necessary to effect the purchase.

David Levy, Chair, OHA Board of Commissioners

ATTEST: I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held November 2, 2023.

Joanie Poore, Secretary

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: November 2, 2023
 Re: Monthly Utilization Report

PERIOD ENDING SEPTEMBER 30, 2023

All Vouchers	Utilization 2023	Allocation	Issued Current Month	Jul	Aug	Sep	Current Mo % Leased
	All Other Vouchers	5062	53	3666	3646	3625	72%
Emergency Vouchers	142	1	110	105	105	74%	
Fair Share Vouchers	24	0	0	0	0	0%	
HA Owned Vouchers	19	0	19	19	19	100%	
Home Ownership Vouchers	61	0	62	61	60	98%	
Incremental Vouchers	20	0	0	0	0	0%	
Mainstream Vouchers	115	0	97	97	98	85%	
PBV VASH Vouchers	30	0	30	30	30	100%	
Portable Vouchers	73	59	71	71	73	100%	
Project Based Vouchers	182	0	158	158	152	83%	
Tenant Protection Vouchers	178	0	179	179	178	100%	
VASH Vouchers	157	8	73	76	76	68%	
Total Vouchers	5955	121	4464	4442	4441	74%	

Other Housing	Utilization 2023	Allocation	Issued	Jul	Aug	Sep	Current Mo % Leased
	HOME TBRA	41	0	24	24	18	43%
Mod Rehab	36	0	89	36	34	94%	

HUD Delinquency Rate	SEMAP	Jul	Aug	Sep	Average
	95%	97.21%	96.52%	93.71	95.81%

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: November 2, 2023
 Re: Monthly Utilization Report

PERIOD ENDING SEPTEMBER 30, 2023

HQS INSPECTION SUMMARY

2023	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	204	248	182	182	137	150			
Section 8 Fail	159	210	189	214	212	188			
Section 8 Follow ups	167	265	223	243	269	269			
Quality Control Pass	6	3	6	6	6	6			
Quality Control Fail	3	5	2	3	2	2			
Special, Complaint, Inconclusive	27	9	16	14	19	8			
Monthly Total S8 Inspections Conducted	566	740	618	662	645	623	0	0	0

2023 Public Housing	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
PH Pass	0	0	0	0	0	0			
PH Fail	0	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: November 2, 2023
Re: Monthly Utilization Report

PERIOD ENDING SEPTEMBER 30, 2023

DEPARTMENT SUMMARY

Waiting List

During the month of August 1500 families were placed on 2023 waitlist. OHA has yet to pull applicants from the August 2023 waiting lists. Currently 617 applicants remain from the 2021 list which need to be reviewed and processed for eligibility prior moving forward with the 2023 applicants.

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

The waitlist department has begun Phase I of the Southside Relocation Tenant Protection Vouchers. Phase 1 has 13 residents. September 26, 2023 intake certification application submitted to residents' due completion October 18, 2023. On September 29, 2023, a briefing was conducted.

Project Based Vouchers

37 newly constructed Project Based Voucher units will become available for occupancy by the end of 2023.

Currently, 16 former Spencer families have already executed their right to return to the new units. OHA is currently accepting referrals from the property for the remaining 21 units.

HIGHLANDER IV

Highlander IV consists of 108 residential units in 20 buildings. All buildings are located at or near 2120 North 29th Street in Omaha, Nebraska 68111.

Highlander IV is split into two development areas, "Burdette & Wade" and "the Overlook." There are market rate and LIHTC units in both development areas.

Burdette & Wade consists of 61 residential units in three buildings located between Burdette Street and Patrick Avenue. Building A is a four-story mixed-use commercial and residential building located along North 30th Street. Building B is composed of four townhome units within a three-story building, arranged as ground level units with two-story units above. Building C is composed of eight townhouse units within a three-story building, arranged as ground level units with two-story units above. Both buildings B and C face the north side of Patrick Avenue.

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: November 2, 2023
Re: Monthly Utilization Report

The Overlook consists of forty-seven dwelling units in seventeen townhouse and duplex apartment buildings located on the south side of Patrick Ave, both sides of North 29th Street, and both sides of Blondo Streets.

6.2. Asset Management (Public Housing)

OHA Property Management Report September 30, 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 Cash Flow	MASS Points (of 25)
Multifam/ Towers	Florence Tower	106	0	0	100.0%	–	\$ 26,118	\$ 19,653	1.44	1.33	↓	\$ (99,549)	\$ 181,069	\$ (280,618)	\$ (19,617)	21
	Benson Tower	143	7	10	95.0%	↓	\$ 46,300	\$ 27,981	1.22	1.65	↑	\$ (164,709)	\$ (230,141)	\$ 65,432	\$ (56,105)	13
	Chambers Court	32	2	3	90.6%	↓	\$ 24,399	\$ 33,943	0.72	0.72	–	\$ (212,052)	\$ (236,845)	\$ 24,793	\$ (40,047)	NA
	Farnam	20	1	1	95.0%	–	\$ 7,485	\$ 9,827	0.83	0.76	↓	\$ (47,131)	\$ (31,088)	\$ (16,043)	\$ (9,940)	NA
	Jackson Tower	207	2	4	98.1%	↓	\$ 45,237	\$ 46,307	0.95	0.98	↑	\$ (339,141)	\$ (373,263)	\$ 34,122	\$ (202,140)	21
	Park South Tower	221	7	7	96.8%	–	\$ 56,692	\$ 55,280	0.87	1.03	↑	\$ (247,374)	\$ (166,557)	\$ (80,817)	\$ (103,989)	16
	Highland Tower	106	0	1	99.1%	↓	\$ 10,127	\$ 24,249	0.33	0.42	↑	\$ (28,121)	\$ (245,372)	\$ 217,251	\$ 55,055	21
	Pine Tower	143	4	8	94.4%	↓	\$ 20,147	\$ 33,071	0.54	0.61	↑	\$ (58,194)	\$ (154,072)	\$ 95,878	\$ 33,125	13
	Bayview	12	0	0	100.0%	–	\$ 3,104	\$ 3,963	0.36	0.78	↑	\$ 9,933	\$ (8,321)	\$ 18,254	\$ 18,487	NA
Elderly	Evans Tower	110	2	1	99.1%	↑	\$ 34,278	\$ 32,674	1.03	1.05	↑	\$ (40,396)	\$ (170,582)	\$ 130,186	\$ 234	21
	Crown Tower	149	27	30	78.1%	↓	\$ 27,499	\$ 33,761	0.59	0.81	↑	\$ (338,065)	\$ (388,458)	\$ 50,393	\$ (38,120)	5
	Underwood Tower	104	2	2	98.1%	↑	\$ 12,143	\$ 31,718	0.39	0.38	↓	\$ (47,144)	\$ 180,391	\$ (227,535)	\$ 19,334	21
	Kay Jay Tower	117	2	1	99.1%	↑	\$ 4,070	\$ 32,991	0.04	0.12	↑	\$ (22,277)	\$ (178,431)	\$ 156,154	\$ 53,542	20
Fam	Southside	356	0	0	100.0%	–	\$ 4,895	\$ 87,497	-0.10	0.06	↑	\$ 324,825	\$ (34,825)	\$ 359,650	\$ 452,578	21
	Park Villa	24	6	1	95.8%	↑	\$ 2,717	\$ 6,505	0.00	0.42	↑	\$ -	\$ -	\$ -	\$ -	8
Single Family Homes/ Duplexes	Scat-Site North East	225	10	15	93.3%	↓	\$ 26,095	\$ 77,685	0.09	0.34	↑	\$ (98,625)	\$ 2,280,801	\$ (2,379,426)	\$ 272	8
	N. Omaha Afford Homes	24	0	1	95.8%	↓	\$ 8,188	\$ 13,862	0.58	0.59	↑	\$ (119,412)	\$ (136,474)	\$ 17,062	\$ 15,281	NA
	Crown I	16	1	2	87.5%	↓	\$ 5,254	\$ 9,958	0.05	0.53	↑	\$ (18,843)	\$ 5,412	\$ (24,255)	\$ (14,488)	NA
	Crown II	12	0	0	100.0%	–	\$ 860	\$ 4,072	-0.19	0.21	↑	\$ (32,720)	\$ (25,120)	\$ 7,600	\$ 1,231	NA
	Scat-Site South East	137	1	3	97.8%	↓	\$ 12,726	\$ 56,803	0.20	0.22	↑	\$ 94,026	\$ (119,351)	\$ 213,377	\$ 203,174	16
	Scat-Site North West	115	1	3	97.4%	↓	\$ 10,767	\$ 51,386	0.14	0.21	↑	\$ 70,828	\$ (53,765)	\$ 124,593	\$ 107,338	16
	Keystone Crown Creek	37	0	1	97.2%	↓	\$ 15,598	\$ 13,358	0.86	1.17	↑	\$ (104,982)	\$ (161,923)	\$ 56,941	\$ 44,536	NA
	Scat-Site South West	75	3	3	96.0%	–	\$ 18,301	\$ 30,266	1.03	0.60	↓	\$ 10,827	\$ (46,139)	\$ 56,966	\$ 48,334	16
Total		2491	78	97	96.1%	↓	\$ 423,000	\$ 736,810	0.49	0.57	↑	\$ (1,508,296)	\$ (113,054)	\$ (1,380,042)	\$ 568,075	16.57

OHA Maintenance Report 9/30/2023

Zone	Property	Physical			Work Orders Completion						Make Ready	
		PASS Points (out of 40)	2022 REAC Score	2023 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		59	100%	95	71	↓	65%	14	0
1	Florence	33.2	83		41	98%	5	7	↑	7%	n/a	0
1	Underwood	32.8	82		44	93%	11	3	↓	3%	14	0
2	Benson	34	85		58	100%	13	1	↓	1%	82	5
2	Crown	35.2	88		95	97%	69	21	↓	14%	0	1
3	Farnam	22.4	56		32	94%	4	7	↑	35%	115	1
3	Jackson	23.2	58		105	91%	6	10	↑	5%	39	0
4	ParkSouth	31.2	78	95	201	79%	12	160	↑	72%	na	5
4	Pine	34.4	86		54	91%	150	262	↑	183%	54	1
5	KayJay	28.8	72		95	38%	152	183	↑	156%	16	0
5	Highland	28.8	72		60	92%	8	6	↓	6%	7	
6	Southside	21.2	53		551	30%	424	369	↓	104%	n/a	0
7	SCSE	27.2	68		280	21%	248	243	↓	177%	33	0
7	SCNW	28	70		235	24%	187	190	↑	165%	39	0
7	SCSW	17.2	43		139	28%	116	107	↓	143%	46	0
7	Keystone	24.8	62		118	33%	101	82	↓	222%	16	0
7	ParkVilla	NA	NA		13	92%	4	3	↓	13%	n/a	n/a
8	SCNE	25.6	64		372	16%	632	416	↓	185%	98	6
8	Chambers	10.4	26		111	33%	77	87	↑	272%	56	0
8	NOAH	25.6	64		22	32%	23	23	-	96%	na	0
8	Crown1	16	40		15	20%	16	19	↑	119%	na	2
8	Crown2	25.2	63		13	23%	20	16	↓	133%	na	0
8	Bayview	27.6	69		16	50%	13	12	↓	100%	na	0
8	Villas	NA	NA		66	64%	45	15	↓	47%	102	0
	Paint	NA	NA		1,353	40%	53	54	↑	NA	NA	NA
	PestControl	NA	NA		1353	100%	10	161	↑	NA	NA	NA
OHA PASS Score		32.7	TOTAL / AVE			61%	2494	2528	↑	98%	46	21

OHA Board Report Summary

Asset Management – November 2, 2023 Board Meeting

PHAS

OHA's MASS (Management Assessment Subsystem) score **decreased** from 16.84 in August to 16.57 in September, 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). No properties achieved 22 points this month due to tenant accounts receivable balances.

Occupancy

The overall occupancy rate for public housing **decreased** from 96.9% in August to 96.1% in September. OHA's goal is to be at 96% occupancy and strive toward 98% in as many properties as possible. 9 of 23 properties achieved occupancy rates of 98% or higher. Benson, Crown, Pine and SCNE are the primary focus to improve occupancy over the next few months in order to impact PHAS scores.

Occupancy rates for affordable housing increased to 91.7%. Market-rate housing decreased to 87.5%.

Tenant Accounts Receivable

OHA's TAR ratio (past due rent/ total rent due) for public housing **increased** from 0.49 to 0.57. Past due rent in public housing increased by \$63k. Tenant revenue decreased by \$3k. OHA will be making targeted efforts towards rent collections in the AMPs most likely to receive performance points and those with the highest balances in efforts to increase the overall PHAS scores by the end of the year.

Past due rent in market rate housing increased by \$1k and tenant revenue increased by \$2k.

Maintenance

OHA's PASS (Physical Assessment Subsystem) score **increased** from 27.1 to 32.7 (of 40 available points). OHA received its first REAC inspection using the new NSPIRE inspection protocol in September. Park South was the only AMP inspected and it received a score of 95/100, which is considered high performing.

On-time work order completion rates for work orders **increased** from 60% to 61%. The total number of outstanding work orders has increased from 2,494 to 2,528. The number of AMPs completing unit

turns in under 30 days decreased from 7 to 5. Decreasing the number of open work orders continues to be a focus, as well as improving make ready time.

Additional annual self-inspections (contracted with USIG) are being completed in October at several locations. Several zones continued to be short-staffed multiple positions, including zone 1, 7 and 8. Both of these factors contributed to lower completion rates.

Whole home inspections are nearly complete in all scattered-site locations. All open work orders are being reconciled for these sites, with the review/data entry project scheduled for completion in early November. OHA is currently working to procure additional temporary labor to assist with the increased workload in scattered-site locations. The capital needs of all homes are being assessed to make recommendations for future disposition and capital repairs. Final recommendations will be completed in November and incorporated into the proposed annual plan and 5-year capital funds plan.

Capital Improvements

The 2024-2028 capital funds plan is currently being developed. The 45-day comment period will begin on October 27, 2023. The plan will be presented to the board at the December board meeting. The following is a list of projects that are currently in progress through the capital funds department.

Recently Completed Projects

- Scattered Site Single Family Home Inspections
- Southside Camera Expansion

Procurement Completed – Work in Progress

Towers

- Security Fencing at Park South – anticipated completion in Oct
- Fire Panel Replacement at Underwood – in progress
- Park South & Jackson 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 October, 23 of 24 completed
- 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

- Keystone Exterior Painting – anticipated completion in Oct
- Keystone concrete repairs & retaining walls – anticipated completion in Nov
- 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 – re-developing scope
- Fire Pumps at Benson, Evans and Underwood – soliciting bids currently

6.3. Housing in Omaha, Inc.

6.4. River City Housing Connections

6.5. Compliance

Memorandum



To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: November 2, 2023

Re: Compliance Department Update- September 2023

Intake Department

During the month of September, 440 families applied for public housing. The number of new applicants is more in line this month with our past numbers. There were 47 applications approved during September which was a small increase from August. The breakdown for approved applications is 20 one-bedrooms, 11 two-bedrooms, 11 three-bedrooms and 5 four-bedrooms. In addition, there were 8 new applications Chambers Court (5) and Farnam Apartments (3) for the affordable properties. Unfortunately, all eight did not income qualify nor did not have a Section 8 voucher.

During September, Philisa and I attended the Nebraska NAHRO Conference in Kearney. There are changes with the new HOTMA (Housing Opportunity Through Modernization Act 2016) regulations that affect eligibility for both Public Housing and Section 8 applicants. The changes include income calculations and assets, including whether applicants' own property they can live in which would make them ineligible for housing assistance. We were able to attend different sessions with local HUD staff and other housing agency staff throughout Nebraska.

Recertifications

HUD's monthly Re-examination Delinquency Report for September continued to modestly increase from 95.33 to 95.44. We are working with staff to complete both late and current files. Since there are some staff current with their workload, they can assist their co-workers with other outstanding files. There is an increase of 26 residents this month in legal. We are still seeing a low number of actual evictions for non-compliance with annual reviews. Residents who are behind in the recertification process are also behind in their rent or have other lease violations in progress.

The interim completion report dropped to 64% for the interims reported between January and June. There was a higher number of interims reported in June, which normally happens at the end of the school year. Interims will continue to be emphasized until our rate of completion is improved. A file audit was conducted by their supervisor and found several interims outstanding from mostly prior staff than previously reported. Check points have been put in place to monitor interims reported in the portal, so we are able to track completion times accurately.

In September, one Housing Compliance Specialist accepted the Assistant Property Manager position. Interviews were conducted in October, and we have a new staff person scheduled to start in November.

During September, Philisa, and I along with our staff, Denise and Jennifer attended a HOTMA training in Denver with HUD staff who have been working on the new regulations. This one-day training provided Housing Authority staff from 7 Midwest states to voice their concerns on how the upcoming changes will affect their residents and agencies. HUD staff presented background information on the new regulations and listened to the concerns brought up. Valuable information was provided to us.

Memorandum



To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: November 2, 2023

Re: Compliance Department Update- September 2023

Process Improvements

In early September, Nicole attended the Yardi (YASC) national conference. Nicole was able to view the new Yardi interface system along with new admin functions in YardiOne. She also obtained additional guidance in creating courses in the Aspire University. During conventions like this, Nicole can connect with the Yardi staff that she interacts with and can put a face to a name. Nicole assisted Public Housing Intake staff with templates for preference emails and updated the Villas application in docu-sign and on the website removing Arbor Villa. There were 121 requests for assistance from staff with 7 cases forwarded on for Yardi support assistance. Nicole conducted 4 in-person training sessions during September.

Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: November 2, 2023
 Re: Intake Approved Applications September 2023

**Intake Department
 Month of September 2023**

New Public Housing Applications	440
New Villas Housing Applications	2
New Farnam Straight Tax Credit Housing Applications	3*
New Chambers Straight Tax Credit Housing Applications	5*
Approved Public Housing Applications	47
Approved Applications for Villas	0
Approved Applications for Chambers Straight Tax Credit	0
Approved Applications for Farnam Apts Straight Tax Credit	0

Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four	
	20	11	11	5	
Villas Applications Approved		Two	Three		
North Villas		0	0		
Arbor Villa		0	0		
Chambers Court Straight Tax Credit Applications Approved		One	Two	Three	Four
		0	0	0	0
Farnam Apartments Straight Tax Credit Applications Approved		Two	Three		
		0	0		

Applications Withdrawn from PH Wait List	70	
No Response During Full Application Process	45	
Applicant Request	6	
Not Eligible to Apply	3	
Failed Background Check	10	
Duplicates	2	
Refused Unit Offer	4	

*Farnam and Chambers applicants – Not income eligible

Memorandum

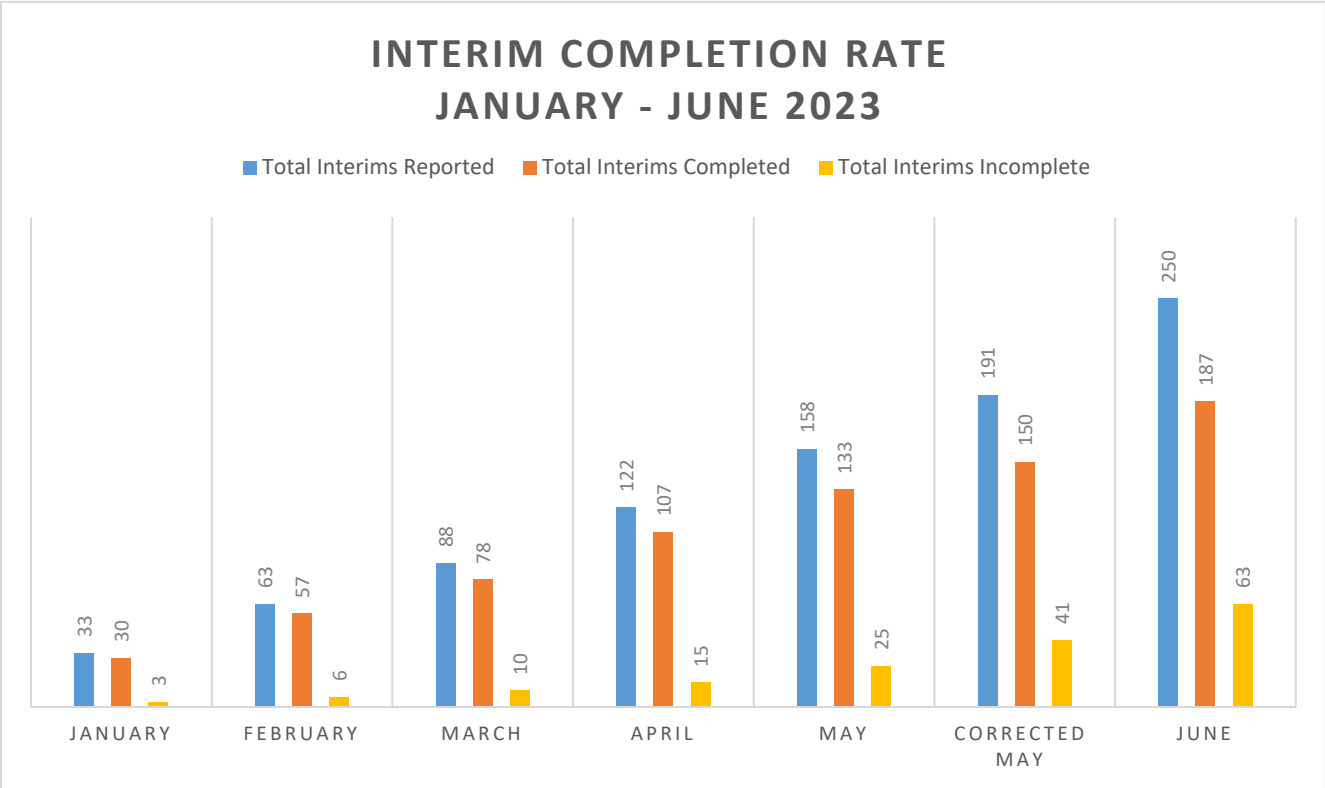


To: The Board of Commissioners
From: Susan Gilroy, Director of Compliance
Date: November 2, 2023
Re: Interims – September 2023

59 residents reported changes during June. 37 total files that were reported through June were completed and 22 are still in process for completion. Files not completed by September 1st are considered late.

There were an additional 33 residents who reported changes in May that were counted in the previous report.

The cumulative monthly breakdown will show the progress of completion for the carryover files.



Memorandum



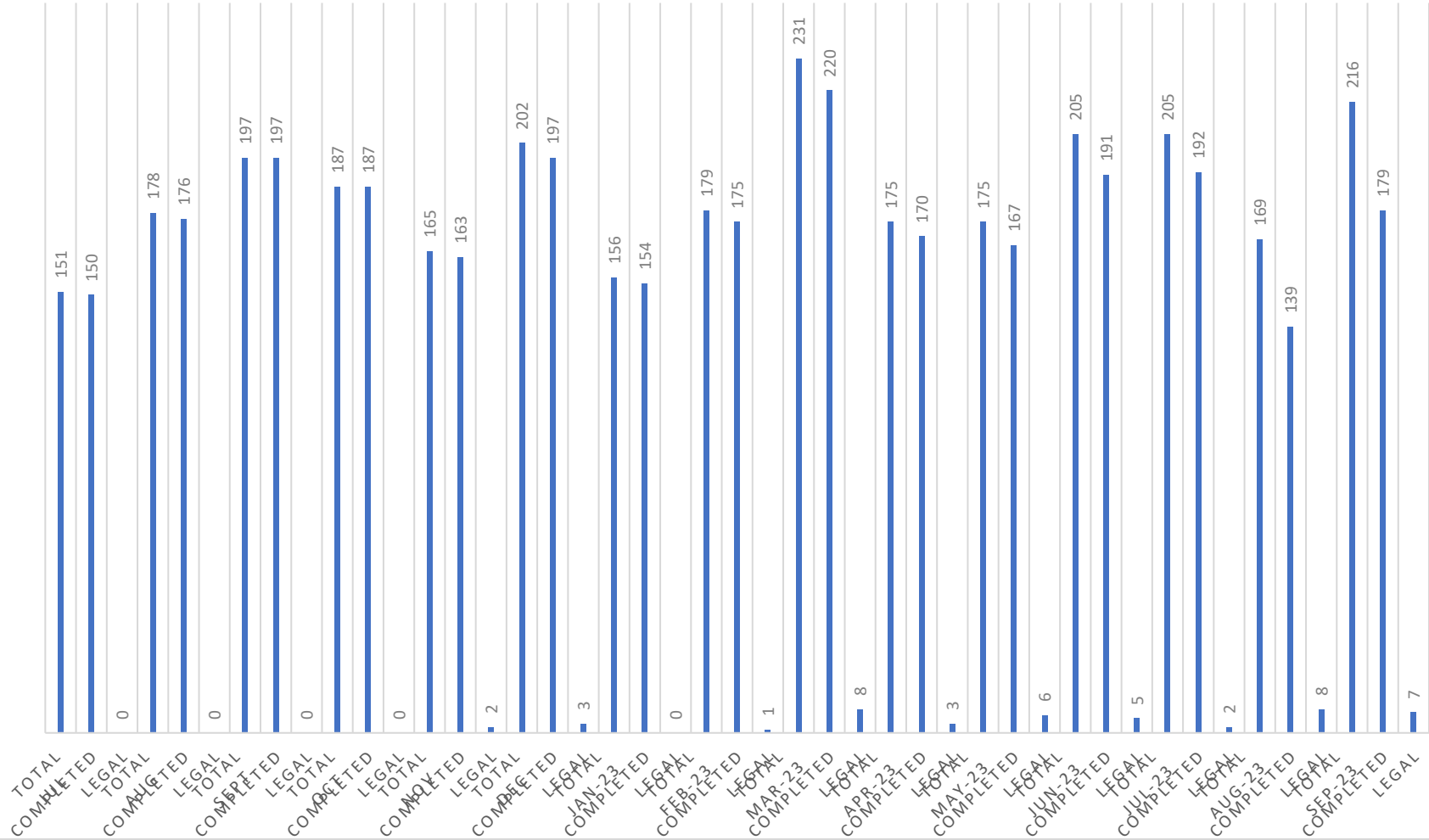
To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

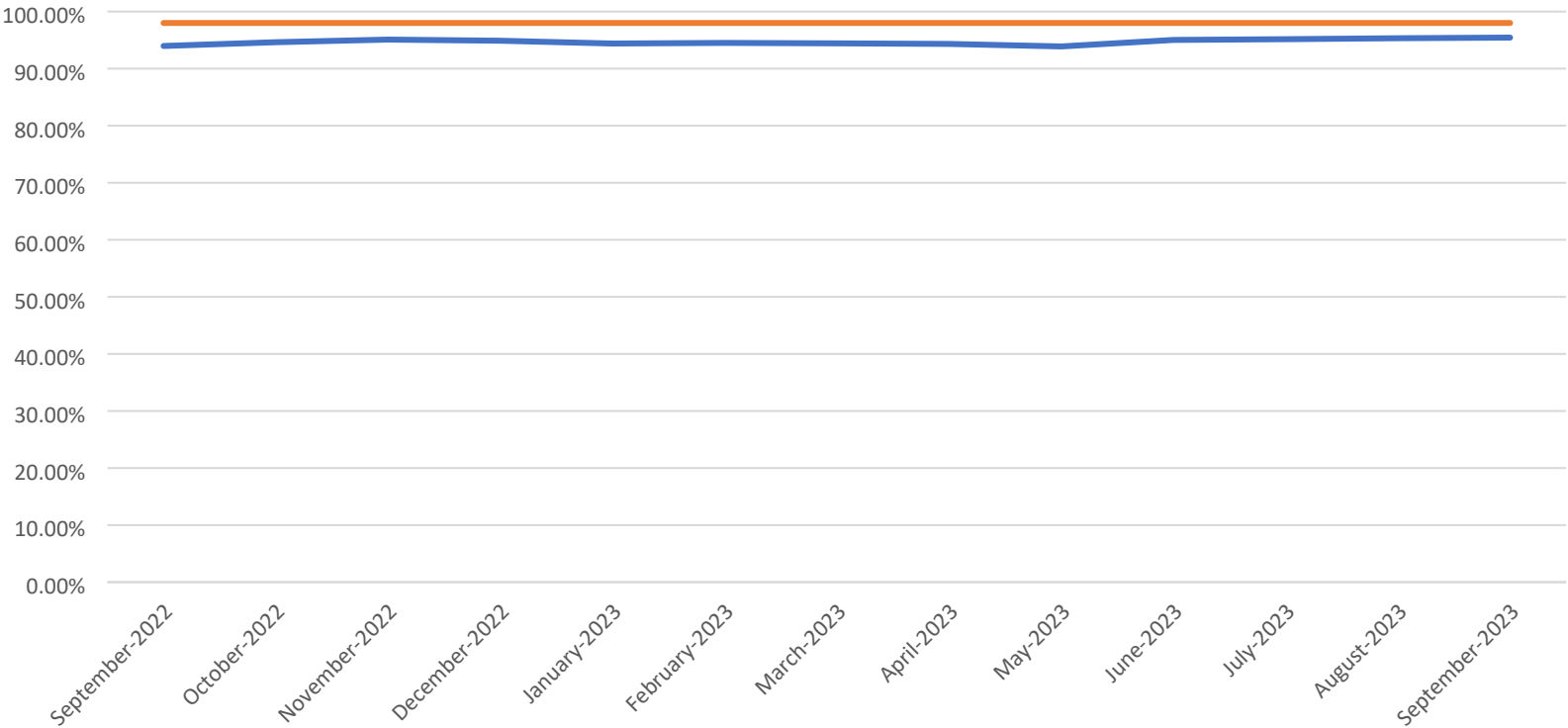
Date: November 2, 2023

Re: Interims – September 2023

ANNUAL RECERTIFICATION STATUS 95.44%

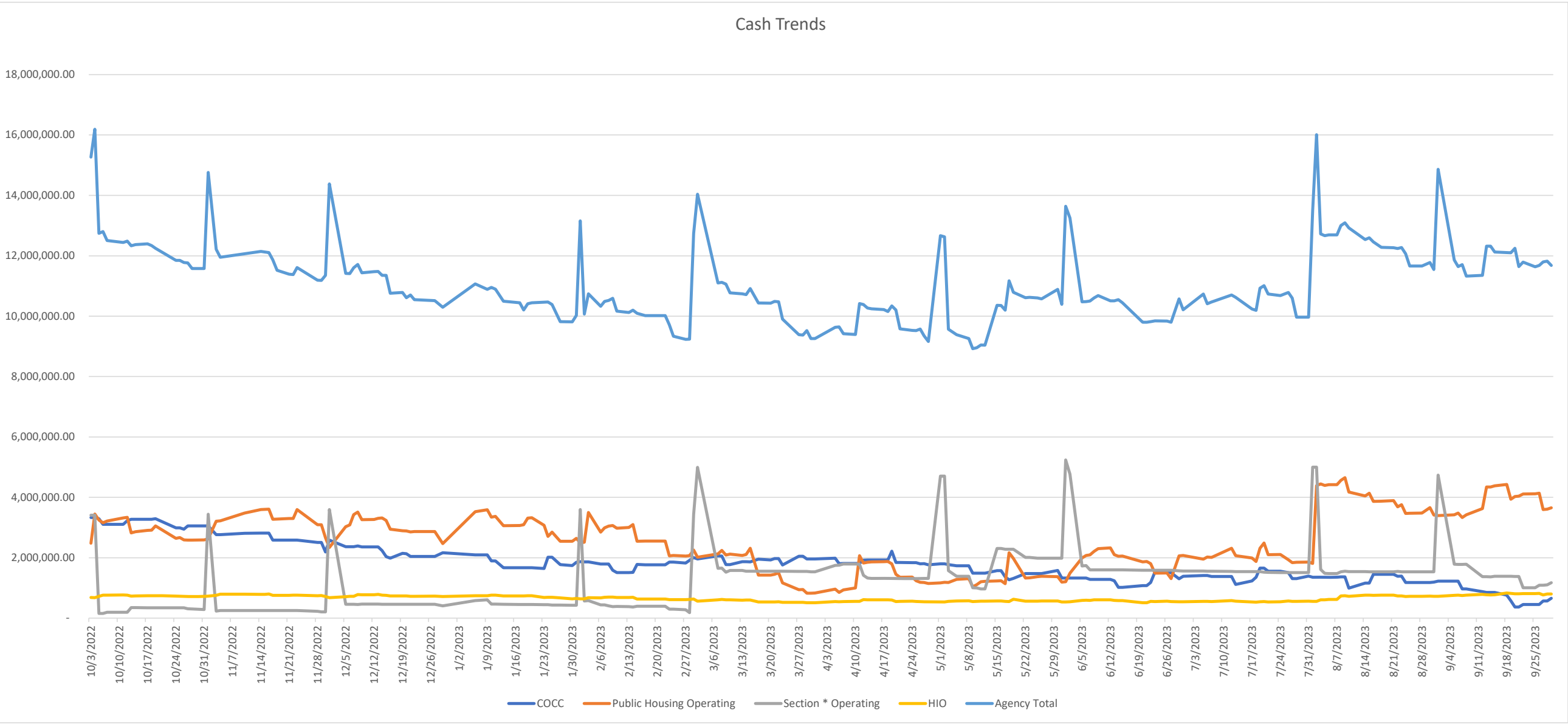


HUD Reporting Rate for Annual Recertifications 95.44%



6.6. Financials

Cash Trends



Memorandum



To: Board of Commissioners
From: Gary Hatfield, CFO
Date: October 20, 2023, 23, 2023
Re: Finance Report

AGENCY BALANCE SHEET

September 2023:

Cash position had a net decrease of **(\$431,450)**.

- Public Housing (PH): had a net change of a decrease of **(\$145,130)**.
- HIO: had a net change increase of **\$30,530**.
- Section 8 operating: had a net change decrease of **(\$62,439)**.
- Central Office: had a net change decrease of **(\$109,199)**.

Balance Sheet Variance Summary:

Accounts Receivable had a net change increase of **\$462,187**.

- Operating A/R had a net change decrease of **\$170,863**.
- A/R Inter-property had a net change increase of **\$271,817**.
- Tenant Receivables had a net change increase of **\$26,261**.
- A/R Promissory Notes had a net change decrease of **(\$6,754)**.

Prepaid Assets had a net change Increase of **\$168,805**.

Fixed Assets had a net increase of **\$26,178**.

- Building Improvements – Totaled **\$50,982**.
 - Roofing, decking, concrete repairs, water proofing, elevator rebuild, flooring, HVAC.
- Monthly depreciation expense was **\$249,943**.

Total Liabilities had a net change increase of **(\$172,167)**.

Current Liabilities had a net change decrease of **(\$130,022)**.

- Accounts Payable had a net change increase of **\$177,976**.
- Unearned Revenue had a decrease of **(\$358,660)**.
- A/P General Partner had no change.
- Accrued Fees, Tenant Security Deposits, Unearned Revenue, R/E Taxes, Contract Retainage, and Withholdings had a net change decrease of **(\$10,692)**.
- Inter-fund Payable had a net change increase of **\$61,354**.

Memorandum



To: Board of Commissioners
From: Gary Hatfield, CFO
Date: October 20, 2023, 23, 2023
Re: Finance Report

AGENCY BUDGET COMPARISON

Revenue was unfavorable to budget MTD by **(507,043)**

- Budgeted for the gain on sale of the scattered-site properties – **(\$271,605)**.
- Other Grant Revenues **\$89,231** received vs **\$180,691** Budgeted.
- We received Capital Funding of **\$234,162** in Hard costs vs **\$1,030,950** budgeted and **\$810,599** in soft costs vs **\$306,915** Budgeted.

Total Expenses were favorable to budget MTD by **\$442,334**

Admin Expenses: MTD budget variance was favorable to budget by **\$86,517**.

Resident Service Expenses: MTD budget variance was favorable **\$2,974**.

Utility Expenses: MTD budget variance was unfavorable **(\$66,895)**.

Maintenance Expenses: MTD budget variance were favorable to budget by **\$415,829**.

Protective Services Expenses: MTD budget variance was unfavorable to budget by **(\$6,950)**.

General Expenses: MTD budget variance was unfavorable **(\$24,280)**. Due to Bad Debts. We have diligently been reconciling the tenet ledgers.

September 2023:

Adjusted Net Operating Income/ (Loss) MTD was **\$696,141** with a favorable budget variance of **\$28,312** This is adding and subtracting back non-cash transactions which includes depreciation expense of **\$251,841**.

Public Housing:

- The MTD adjusted net operating income/ (loss) **\$694,479** budget variance was favorable **\$120,955**.
- **HIO:**
 - The MTD adjusted net operating income/ (loss) **\$51,305** budget variance was favorable by **\$52,237**.
- **Central Office**
 - Adjusted Net Operating Income/ (Loss) MTD was **(\$65,159)** budget variance was unfavorable by **(\$101,577)**
- **Section 8 HAP:**
 - Adjusted Net Operating Income/ (Loss) MTD was **(\$156,703)** budget variance was unfavorable **(\$157,353)**.
- **Section 8 Admin:**
 - Adjusted Net Operating Income/ (Loss) MTD was **\$172,689**. budget variance was favorable **\$138,533**.

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	Beginning Balance (Mor	Net Change	1st Beginning Balance	YTD Net Change
ASSETS					
CASH AND CASH EQUIVALENTS	12,705,242.01	13,136,692.04	-431,450.03	12,368,437.58	336,804.43
OTHER ACCOUNTS RECEIVABLE	871,794.28	700,931.12	170,863.16	889,923.46	-18,129.18
A/R INTER-PROPERTY	1,962,324.07	1,690,506.76	271,817.31	637,585.31	1,324,738.76
A/R - TENANT	459,818.74	433,558.18	26,260.56	315,174.47	144,644.27
A/R PROMISSORY NOTES	3,071,605.07	3,078,359.07	-6,754.00	3,121,694.23	-50,089.16
ACCRUED INTEREST RECEIVABLE	148,196.35	148,196.35	0.00	148,196.35	0.00
PREPAID ASSETS	2,343,709.78	2,174,904.44	168,805.34	257,597.33	2,086,112.45
INTER-FUND DUE FROM	1,704,875.09	1,644,065.02	60,810.07	2,396,813.31	-691,938.22
TOTAL CURRENT ASSETS	23,267,565.39	23,007,212.98	260,352.41	20,135,422.04	3,132,143.35
FIXED ASSETS	31,616,288.35	31,590,110.25	26,178.10	32,303,306.47	-687,018.12
NOTES RECEIVABLE	1,347,673.32	1,347,673.32	0.00	1,347,673.32	0.00
LT INTER-FUND DUE FROM	2,390,434.51	2,390,434.51	0.00	2,390,434.51	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00	-4,416,382.66	0.00
LT INTER-PROPERTY	875,765.01	888,265.01	-12,500.00	925,765.01	-50,000.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
TOTAL NON-CURRENT ASSETS	38,489,253.10	38,475,575.00	13,678.10	39,226,271.22	-737,018.12
TOTAL ASSETS	61,756,818.49	61,482,787.98	274,030.51	59,361,693.26	2,395,125.23
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	745,113.10	567,136.86	177,976.24	660,225.59	84,887.51
A/P OTHER	3,364,945.14	3,723,605.39	-358,660.25	-231,035.53	3,595,980.67
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
ACCRUED FEES	554,394.79	553,867.50	527.29	589,105.33	-34,710.54
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	14,654.82	14,505.03	149.79	193,827.09	-179,172.27
COMP ABSENCES - CURRENT	202,034.51	202,034.51	0.00	202,034.51	0.00
A/P PHA PROJECTS	-24,848.00	-24,848.00	0.00	0.00	-24,848.00
TENANT SECURITY DEPOSIT	734,645.56	734,535.56	110.00	689,025.56	45,620.00
UNEARNED REVENUE	280,687.15	292,166.20	-11,479.05	305,304.64	-24,617.49
CURRENT PORTION OF DEBT	1,709,357.78	1,709,357.78	0.00	1,715,668.89	-6,311.11
OTHER CURRENT LIABILITIES	425,171.96	425,171.96	0.00	454,135.96	-28,964.00
INTER-PROGRAM PAYABLES	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-FUND DUE TO	1,948,448.31	1,887,094.45	61,353.86	2,600,147.79	-651,699.48
TOTAL CURRENT LIABILITIES	13,133,791.02	13,263,813.14	-130,022.12	10,357,625.73	2,776,165.29
LONG TERM DEBT	13,311,097.61	13,311,097.61	0.00	13,311,097.61	0.00
LT LIABILITIES - OTHER	-37,500.00	-25,000.00	-12,500.00	12,500.00	-50,000.00
FSS ESCROW	646,566.63	676,211.63	-29,645.00	567,965.63	78,601.00
TOTAL LT ACCRUED FEES	913,264.12	913,264.12	0.00	913,264.12	0.00
COMP ABSENCES-LONG TERM	392,184.64	392,184.64	0.00	392,184.64	0.00
LT INTER-FUND DUE TO	2,390,434.51	2,390,434.51	0.00	2,390,434.51	0.00
TOTAL NON-CURRENT LIABILITIES	17,616,047.51	17,658,192.51	-42,145.00	17,587,446.51	28,601.00
TOTAL LIABILITIES	30,749,838.53	30,922,005.65	-172,167.12	27,945,072.24	2,804,766.29
EQUITY					
NET INVEST IN CAPITAL ASSETS	27,758,697.26	27,758,697.26	0.00	27,758,697.26	0.00
RETAINED EARNINGS	11,039,485.04	10,593,287.41	446,197.63	11,349,385.31	-309,900.27
UNRESTRICTED NET POSITION	-4,294,383.03	-4,294,383.03	0.00	-4,194,642.24	-99,740.79
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	Beginning Balance (Mor	Net Change	1st Beginning Bala	YTD Net Change
TOTAL EQUITY	31,006,979.96	30,560,782.33	446,197.63	31,416,621.02	-409,641.06
TOTAL LIABILITIES AND EQUITY	61,756,818.49	61,482,787.98	274,030.51	59,361,693.26	2,395,125.23
TOTAL OF ALL	0.00	0.00	0.00	0.00	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	Beg Balance (Month)	Net Change	Jan 1st BegiBalance	YTD Net Change
ASSETS					
CASH - OPERATING	6,110,396.57	6,586,981.53	-476,584.96	6,044,767.20	65,629.37
CASH - PAYROLL	38,528.63	52,549.30	-14,020.67	9,685.37	28,843.26
CASH - OTHER	48,034.00	48,034.00	0.00	47,071.83	962.17
FSA CASH	35,940.91	35,940.91	0.00	35,911.91	29.00
PETTY CASH	500.00	500.00	0.00	500.00	0.00
CASH - VENDOR PAYMENTS	8,572.45	-32,792.76	41,365.21	-172,231.55	180,804.00
GRANT ACCOUNT	286.00	286.00	0.00	0.00	286.00
CASH - RESTRICTED	4,193,672.05	4,193,672.05	0.00	4,185,083.11	8,588.94
CASH - RESTRICTED MODERNIZATION AND DEV	38,066.02	38,020.71	45.31	37,661.85	404.17
REPLACEMENT RESERVE	69,045.66	69,045.66	0.00	68,058.93	986.73
CASH - FSS ESCROW	624,747.63	620,879.63	3,868.00	579,829.63	44,918.00
CASH - FSS FORFEITURES	13,115.00	0.00	13,115.00	0.00	13,115.00
OPERATING RESERVE	265,881.42	265,881.42	0.00	262,451.31	3,430.11
OHA HUD OPERATING RESERVE	298,602.25	298,602.25	0.00	298,602.25	0.00
CASH - SECURITY DEPOSIT	596,034.27	595,705.27	329.00	611,481.45	-15,447.18
HOMEOWNERSHIP FUNDS	363,819.15	363,386.07	433.08	359,564.29	4,254.86
CASH AND CASH EQUIVALENTS	12,705,242.01	13,136,692.04	-431,450.03	12,368,437.58	336,804.43
A/R HUD	1,374,235.23	1,197,629.10	176,606.13	1,137,108.86	237,126.37
A/R PHA PROJECTS	4,400.00	4,400.00	0.00	4,400.00	0.00
A/R OTHER GOVERNMENTS	134,625.00	134,001.30	623.70	376,494.17	-241,869.17
A/R OTHER	1,800.00	1,800.00	0.00	1,800.00	0.00
ACCRUED INTEREST RECEIVABLE	1,135.02	1,135.02	0.00	0.00	1,135.02
A/R NON DWELLING RENT	8,861.03	15,227.70	-6,366.67	23,382.43	-14,521.40
A/R HOMEOWNERSHIP MORTGAGES	592,699.65	592,699.65	0.00	592,699.65	0.00
ALLOWANCE FOR HOME MORTGAGES	-592,699.65	-592,699.65	0.00	-592,699.65	0.00
ALLOWANCE FOR DOUBTFUL OTHER A/R	-653,262.00	-653,262.00	0.00	-653,262.00	0.00
OTHER ACCOUNTS RECEIVABLE	871,794.28	700,931.12	170,863.16	889,923.46	-18,129.18
INTER-PROPERTY {COCC}	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-PROPERTY {9EC}	108,929.94	104,263.59	4,666.35	60,502.20	48,427.74
INTER-PROPERTY {9KCC}	59,971.98	57,554.55	2,417.43	36,824.28	23,147.70
INTER-PROPERTY {9NOAH}	36,164.54	34,647.28	1,517.26	21,083.19	15,081.35
INTER-PROPERTY {9FAR}	72,046.58	69,117.84	2,928.74	39,685.87	32,360.71
INTER-PROPERTY {9BV}	18,142.09	17,376.51	765.58	10,540.14	7,601.95
INTER-PROPERTY {9CR1}	30,173.56	29,161.60	1,011.96	20,115.24	10,058.32
INTER-PROPERTY {9CR2}	18,103.33	17,344.70	758.63	10,562.64	7,540.69
INTER-PROPERTY {VILLAS}	25,458.24	23,988.42	1,469.82	12,544.75	12,913.49
INTER-PROPERTY {HCV}	2,195,400.00	1,924,110.00	271,290.00	545,024.00	1,650,376.00
INTER-PROPERTY {HCV ADM}	-837,842.20	-837,842.20	0.00	-545,024.00	-292,818.20
INTER-PROPERTY {PUB HSG}	185,776.01	200,784.47	-15,008.46	375,727.00	-189,950.99
A/R INTER-PROPERTY	1,962,324.07	1,690,506.76	271,817.31	637,585.31	1,324,738.76
ACCOUNTS RECEIVABLE TENANTS	513,619.03	487,291.47	26,327.56	369,039.76	144,579.27
ALLOWANCE FOR A/R TENANTS	-53,865.29	-53,865.29	0.00	-53,865.29	0.00
A/R - TPA	65.00	132.00	-67.00	0.00	65.00
A/R - TENANT	459,818.74	433,558.18	26,260.56	315,174.47	144,644.27
P-NOTES OUTSTANDING	570,351.40	577,105.40	-6,754.00	620,440.56	-50,089.16
ALLOWANCE FOR P-NOTES	-124,238.24	-124,238.24	0.00	-124,238.24	0.00
A/R BAYVIEW	387,861.10	387,861.10	0.00	387,861.10	0.00
A/R FARNAM	1,375,881.50	1,375,881.50	0.00	1,375,881.50	0.00
A/R STREHLOW	812,447.88	812,447.88	0.00	812,447.88	0.00
A/R NOAH	49,301.43	49,301.43	0.00	49,301.43	0.00
A/R PROMISSORY NOTES	3,071,605.07	3,078,359.07	-6,754.00	3,121,694.23	-50,089.16
ACCRUED INTEREST RECEIVABLE	148,196.35	148,196.35	0.00	148,196.35	0.00
ACCRUED INTEREST RECEIVABLE	148,196.35	148,196.35	0.00	148,196.35	0.00
PREPAID INSURANCE	262,686.49	65,934.47	196,752.02	29,284.29	233,402.20

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	Beg Balance (Month)	Net Change	Jan 1st BegiBalance	YTD Net Change
PREPAID SOFTWARE EXP	255,862.04	279,866.66	-24,004.62	103,586.33	152,275.71
PREPAID MED FSA SEC 125	-26,524.71	-22,582.65	-3,942.06	0.00	-26,524.71
PREPAID CREDIT CARDS	2,805.41	2,805.41	0.00	2,805.41	0.00
PREPAID R/E TAXES	21,859.98	21,859.98	0.00	21,859.98	0.00
PREPAID OTHER	1,827,020.57	1,827,020.57	0.00	100,061.32	1,726,959.25
PREPAID ASSETS	2,343,709.78	2,174,904.44	168,805.34	257,597.33	2,086,112.45
INTER-FUND DUE FROM {COCC}	382,556.11	382,577.88	-21.77	383,546.78	-990.67
INTER-FUND DUE FROM {HIOOPER}	-201,682.88	-201,682.88	0.00	33,524.43	-235,207.31
INTER-FUND DUE FROM {9EC}	135,651.68	135,068.96	582.72	55,515.68	80,136.00
INTER-FUND DUE FROM {9KCC}	50,420.59	28,803.54	21,617.05	33,834.54	16,586.05
INTER-FUND DUE FROM {9NOAH}	37,145.93	57,314.71	-20,168.78	17,188.51	19,957.42
INTER-FUND DUE FROM {9SEC}	20,155.68	20,155.68	0.00	611.13	19,544.55
INTER-FUND DUE FROM {9FAR}	13,901.46	16,723.89	-2,822.43	26,171.29	-12,269.83
INTER-FUND DUE FROM {9BV}	7,627.96	7,462.26	165.70	8,839.29	-1,211.33
INTER-FUND DUE FROM {9CR1}	13,638.33	12,911.85	726.48	13,567.00	71.33
INTER-FUND DUE FROM {9CR2}	9,234.35	9,568.09	-333.74	10,865.34	-1,630.99
INTER-FUND DUE FROM {VILLAS}	-356.69	685.64	-1,042.33	-16.76	-339.93
INTER-FUND DUE FROM {HCV}	150,759.20	150,759.20	0.00	696,267.12	-545,507.92
INTER-FUND DUE FROM {HCV ADM}	-706.48	-706.48	0.00	4,564.82	-5,271.30
INTER-FUND DUE FROM {HCV MV}	-20,797.25	-20,797.25	0.00	-20,848.25	51.00
INTER-FUND DUE FROM {HCV CITY}	239,932.87	239,932.87	0.00	219,310.87	20,622.00
INTER-FUND DUE FROM {MOD REHAB}	1,356.00	7,084.00	-5,728.00	4,956.50	-3,600.50
INTER-FUND DUE FROM {FOUND}	52,003.25	51,981.48	21.77	52,003.25	0.00
INTER-FUND DUE FROM {PUB HSG}	247,288.25	228,094.38	19,193.87	454,352.04	-207,063.79
INTER-FUND DUE FROM {ROSS GRANT}	55,855.16	39,048.39	16,806.77	-14,255.74	70,110.90
INTER-FUND DUE FROM {FSS GRANT}	-67,329.41	-99,142.17	31,812.76	-68,330.99	1,001.58
INTER-FUND DUE FROM {CNI GRANT}	562,426.98	562,426.98	0.00	458,467.21	103,959.77
INTER-FUND DUE FROM {CNP GRANT}	15,794.00	15,794.00	0.00	15,794.00	0.00
INTER-FUND DUE FROM {CFP GRANT}	0.00	0.00	0.00	10,885.25	-10,885.25
INTER-FUND DUE FROM	1,704,875.09	1,644,065.02	60,810.07	2,396,813.31	-691,938.22
TOTAL CURRENT ASSETS	23,267,565.39	23,007,212.98	260,352.41	20,135,422.04	3,132,143.35
LAND	8,299,143.07	8,299,143.07	0.00	8,299,143.07	0.00
BUILDINGS	158,131,147.35	158,131,147.35	0.00	158,131,147.35	0.00
BUILDINGS - COMMERCIAL	400,000.00	400,000.00	0.00	400,000.00	0.00
BUILDINGS - ACQUISITION	457,700.00	457,700.00	0.00	457,700.00	0.00
BUILDINGS - INELIGIBLE	88,112.00	88,112.00	0.00	88,112.00	0.00
BUILDING IMPROVEMENTS	41,395,375.44	41,344,393.44	50,982.00	40,757,459.82	637,915.62
CONTRACT WORK IN PROCESS	1,020,941.68	849,140.63	171,801.05	562,559.83	458,381.85
WIP - PREDEVELOPMENT	32,400.00	32,400.00	0.00	0.00	32,400.00
WIP - INS PROCEEDS/REPAIRS	497,707.08	497,707.08	0.00	330,977.14	166,729.94
DWELLING EQUIPMENT	2,822,471.04	2,799,627.04	22,844.00	2,492,986.97	329,484.07
SITE IMPROVEMENTS	4,674,056.57	4,674,056.57	0.00	4,780,676.57	-106,620.00
OFFICE EQUIPMENT	238,588.21	238,588.21	0.00	238,588.21	0.00
MAINTENANCE EQUIPMENT	283,276.66	283,276.66	0.00	283,276.16	0.50
COMMUNITY SPACE EQUIPMENT	75,003.53	75,003.53	0.00	75,003.53	0.00
COMPUTER EQUIPMENT	527,558.74	527,558.74	0.00	527,558.74	0.00
AUTOMOTIVE EQUIPMENT	2,418,517.54	2,388,023.54	30,494.00	2,301,207.66	117,309.88
SECURITY EQUIPMENT	1,173,195.80	1,173,195.80	0.00	1,173,195.80	0.00
ACCUM DEPR - BUILDINGS	-150,130,507.92	-150,054,189.32	-76,318.60	-149,443,640.52	-686,867.40
ACCUM DEPR - COMMERCIAL	-370,279.66	-369,976.63	-303.03	-367,552.39	-2,727.27
ACCUM DEPR - BUILDING ACQUISITION	-450,000.00	-450,000.00	0.00	-450,000.00	0.00
ACCUM DEPR - INELIGIBLE BLDG	-76,402.25	-76,135.24	-267.01	-73,999.16	-2,403.09
ACCUM AMORT EXPENSE	-294,000.00	-294,000.00	0.00	-294,000.00	0.00
ACCUM DEPR - BUILDING IMPROVEMENTS	-31,405,679.94	-31,298,741.66	-106,938.28	-30,398,623.00	-1,007,056.94
ACCUM DEPR - DWELLING EQUIPMENT	-1,627,716.42	-1,612,048.76	-15,667.66	-1,476,161.06	-151,555.36
ACCUM DEPR - SITE IMPROVE	-3,077,795.13	-3,057,100.31	-20,694.82	-2,883,955.50	-193,839.63

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Sep 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	Beg Balance (Month)	Net Change	Jan 1st BegiBalance	YTD Net Change
ACCUM DEPR - OFFICE EQUIPMENT	-226,818.64	-226,124.02	-694.62	-220,567.06	-6,251.58
ACCUM DEPR - MAINTENANCE EQUIPMENT	-280,430.42	-280,066.20	-364.22	-277,152.44	-3,277.98
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,003.53	-75,003.53	0.00	-75,003.53	0.00
ACCUM DEPR - COMPUTER EQUIPMENT	-523,056.22	-522,589.46	-466.76	-518,528.22	-4,528.00
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-1,987,804.92	-1,969,342.78	-18,462.14	-1,811,584.48	-176,220.44
ACCUM DEPR - SECURITY EQUIPMENT	-393,411.31	-383,645.50	-9,765.81	-305,519.02	-87,892.29
FIXED ASSETS	31,616,288.35	31,590,110.25	26,178.10	32,303,306.47	-687,018.12
N/R STREHLOW	1,347,673.32	1,347,673.32	0.00	1,347,673.32	0.00
NOTES RECEIVABLE	1,347,673.32	1,347,673.32	0.00	1,347,673.32	0.00
LT INTER-FUND DUE FROM {HIOOPER}	124,750.55	124,750.55	0.00	124,750.55	0.00
LT INTER-FUND DUE FROM {9EC}	826,852.71	826,852.71	0.00	826,852.71	0.00
LT INTER-FUND DUE FROM {9KCC}	248,036.05	248,036.05	0.00	248,036.05	0.00
LT INTER-FUND DUE FROM {9NOAH}	66,839.52	66,839.52	0.00	66,839.52	0.00
LT INTER-FUND DUE FROM {9FAR}	462,868.94	462,868.94	0.00	462,868.94	0.00
LT INTER-FUND DUE FROM {9BV}	241,025.62	241,025.62	0.00	241,025.62	0.00
LT INTER-FUND DUE FROM {9CR1}	83,438.23	83,438.23	0.00	83,438.23	0.00
LT INTER-FUND DUE FROM {9CR2}	121,903.74	121,903.74	0.00	121,903.74	0.00
LT INTER-FUND DUE FROM {VILLAS}	214,719.15	214,719.15	0.00	214,719.15	0.00
LT INTER-FUND DUE FROM	2,390,434.51	2,390,434.51	0.00	2,390,434.51	0.00
A/R P-NOTES - LONG TERM	-332,815.00	-332,815.00	0.00	-332,815.00	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
TAX CREDIT FEES	71,654.90	71,654.90	0.00	71,654.90	0.00
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
PREPAID LEASE COSTS	4,640,570.00	4,640,570.00	0.00	4,640,570.00	0.00
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00	-4,416,382.66	0.00
ACCUMULATED AMORTIZATION	-4,416,382.66	-4,416,382.66	0.00	-4,416,382.66	0.00
LT INTER-PROPERTY {COCC}	-37,500.00	-25,000.00	-12,500.00	12,500.00	-50,000.00
LT INTER-PROPERTY {9EC}	381,436.05	381,436.05	0.00	381,436.05	0.00
LT INTER-PROPERTY {9NOAH}	0.89	0.89	0.00	0.89	0.00
LT INTER-PROPERTY {9FAR}	157,612.16	157,612.16	0.00	157,612.16	0.00
LT INTER-PROPERTY {9BV}	21,169.31	21,169.31	0.00	21,169.31	0.00
LT INTER-PROPERTY {9CR1}	103,466.95	103,466.95	0.00	103,466.95	0.00
LT INTER-PROPERTY {9CR2}	22,326.11	22,326.11	0.00	22,326.11	0.00
LT INTER-PROPERTY {VILLAS}	227,253.54	227,253.54	0.00	227,253.54	0.00
LT INTER-PROPERTY	875,765.01	888,265.01	-12,500.00	925,765.01	-50,000.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
INVESTMENT IN JOINT VENTURES	2,296,064.67	2,296,064.67	0.00	2,296,064.67	0.00
TOTAL NON-CURRENT ASSETS	38,489,253.10	38,475,575.00	13,678.10	39,226,271.22	-737,018.12
TOTAL ASSETS	61,756,818.49	61,482,787.98	274,030.51	59,361,693.26	2,395,125.23
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	745,113.10	567,136.86	177,976.24	660,225.59	84,887.51
ACCOUNTS PAYABLE	745,113.10	567,136.86	177,976.24	660,225.59	84,887.51
UNEARNED INCOME	3,378,583.51	3,737,243.76	-358,660.25	-218,555.16	3,597,138.67
A/P OTHER	-13,638.37	-13,638.37	0.00	-12,480.37	-1,158.00
A/P OTHER	3,364,945.14	3,723,605.39	-358,660.25	-231,035.53	3,595,980.67
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
ACCRUED MGMT & BKKPING FEE	61,646.46	61,646.46	0.00	63,537.96	-1,891.50
ACCRUED FRONT-LINE FEES	492,748.33	492,221.04	527.29	525,567.37	-32,819.04
ACCRUED FEES	554,394.79	553,867.50	527.29	589,105.33	-34,710.54
ACCR WAGES & WITHHOLDINGS					
COURT ORDERED WITHHOLDING	4.73	4.73	0.00	4.73	0.00

New Agency Structure after FMR (7agency2)

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	Current Balance	Beg Balance (Month)	Net Change	Jan 1st BegiBalance	YTD Net Change
STATE WITHHOLDING	-15.24	-15.24	0.00	-15.24	0.00
OTHER WITHHOLDING	1,984.24	1,783.74	200.50	2,097.26	-113.02
DEFERRED COMPENSATION WITHHOLDING	0.00	0.00	0.00	180,820.56	-180,820.56
EE INS DEDUCTIONS	12,681.09	12,731.80	-50.71	10,919.78	1,761.31
ACCR WAGES & WITHHOLDINGS	14,654.82	14,505.03	149.79	193,827.09	-179,172.27
COMPENSATED ABSENCES - CURRENT	202,034.51	202,034.51	0.00	202,034.51	0.00
COMP ABSENCES - CURRENT	202,034.51	202,034.51	0.00	202,034.51	0.00
A/P PHA PROJECTS	-24,848.00	-24,848.00	0.00	0.00	-24,848.00
A/P PHA PROJECTS	-24,848.00	-24,848.00	0.00	0.00	-24,848.00
TENANT SECURITY DEPOSIT	688,776.55	688,866.55	-90.00	644,136.55	44,640.00
PET DEPOSIT	7,914.00	7,714.00	200.00	6,984.00	930.00
DEPOSIT REFUND ACCOUNT	37,955.01	37,955.01	0.00	37,905.01	50.00
TENANT SECURITY DEPOSIT	734,645.56	734,535.56	110.00	689,025.56	45,620.00
DEFERRED REVENUE	503,694.00	503,694.00	0.00	503,694.00	0.00
TENANT PREPAID RENT	272,388.53	283,917.58	-11,529.05	297,356.02	-24,967.49
NO UNIT HOLDING ACCT	8,298.62	8,248.62	50.00	7,948.62	350.00
UNEARNED REVENUE	280,687.15	292,166.20	-11,479.05	305,304.64	-24,617.49
MORTGAGE PAYABLE - CURRENT	1,709.42	1,709.42	0.00	8,020.53	-6,311.11
ACCRUED INTEREST BRIDGE	878,685.36	878,685.36	0.00	878,685.36	0.00
ACCRUED INTEREST HIO	138,863.00	138,863.00	0.00	138,863.00	0.00
ACCRUED INTEREST OTHER	690,100.00	690,100.00	0.00	690,100.00	0.00
CURRENT PORTION OF DEBT	1,709,357.78	1,709,357.78	0.00	1,715,668.89	-6,311.11
OTHER CURRENT LIABILITIES	374,086.00	374,086.00	0.00	374,086.00	0.00
CONTRACT RETAINAGE	51,085.96	51,085.96	0.00	80,049.96	-28,964.00
OTHER CURRENT LIABILITIES	425,171.96	425,171.96	0.00	454,135.96	-28,964.00
A/P OTHER - INTER-PROPERTY	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-PROGRAM PAYABLES	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-FUND DUE TO {COCC}	1,694,440.72	1,647,568.35	46,872.37	1,884,444.11	-190,003.39
INTER-FUND DUE TO {HIOOPER}	820.33	820.33	0.00	9,691.34	-8,871.01
INTER-FUND DUE TO {9EC}	23,925.08	23,925.08	0.00	24,278.33	-353.25
INTER-FUND DUE TO {9KCC}	19,876.95	19,876.95	0.00	19,575.79	301.16
INTER-FUND DUE TO {9NOAH}	4,674.79	4,674.79	0.00	4,685.63	-10.84
INTER-FUND DUE TO {9SEC}	172,354.19	172,354.19	0.00	32,198.09	140,156.10
INTER-FUND DUE TO {9FAR}	11,651.26	11,651.26	0.00	20,860.03	-9,208.77
INTER-FUND DUE TO {9BV}	10,213.51	10,213.51	0.00	10,216.27	-2.76
INTER-FUND DUE TO {9CR1}	4,295.67	-5,443.14	9,738.81	4,981.53	-685.86
INTER-FUND DUE TO {9CR2}	2,996.87	2,996.87	0.00	2,999.63	-2.76
INTER-FUND DUE TO {VILLAS}	-174,288.83	-174,194.79	-94.04	26,599.09	-200,887.92
INTER-FUND DUE TO {HCV ADM}	171,648.62	177,376.62	-5,728.00	548,868.12	-377,219.50
INTER-FUND DUE TO {PUB HSG}	5,839.15	-4,725.57	10,564.72	10,749.83	-4,910.68
INTER-FUND DUE TO	1,948,448.31	1,887,094.45	61,353.86	2,600,147.79	-651,699.48
TOTAL CURRENT LIABILITIES	13,133,791.02	13,263,813.14	-130,022.12	10,357,625.73	2,776,165.29
MORTGAGE PAYABLE	1,593,914.77	1,593,914.77	0.00	1,593,914.77	0.00
LOAN PAYABLE CDBG	502,000.00	502,000.00	0.00	502,000.00	0.00
LOAN PAYABLE OHA	8,933,079.42	8,933,079.42	0.00	8,933,079.42	0.00
ACCRUED INTEREST LONG TERM	4,000.00	4,000.00	0.00	4,000.00	0.00
ACCR INT L-T CDBG LOAN	64,372.56	64,372.56	0.00	64,372.56	0.00
MORTGAGE-HIO	1,349,569.05	1,349,569.05	0.00	1,349,569.05	0.00
MORTGAGE-OHA # 2	539,948.81	539,948.81	0.00	539,948.81	0.00
LONG TERM LIABILITIES - OPERATING	324,213.00	324,213.00	0.00	324,213.00	0.00
LONG TERM DEBT	13,311,097.61	13,311,097.61	0.00	13,311,097.61	0.00
NONCURRENT LIABILITIES - OTHER	-37,500.00	-25,000.00	-12,500.00	12,500.00	-50,000.00
LT LIABILITIES - OTHER	-37,500.00	-25,000.00	-12,500.00	12,500.00	-50,000.00
FSS ESCROW	646,566.63	676,211.63	-29,645.00	567,965.63	78,601.00
FSS ESCROW	646,566.63	676,211.63	-29,645.00	567,965.63	78,601.00
LT ACCRUED MGMT & BKKPING FEE	792,271.72	792,271.72	0.00	792,271.72	0.00

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	Current Balance	Beg Balance (Month)	Net Change	Jan 1st BegiBalance	YTD Net Change
LT ACCRUED FRONT-LINE FEES	100,534.13	100,534.13	0.00	100,534.13	0.00
LT ACCRUED FEES	20,458.27	20,458.27	0.00	20,458.27	0.00
TOTAL LT ACCRUED FEES	913,264.12	913,264.12	0.00	913,264.12	0.00
COMPENSATED ABSENCES-LONG TERM	392,184.64	392,184.64	0.00	392,184.64	0.00
COMP ABSENCES-LONG TERM	392,184.64	392,184.64	0.00	392,184.64	0.00
LT INTER-FUND DUE TO {COCC}	643,499.71	643,499.71	0.00	643,499.71	0.00
LT INTER-FUND DUE TO {HIOOPER}	420,240.63	420,240.63	0.00	420,240.63	0.00
LT INTER-FUND DUE TO {9EC}	17,565.26	17,565.26	0.00	17,565.26	0.00
LT INTER-FUND DUE TO {9KCC}	228,906.93	228,906.93	0.00	228,906.93	0.00
LT INTER-FUND DUE TO {9NOAH}	176,615.39	176,615.39	0.00	176,615.39	0.00
LT INTER-FUND DUE TO {9FAR}	37,389.09	37,389.09	0.00	37,389.09	0.00
LT INTER-FUND DUE TO {9BV}	100,215.23	100,215.23	0.00	100,215.23	0.00
LT INTER-FUND DUE TO {9CR1}	257,390.84	257,390.84	0.00	257,390.84	0.00
LT INTER-FUND DUE TO {9CR2}	92,233.38	92,233.38	0.00	92,233.38	0.00
LT INTER-FUND DUE TO {VILLAS}	416,378.05	416,378.05	0.00	416,378.05	0.00
LT INTER-FUND DUE TO	2,390,434.51	2,390,434.51	0.00	2,390,434.51	0.00
TOTAL NON-CURRENT LIABILITIES	17,616,047.51	17,658,192.51	-42,145.00	17,587,446.51	28,601.00
TOTAL LIABILITIES	30,749,838.53	30,922,005.65	-172,167.12	27,945,072.24	2,804,766.29
EQUITY					
CAPITAL ACCOUNT GENERAL PARTNER	1,600,653.14	1,600,653.14	0.00	1,600,653.14	0.00
CAPITAL ACCOUNT LIMITED PARTNER	1,808,269.27	1,808,269.27	0.00	1,808,269.27	0.00
CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30.00	30.00	0.00	30.00	0.00
NET INVESTED IN CAPITAL ASSETS	24,349,744.85	24,349,744.85	0.00	24,349,744.85	0.00
NET INVEST IN CAPITAL ASSETS	27,758,697.26	27,758,697.26	0.00	27,758,697.26	0.00
RESTRICTED NET ASSETS	-4,996,419.31	-4,996,419.31	0.00	-4,996,419.31	0.00
RETAINED EARNINGS	11,039,485.04	10,593,287.41	446,197.63	11,349,385.31	-309,900.27
RETAINED EARNINGS	11,039,485.04	10,593,287.41	446,197.63	11,349,385.31	-309,900.27
CONTRA EQUITY	6,806,279.54	6,806,279.54	0.00	6,706,538.75	99,740.79
UNRESTRICTED NET ASSETS	2,511,896.51	2,511,896.51	0.00	2,511,896.51	0.00
UNRESTRICTED NET POSITION	-4,294,383.03	-4,294,383.03	0.00	-4,194,642.24	-99,740.79
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
TOTAL EQUITY	31,006,979.96	30,560,782.33	446,197.63	31,416,621.02	-409,641.06
TOTAL LIABILITIES AND EQUITY	61,756,818.49	61,482,787.98	274,030.51	59,361,693.26	2,395,125.23
TOTAL OF ALL	0.00	0.00	0.00	0.00	0.00

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Sept 2023

Book = Accrual ; Tree = ysi_is

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance
REVENUES	6,745,047.01	7,252,090.10	-507,043.09	57,105,104.28	58,579,482.20	-1,474,377.92
EXPENSES	6,346,455.38	6,788,789.22	442,333.84	57,836,001.56	61,580,725.60	3,744,724.04
TRANSFERS	-47,881.00	57,149.01	105,030.01	-418,129.01	-562,334.96	-144,205.95
PRIOR PERIOD ADJUSTMENT	275.00	0.00	-275.00	-2,868.00	0.00	2,868.00
NET OPERATING INCOME (LOSS)	446,197.63	406,151.87	40,045.76	-309,900.27	-2,438,908.44	2,129,008.17
PLUS NON-CASH EXPENSE (HIO LOANS)						
PLUS NON-CASH EXPENSE (DEPRECIATION)	249,942.95	238,208.76	-11,734.19	2,322,619.98	2,143,878.84	-178,741.14
PLUS NON-CASH EXPENSE (Prior Period Adj)		0.00		0.00		0.00
ADJUSTED NET OPERATING INCOME (LOSS)	696,140.58	644,360.63	28,311.57	2,012,719.71	-295,029.60	1,950,267.03

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Sep 2023

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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
700-0000	REVENUES						
701-0000	TENANT REVENUES						
703-0000	DWELLING RENTS	673,841.40	590,218.69	83,622.71	5,805,628.97	5,311,968.21	493,660.76
703-0500	DWELLING RENTS SUBSIDY	39,244.00	31,364.16	7,879.84	358,684.18	282,277.44	76,406.74
703-2000	TPA - RENT	-67.00	0.00	-67.00	65.00	0.00	65.00
704-0100	LATE FEES	9,550.00	13,330.61	-3,780.61	113,683.02	119,975.49	-6,292.47
704-0110	LATE FEES {P-NOTES}	0.00	0.00	0.00	-100.00	0.00	-100.00
704-0200	LEGAL FEES	25,597.00	12,485.18	13,111.82	168,900.23	112,366.62	56,533.61
704-0300	MAINTENANCE FEES	26,712.51	16,089.09	10,623.42	260,835.70	144,801.81	116,033.89
704-0500	OTHER TENANT REVENUE	3,100.00	2,108.99	991.01	53,131.18	18,980.91	34,150.27
704-0600	BAD DEBT RECOVERY	0.00	0.00	0.00	177.00	0.00	177.00
704-0700	FRAUD RECOVERY REVENUE	1,347.00	416.67	930.33	21,124.68	3,750.03	17,374.65
704-9999	TOTAL TENANT REVENUES	779,324.91	666,013.39	113,311.52	6,782,129.96	5,994,120.51	788,009.45
705-0000	HUD GRANTS AND SUBSIDY						
706-0000	REVENUES-HUD SUBSIDY	707,743.50	609,126.16	98,617.34	6,228,465.00	5,482,135.44	746,329.56
706-0010	HOUSING ASST PAYMENTS	3,107,068.00	3,318,076.80	-211,008.80	30,244,497.00	29,862,691.20	381,805.80
706-0020	ONGOING ADMIN FEES EARNED	477,064.00	317,801.00	159,263.00	2,856,157.00	2,860,209.00	-4,052.00
706-0100	REVENUES - HUD CAPITAL - HARD COSTS	234,162.35	1,030,950.39	-796,788.04	1,453,161.69	4,123,801.56	-2,670,639.87
706-0200	REVENUES - HUD CAPITAL - SOFT COSTS	810,599.35	306,915.35	503,684.00	3,757,175.21	1,227,661.40	2,529,513.81
706-9999	TOTAL HUD GRANTS AND SUBSIDY	5,336,637.20	5,582,869.70	-246,232.50	44,539,455.90	43,556,498.60	982,957.30
707-0000	TOTAL FEE REVENUE						
707-0010	MANAGEMENT FEE	187,614.91	181,962.36	5,652.55	1,401,843.05	1,637,661.24	-235,818.19
707-0030	BOOKKEEPING FEE	48,375.00	53,936.25	-5,561.25	420,720.30	485,426.25	-64,705.95
707-0040	FRONT LINE SERVICE FEE	193,635.06	238,961.82	-45,326.76	2,099,379.65	2,150,656.38	-51,276.73
707-0050	FRONT LINE SERVICE FEE {IT}	7,363.75	20,833.33	-13,469.58	86,014.14	187,499.97	-101,485.83
707-0060	OTHER FEES FOR SERVICE	0.00	3,975.00	-3,975.00	0.00	35,775.00	-35,775.00
707-9999	TOTAL FEE REVENUE	436,988.72	499,668.76	-62,680.04	4,007,957.14	4,497,018.84	-489,061.70
708-0000	OTHER GOV'T GRANTS/DONATIONS	89,231.78	180,691.54	-91,459.76	895,517.53	1,626,223.86	-730,706.33
708-9999	TOTAL OTHER GOV'T GRANTS DONATIONS	89,231.78	180,691.54	-91,459.76	895,517.53	1,626,223.86	-730,706.33
710-0000	INVESTMENT INCOME						
711-0100	INTEREST INCOME - MAIN	0.00	416.67	-416.67	21,903.43	3,750.03	18,153.40
711-0199	TOTAL INTEREST INCOME - MAIN	0.00	416.67	-416.67	21,903.43	3,750.03	18,153.40

New Agency Structure after FMR (7agency2)

Budget Comparison

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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
711-0200	INTEREST INCOME - OTHER	0.00	0.00	0.00	101,752.86	0.00	101,752.86
711-0299	TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	101,752.86	0.00	101,752.86
712-0000	INTEREST INCOME - RESTRICTED FUNDS	478.39	158.34	320.05	8,683.29	1,425.06	7,258.23
712-1999	INT INCOME - RESTRICT FUNDS	478.39	158.34	320.05	8,683.29	1,425.06	7,258.23
714-0000	OTHER INCOME						
715-0000	NON-DWELLING RENTS	35,000.94	36,078.72	-1,077.78	317,468.02	324,708.48	-7,240.46
715-0010	FSS FORFEITURE REVENUE	0.00	4,500.00	-4,500.00	0.00	40,500.00	-40,500.00
715-0100	MISCELLANEOUS INCOME	100.00	25.00	75.00	52,836.45	225.00	52,611.45
715-0150	COMMISSION INCOME	4,983.17	5,896.38	-913.21	61,863.82	53,067.42	8,796.40
715-0200	ADMINISTRATIVE FEES	1,169.20	3,333.33	-2,164.13	25,163.10	29,999.97	-4,836.87
715-0300	DONATIONS - GENERAL	752.00	833.33	-81.33	27,168.00	7,499.97	19,668.03
715-5000	DEVELOPERS FEES	0.00	0.00	0.00	98,539.00	0.00	98,539.00
716-0000	GAIN/LOSS ON SALE OF FIXED ASSET	0.00	271,604.94	-271,604.94	0.00	2,444,444.46	-2,444,444.46
717-0000	INSURANCE PROCEEDS	60,380.70	0.00	60,380.70	164,665.78	0.00	164,665.78
719-9999	TOTAL OTHER INCOME	102,386.01	322,271.70	-219,885.69	747,704.17	2,900,445.30	-2,152,741.13
799-9999	TOTAL REVENUES	6,745,047.01	7,252,090.10	-507,043.09	57,105,104.28	58,579,482.20	-1,474,377.92
900-0000	EXPENSES						
900-0100	OPERATING EXPENSES						
901-0000	ADMINISTRATIVE EXPENSES						
910-0000	ADMINISTRATIVE SALARIES						
911-0000	ADMIN SALARIES	510,275.58	556,197.92	45,922.34	4,643,450.10	5,276,191.45	632,741.35
911-0100	ADMIN CASUAL LABOR	-80.00	0.00	80.00	0.00	0.00	0.00
911-0200	ALLOC ADMIN SALARIES	0.07	0.00	-0.07	0.04	0.00	-0.04
911-9900	TOTAL ADMIN SALARIES	510,195.65	556,197.92	46,002.27	4,643,450.14	5,276,191.45	632,741.31
912-0000	AUDIT EXPENSE	0.00	5,849.99	5,849.99	84,431.25	112,449.93	28,018.68
913-0000	MANAGEMENT FEE	187,614.91	181,962.36	-5,652.55	1,401,843.05	1,637,661.24	235,818.19
913-0020	BOOKKEEPING FEE	48,375.00	53,936.25	5,561.25	420,720.30	485,426.25	64,705.95
913-0030	NIFA MONITORING FEE	0.00	0.00	0.00	6,045.00	0.00	-6,045.00
913-9999	TOTAL ADMINISTRATIVE FEE	235,989.91	241,748.60	5,758.69	1,913,039.60	2,235,537.42	322,497.82
915-0000	ADMIN EMPLOYEE BENEFITS	5,405.20	0.00	-5,405.20	75,362.15	0.00	-75,362.15
915-0100	ALLOC ADMIN EMP BENEFITS	0.00	-0.01	-0.01	0.13	-0.09	-0.22
915-0600	ER MEDICAL/DENTAL INS - ADMIN	125,610.30	115,738.69	-9,871.61	1,099,821.65	1,047,436.37	-52,385.28

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Sep 2023

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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
915-0700	ER PENSION - ADMIN	25,748.33	30,694.07	4,945.74	216,835.83	289,800.34	72,964.51
915-0800	ER TAXES-ADMIN	36,534.17	44,764.50	8,230.33	385,757.54	419,510.44	33,752.90
915-9999	TOTAL ADMIN EMPLOYEE BENEFITS	193,298.00	191,197.25	-2,100.75	1,777,777.30	1,756,747.06	-21,030.24
916-0100	LEGAL SERVICES - OUTSIDE	4,507.00	3,333.33	-1,173.67	55,812.00	29,999.97	-25,812.03
916-0101	ALLOC OUTSIDE LEGAL	0.00	0.00	0.00	294.61	0.00	-294.61
916-0200	TRAINING/CONFERENCE	1,788.00	8,993.25	7,205.25	51,938.83	80,939.25	29,000.42
916-0260	BOARD MEETING/RETREAT	0.00	41.67	41.67	0.00	375.03	375.03
916-0265	STAFF MEETING/RETREAT	0.00	2,615.97	2,615.97	4,265.31	23,543.73	19,278.42
916-0300	TRAVEL	-13.83	2,229.17	2,243.00	24,233.38	20,062.53	-4,170.85
916-0400	MILEAGE	518.38	1,214.98	696.60	5,053.65	10,934.82	5,881.17
916-0401	ADMIN VEHICLE - FUEL	0.00	1,194.44	1,194.44	-850.75	10,749.96	11,600.71
916-0402	ADMIN VEHICLE - MTCE & REPAIR	60.00	772.43	712.43	7,452.95	6,951.87	-501.08
916-0410	ADMIN VEHICLE - LICENSE	0.00	0.00	0.00	30.00	0.00	-30.00
916-0500	PUBLICATIONS	0.00	917.30	917.30	359.00	8,255.70	7,896.70
916-0600	MEMBERSHIPS	0.00	3,720.82	3,720.82	18,624.53	33,487.38	14,862.85
916-0650	PAYROLL PROCESSING FEE	5,236.29	6,214.45	978.16	47,123.86	55,930.05	8,806.19
916-0700	TELEPHONE	1,503.89	13,141.66	11,637.77	125,552.89	118,274.94	-7,277.95
916-0750	SAFETY EXPENSE	-35.60	133.33	168.93	0.00	1,199.97	1,199.97
916-0751	SAFETY EQUIPMENT/SUPPLIES	933.06	191.01	-742.05	10,226.74	1,719.09	-8,507.65
916-0752	SAFETY CERTIFICATIONS	0.00	0.00	0.00	89.99	0.00	-89.99
916-0753	SAFETY TRAINING	0.00	0.00	0.00	176.80	0.00	-176.80
916-0800	LEGAL SERVICES - INTERNAL	83.00	1,052.64	969.64	13,471.00	9,473.76	-3,997.24
916-0801	ALLOC INTERNAL LEGAL EXP	17,697.00	7,302.29	-10,394.71	129,675.00	65,720.61	-63,954.39
916-0810	PRINTER SUPPLIES AND EXP	-227.26	2,947.38	3,174.64	25,374.46	26,526.42	1,151.96
916-0815	SOFTWARE EXP	24,703.62	32,675.01	7,971.39	248,370.31	294,075.09	45,704.78
916-0900	FORMS AND PRINTING	1,070.93	967.93	-103.00	3,149.82	8,711.37	5,561.55
916-0950	OFFICE EXPENSE	75.00	1,516.43	1,441.43	7,168.16	13,647.87	6,479.71
916-1000	OFFICE FURNISHINGS	0.00	1,124.99	1,124.99	4,417.91	10,124.91	5,707.00
916-1001	POSTAGE	4,000.00	6,236.98	2,236.98	53,645.51	56,132.82	2,487.31
916-1002	OFFICE SUPPLIES	4,843.94	4,483.79	-360.15	56,851.81	40,354.11	-16,497.70
916-1003	OFFICE EQUIPMENT LEASES	1,476.34	412.49	-1,063.85	11,240.96	3,712.41	-7,528.55
916-1004	COMPUTER SUPPLIES	1,173.92	1,972.47	798.55	4,586.89	17,752.23	13,165.34
916-1005	COMPUTER EQUIPMENT	3,503.40	8,883.40	5,380.00	68,952.55	79,950.60	10,998.05
916-1006	NETWORK COMMUNICATION	4,201.26	11,728.47	7,527.21	82,252.93	105,556.23	23,303.30
916-1007	ADVERTISING /NEWSPAPER ADS	1,173.68	2,938.39	1,764.71	3,387.78	26,445.51	23,057.73

New Agency Structure after FMR (7agency2)

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		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
916-1009	EMPLOYEE HIRING & ADMIN EXP	1,543.50	1,301.13	-242.37	21,003.17	11,710.17	-9,293.00
916-1010	CONSULTING	26,775.73	8,355.78	-18,419.95	161,285.25	75,202.02	-86,083.23
916-1011	BANK FEE	-275.40	3,448.32	3,723.72	10,047.50	31,034.88	20,987.38
916-1012	SECT 8 PORT OUT ADMIN FEES	795.76	3,634.86	2,839.10	14,865.23	32,713.74	17,848.51
916-1014	LATE FEES	211.08	0.00	-211.08	2,044.28	0.00	-2,044.28
916-1015	MISCELLANEOUS EXPENSE	-18,691.39	50.00	18,741.39	47,712.04	450.00	-47,262.04
916-1025	FEES - PERMITS	0.00	106.79	106.79	1,079.83	961.11	-118.72
916-1030	PROPERTY TAX	17,622.87	1,309.98	-16,312.89	23,045.45	11,789.82	-11,255.63
916-1060	RENTAL EXPENSE	20,921.87	2,059.05	-18,862.82	43,946.67	18,531.45	-25,415.22
916-2000	LAND ACQUISITION EXPENSE	0.00	0.00	0.00	372.00	0.00	-372.00
916-3001	IT SUPPORT - CONTR SERV	20,526.25	17,834.97	-2,691.28	190,639.73	160,514.73	-30,125.00
916-3002	PROFESSIONAL FEES	1,012.50	0.00	-1,012.50	58,085.00	0.00	-58,085.00
916-3999	PROFESSIONAL/CONTR SERV	0.00	833.33	833.33	2,300.00	7,499.97	5,199.97
916-5000	DEVELOPER'S FEE	0.00	0.00	0.00	2,175.00	0.00	-2,175.00
916-9999	TOTAL OTHER ADMIN EXPENSES	148,714.79	167,890.68	19,175.89	1,641,530.03	1,511,016.12	-130,513.91
918-0010	FRONT LINE SERVICE FEES	5,212.59	9,424.50	4,211.91	55,457.57	84,820.50	29,362.93
919-0000	FEE FOR SERVICE	7,363.75	20,833.33	13,469.58	86,014.14	187,499.97	101,485.83
919-9999	TOTAL FEE FOR SERVICE	12,576.34	30,257.83	17,681.49	141,471.71	272,320.47	130,848.76
919-9999	TOTAL ADMINISTRATIVE EXPENSES	1,100,774.69	1,187,292.28	86,517.59	10,117,268.78	11,051,812.52	934,543.74
920-0500	RESIDENT SERVICES SALARIES						
921-0000	RESIDENT SERVICES SALARIES	3,988.12	8,191.94	4,203.82	36,890.11	77,823.41	40,933.30
921-0100	RESIDENT SERVICE CASUAL LABOR	6,575.00	7,225.00	650.00	57,450.00	65,025.00	7,575.00
921-9999	TOTAL RESIDENT SERV SALARIES	10,563.12	15,416.94	4,853.82	94,340.11	142,848.41	48,508.30
922-0000	RELOCATION EXPENSES	58,809.89	21,065.54	-37,744.35	97,196.40	189,589.86	92,393.46
922-0200	RELOCATION - SECURITY DEPOSITS	2,504.00	0.00	-2,504.00	11,423.00	0.00	-11,423.00
922-0300	RELOCATION - MOVING EXPENSE	0.00	602.35	602.35	24,872.00	5,421.15	-19,450.85
922-0400	RELOCATION - UTILITY DEPOSITS	0.00	0.00	0.00	339.50	0.00	-339.50
922-9999	TOTAL RELOCATION EXPENSE	61,313.89	21,667.89	-39,646.00	133,830.90	195,011.01	61,180.11
923-0600	ER MEDICAL/DENTAL INS - RES SERV	1,752.28	4,149.92	2,397.64	15,667.37	37,349.28	21,681.91
923-0700	ER PENSION - RES SERV	219.34	442.87	223.53	1,911.81	4,207.22	2,295.41
923-0800	ER TAXES-RES SERV	273.82	626.68	352.86	3,093.57	5,953.48	2,859.91
923-9999	TOTAL RESIDENT SERV EMP BENEFITS	2,245.44	5,219.47	2,974.03	20,672.75	47,509.98	26,837.23
924-0000	YOUTH ACTIVITIES	0.00	0.00	0.00	3,888.02	0.00	-3,888.02

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924-0003	YOUTH ACTIVITIES - SCHOLARSHIPS	1,000.00	0.00	-1,000.00	17,313.00	0.00	-17,313.00
924-0023	YOUTH ACTIVITIES - SOCCER	0.00	83.34	83.34	0.00	750.06	750.06
924-0099	TOTAL YOUTH ACTIVITIES	1,000.00	83.34	-916.66	21,201.02	750.06	-20,450.96
924-0100	RESIDENT SERVICES EXPENSE	597.00	6,911.68	6,314.68	18,968.53	62,205.12	43,236.59
924-0101	RESIDENT SERVICES EVENTS & ACTIVITIES	0.00	0.00	0.00	15,845.34	0.00	-15,845.34
924-0200	RESIDENT SERV DIRECT FUNDING	0.00	0.00	0.00	740.00	0.00	-740.00
924-0210	RESIDENT FUND - STIPENDS	2,514.87	0.00	-2,514.87	28,790.06	0.00	-28,790.06
924-0230	RESIDENT FUND - MEETING EXPENSES	1,808.60	0.00	-1,808.60	9,467.62	0.00	-9,467.62
924-0290	RESIDENT FUND - OTHER	0.00	0.00	0.00	12,485.00	0.00	-12,485.00
924-0299	TOTAL RESIDENT FUND	4,920.47	6,911.68	1,991.21	86,296.55	62,205.12	-24,091.43
924-0300	FRONT LINE SERVICE FEE	147,840.45	182,169.07	34,328.62	1,515,638.80	1,639,521.63	123,882.83
924-9999	TOTAL FEE FOR SERVICE	147,840.45	182,169.07	34,328.62	1,515,638.80	1,639,521.63	123,882.83
925-9900	TOTAL OTHER RESIDENT SERVICES	227,883.37	231,468.39	3,585.02	1,871,980.13	2,087,846.21	215,866.08
925-9999	TOTAL RESIDENT SERVICE EXPENSES	227,883.37	231,468.39	3,585.02	1,871,980.13	2,087,846.21	215,866.08
930-0000	UTILITY EXPENSES						
931-0000	UTILITY - WATER	71,027.09	26,871.29	-44,155.80	337,452.85	241,841.61	-95,611.24
932-0000	UTILITY - ELECTRIC	146,065.61	134,158.11	-11,907.50	1,302,144.93	1,207,422.99	-94,721.94
933-0000	UTILITY - GAS	7,730.11	38,740.45	31,010.34	445,523.14	348,664.05	-96,859.09
938-0000	UTILITY - SEWER	80,077.14	38,234.74	-41,842.40	455,761.30	344,112.66	-111,648.64
939-9999	TOTAL UTILITY EXPENSES	304,899.95	238,004.59	-66,895.36	2,540,882.22	2,142,041.31	-398,840.91
940-0000	TOTAL MAINTENANCE						
940-5000	MAINTENANCE SALARIES						
941-0000	MAINTENANCE SALARIES	246,849.02	278,182.90	31,333.88	2,379,153.33	2,619,207.21	240,053.88
941-0100	MAINTENANCE CASUAL LABOR	9,655.25	0.00	-9,655.25	95,916.32	0.00	-95,916.32
941-0200	ALLOC MAINT SALARIES	-0.01	2,599.70	2,599.71	-0.04	7,799.07	7,799.11
941-9999	TOTAL MAINTENANCE SALARIES	256,504.26	280,782.60	24,278.34	2,475,069.61	2,627,006.28	151,936.67
942-0100	APPLIANCES	22,420.40	16,973.58	-5,446.82	208,103.00	152,762.22	-55,340.78
942-0200	PAINT	15,821.71	8,955.39	-6,866.32	94,553.42	80,598.51	-13,954.91
942-0300	CLEANING SUPPLIES	5,286.71	2,085.46	-3,201.25	41,811.26	18,769.14	-23,042.12
942-0400	HVAC MATERIALS	1,379.74	2,867.71	1,487.97	29,926.68	25,809.39	-4,117.29
942-0500	LANDSCAPING MATERIALS	0.00	523.67	523.67	119.75	4,713.03	4,593.28
942-0600	PLUMBING MATERIALS	19,652.33	11,596.73	-8,055.60	136,024.56	104,370.57	-31,653.99
942-0700	ELECTRICAL MATERIALS	8,559.27	2,443.53	-6,115.74	22,505.06	21,991.77	-513.29

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Sep 2023

Book = Accrual ; Tree = ysi_js

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
942-0800	GASOLINE USAGE FOR MAINT VEHICLES	2,791.82	4,215.14	1,423.32	62,462.75	37,936.26	-24,526.49
942-0810	MAINTENANCE VEHICLE - LICENSE	-520.92	0.00	520.92	0.00	0.00	0.00
942-0850	PEST CONTROL SUPPLIES	2,009.35	1,742.51	-266.84	17,338.49	15,682.59	-1,655.90
942-0900	MAINTENANCE TOOLS	2,738.68	1,578.62	-1,160.06	78,854.21	14,207.58	-64,646.63
942-1000	MAINTENANCE MATERIALS	26,051.07	37,112.03	11,060.96	478,376.53	334,008.27	-144,368.26
942-1010	MAINTENANCE EQUIPMENT	335.82	1,401.35	1,065.53	9,838.49	12,612.15	2,773.66
942-1050	Early Pay Discount	-10.02	0.00	10.02	-12,805.28	0.00	12,805.28
942-1100	FEE FOR SERVICE	-1,555.77	0.00	1,555.77	0.00	0.00	0.00
942-9900	TOTAL MAINTENANCE MATERIALS	104,960.19	91,495.72	-13,464.47	1,167,108.92	823,461.48	-343,647.44
943-0100	ELEVATORS - CONTRACTED SERV	9,375.47	17,094.33	7,718.86	112,056.49	153,848.97	41,792.48
943-0200	HVAC - CONTRACTED SERV	42,264.01	16,223.96	-26,040.05	353,562.77	146,015.64	-207,547.13
943-0300	LAWNS - CONTRACTED SERV	9,500.00	23,956.08	14,456.08	230,416.43	215,604.72	-14,811.71
943-0400	MATS/UNIFORMS - CONTRACTED SVCE	0.00	963.39	963.39	5,822.54	8,670.51	2,847.97
943-0500	PEST CONTROL - CONTRACTED SERV	0.00	233.19	233.19	310.99	2,098.71	1,787.72
943-0600	SNOW REMOVAL - CONTRACTED SERV	0.00	13,148.48	13,148.48	58,227.50	118,336.32	60,108.82
943-0700	TRASH - CONTRACTED SERV	12,741.00	9,434.76	-3,306.24	199,800.79	84,912.84	-114,887.95
943-0750	LANDFILL FEES - CONTRACTED SERV	277.20	542.28	265.08	3,087.80	4,880.52	1,792.72
943-0800	CLEANING - CONTRACTED SERV	33,100.00	77,089.25	43,989.25	496,398.05	693,803.25	197,405.20
943-0900	PAINTING - CONTRACTED SERV	17,153.98	13,126.39	-4,027.59	212,460.48	118,137.51	-94,322.97
943-1000	ARBORIST - CONTRACTED SERV	5,825.00	9,359.02	3,534.02	54,268.00	84,231.18	29,963.18
943-1100	FLOORING REPL - CONTRACTED SERV	40,233.32	14,738.65	-25,494.67	420,945.06	132,647.85	-288,297.21
943-1200	OUTDOOR CLEANING - CONTRACTED SERV	-4,315.00	0.00	4,315.00	1,664.00	0.00	-1,664.00
943-1300	CONCRETE WORK - CONTRACTED SERV	0.00	22,293.20	22,293.20	60,453.68	200,638.80	140,185.12
943-1400	ELECTRICAL - CONTRACTED SERV	10,982.10	16,884.34	5,902.24	56,766.02	151,959.06	95,193.04
943-1500	LANDSCAPE - CONTRACTED SERV	3,113.97	21,190.19	18,076.22	59,986.76	190,711.71	130,724.95
943-1600	PLUMBING - CONTRACTED SERV	14,924.31	59,791.70	44,867.39	151,082.87	538,125.30	387,042.43
943-1700	ROOF REPAIRS - CONTRACTED SERV	2,358.00	37,070.02	34,712.02	36,387.00	333,630.18	297,243.18
943-1710	EXTERIOR REPAIRS - CONTRACTED SERV	9,071.00	17,137.25	8,066.25	125,925.01	154,235.25	28,310.24
943-1800	VEHICLE MAINTENANCE & REPAIR	8,096.13	3,602.46	-4,493.67	64,787.88	32,422.14	-32,365.74
943-1850	MAINTENANCE EQUIPMENT REPAIR	1,332.64	1,006.36	-326.28	5,335.49	9,057.24	3,721.75
943-1900	WINDOWS/DOORS REPL - CONTRACTED SERV	26,709.55	125,935.57	99,226.02	123,639.64	1,133,420.13	1,009,780.49
943-1950	VACANT TURNOVER - CONTRACTED SERV	18,150.00	297.71	-17,852.29	18,150.00	2,679.39	-15,470.61
943-1951	VACANCY REDUCTION - CONTRACTED SERV	0.00	59,800.46	59,800.46	825.00	538,204.14	537,379.14
943-2000	INSPECTIONS - CONTRACTED SERV	95,364.90	1,821.73	-93,543.17	105,179.00	16,395.57	-88,783.43
943-2200	INTERIOR REPAIRS - CONTRACTED SERV	46,383.00	138,273.39	91,890.39	271,671.34	1,244,460.51	972,789.17

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Sep 2023

Book = Accrual ; Tree = ysi_js

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
943-2300	Fire Safety - Contracted Services	6,380.73	0.00	-6,380.73	154,022.10	0.00	-154,022.10
943-2500	OTHER - OUTSIDE MAINT	-44.00	38.20	82.20	105.00	343.80	238.80
943-2600	HAZMAT - CONTRACTED SERV	14,051.00	79,719.77	65,668.77	220,452.36	717,477.93	497,025.57
943-2800	RADON - CONTRACTED SERV	0.00	0.00	0.00	43,220.00	0.00	-43,220.00
943-2900	DWELLING/MECHANICAL UPGRADES - CONTR	0.00	17,650.70	17,650.70	0.00	158,856.30	158,856.30
943-3100	ALLOC INSPECTIONS EXPENSE	0.00	2,173.93	2,173.93	0.00	19,565.37	19,565.37
943-5000	ALLOC FORCE ACCOUNT LABOR	0.00	15,288.87	15,288.87	0.00	137,599.83	137,599.83
943-9999	TOTAL MAINT SERVICES AND CONTRACTS	423,028.31	815,885.63	392,857.32	3,647,010.05	7,342,970.67	3,695,960.62
945-0000	MAINTENANCE EMPLOYEE BENEFITS	-28.95	3,133.33	3,162.28	-8,393.77	28,199.97	36,593.74
945-0100	ALLOC MAINT EMP BENEFITS	-0.06	699.79	699.85	-0.04	2,099.49	2,099.53
945-0600	ER MED/DENTAL INS - MAINT	66,894.99	64,165.94	-2,729.05	672,910.80	577,493.46	-95,417.34
945-0700	ER PENSION - MAINT	13,254.72	17,602.93	4,348.21	115,923.04	164,719.26	48,796.22
945-0800	ER TAXES - MAINT	17,807.89	24,484.09	6,676.20	198,517.59	229,109.58	30,591.99
945-9100	TOTAL MAINT EMPLOYEE BENEFITS	97,928.59	110,086.08	12,157.49	978,957.62	1,001,621.76	22,664.14
949-9999	TOTAL MAINTENANCE EXPENSES	882,421.35	1,298,250.03	415,828.68	8,268,146.20	11,795,060.19	3,526,913.99
950-0000	PROTECTIVE SERVICE EXPENSES						
950-0100	PROTECTIVE SERVICE SALARIES						
951-0000	SECURITY SALARY	19,670.23	18,329.45	-1,340.78	214,828.76	164,965.05	-49,863.71
951-0199	TOTAL PROTECTIVE SERV SALARIES	19,670.23	18,329.45	-1,340.78	214,828.76	164,965.05	-49,863.71
951-0200	FRONT LINE SERVICE FEES	40,582.02	47,368.20	6,786.18	528,283.30	426,313.80	-101,969.50
951-9999	TOTAL FEE FOR SERVICE	40,582.02	47,368.20	6,786.18	528,283.30	426,313.80	-101,969.50
952-0000	GUARDS - CONTRACTED SECURITY	0.00	0.00	0.00	23,692.50	0.00	-23,692.50
952-0100	SECURITY & MONITORING	39,106.97	6,722.37	-32,384.60	234,157.84	60,501.33	-173,656.51
952-0300	SECURITY - CONTRACTED SERV	8,343.00	35.00	-8,308.00	12,387.33	315.00	-12,072.33
953-0000	SECURITY EQUIPMENT & MATERIALS	7,850.00	39,810.16	31,960.16	141,956.72	358,291.44	216,334.72
953-9999	TOTAL SECURITY EXPENSE	55,299.97	46,567.53	-8,732.44	412,194.39	419,107.77	6,913.38
955-0600	ER MEDICAL/DENTAL INS - SECURITY	4,450.38	1,561.14	-2,889.24	50,139.11	14,050.26	-36,088.85
955-0700	ER PENSION - SECURITY	737.13	0.00	-737.13	5,912.52	0.00	-5,912.52
955-0800	ER TAXES - SECURITY	1,439.45	1,402.20	-37.25	18,981.15	12,619.80	-6,361.35
955-9999	TOTAL SECURITY EMPLOYEE BENEFITS	6,626.96	2,963.34	-3,663.62	75,032.78	26,670.06	-48,362.72
959-9999	TOTAL PROTECT SERVICE EXPENSES	122,179.18	115,228.52	-6,950.66	1,230,339.23	1,037,056.68	-193,282.55
960-0000	GENERAL EXPENSES						
960-0100	INSURANCE EXPENSES						

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Sep 2023

Book = Accrual ; Tree = ysi_js

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
961-0000	INSURANCE - LIABILITY	26,050.54	26,712.54	662.00	251,348.42	240,412.86	-10,935.56
961-0050	INSURANCE - PROPERTY	41,591.42	64,457.72	22,866.30	597,746.78	580,119.48	-17,627.30
961-0100	INSURANCE - WORKERS COMP	26,153.94	25,972.84	-181.10	217,201.90	233,755.56	16,553.66
961-9999	TOTAL INSURANCE EXP	93,795.90	117,143.10	23,347.20	1,066,297.10	1,054,287.90	-12,009.20
964-0000	BAD DEBT EXPENSE	75,915.99	21,622.44	-54,293.55	490,850.93	194,601.96	-296,248.97
964-9999	TOTAL BAD DEBT EXPENSE	75,915.99	21,622.44	-54,293.55	490,850.93	194,601.96	-296,248.97
967-0000	MORTGAGE INTEREST	0.00	6,666.67	6,666.67	61.92	60,000.03	59,938.11
967-0190	TOTAL LOAN INTEREST	0.00	6,666.67	6,666.67	61.92	60,000.03	59,938.11
969-9999	TOTAL GENERAL EXPENSES	169,711.89	145,432.21	-24,279.68	1,557,209.95	1,308,889.89	-248,320.06
972-9990	TOTAL OPERATING EXPENSES	2,807,870.43	3,215,676.02	407,805.59	25,585,826.51	29,422,706.80	3,836,880.29
972-9995	NON-OPERATING EXPENSES						
972-9999	HAP EXPENSES						
973-0000	HAP EXPENSE	3,123,746.00	3,154,451.24	30,705.24	28,240,447.07	28,390,061.16	149,614.09
973-0200	HAP EXPENSE - PORTABLE	19,280.00	79,093.80	59,813.80	326,257.00	711,844.20	385,587.20
973-0500	UTILITY REIMBURSEMENT	145,616.00	101,359.40	-44,256.60	1,360,851.00	912,234.60	-448,616.40
973-9999	TOTAL HAP EXPENSES	3,288,642.00	3,334,904.44	46,262.44	29,927,555.07	30,014,139.96	86,584.89
974-0000	DEPRECIATION EXPENSE	249,942.95	238,208.76	-11,734.19	2,322,619.98	2,143,878.84	-178,741.14
974-0299	TOTAL DEPR & AMORT EXPENSE	249,942.95	238,208.76	-11,734.19	2,322,619.98	2,143,878.84	-178,741.14
979-9900	TOTAL NON-OPERATING EXPENSES	3,538,584.95	3,573,113.20	34,528.25	32,250,175.05	32,158,018.80	-92,156.25
979-9999	TOTAL EXPENSES	6,346,455.38	6,788,789.22	442,333.84	57,836,001.56	61,580,725.60	3,744,724.04
999-0030	TRANSFERS BET PROGRAMS & PROJECTS - IN	47,881.00	249,766.34	-201,885.34	2,928,750.76	1,789,996.36	1,138,754.40
999-0040	TRANSFERS BET PROGRAMS & PROJECTS - OUT	0.00	306,915.35	306,915.35	2,510,621.75	1,227,661.40	-1,282,960.35
999-0999	TOTAL TRANSFERS	-47,881.00	57,149.01	105,030.01	-418,129.01	-562,334.96	-144,205.95
999-1000	PRIOR PERIOD ADJUSTMENT	275.00	0.00	-275.00	-2,868.00	0.00	2,868.00
999-1999	TOTAL PRIOR PERIOD ADJUSTMENT	275.00	0.00	-275.00	-2,868.00	0.00	2,868.00
999-9990	NET OPERATING INCOME (LOSS)	446,197.63	406,151.87	40,045.76	-309,900.27	-2,438,908.44	2,129,008.17

Property = 7pubhsg 7cap

Budget Comparison

Period = Sept 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD		YTD	YTD	
	Actual	Budget	Variance	Actual	Budget	Variance
REVENUES	2,487,925.29	2,856,023.80	-368,098.51	17,777,499.06	19,014,885.50	-1,237,386.44
EXPENSES	1,963,822.45	2,275,355.49	311,533.04	17,348,875.13	20,598,464.26	3,249,589.13
TRANSFERS	0.00	186,338.57	186,338.57	827,422.86	161,920.58	(665,502.28)
TOTAL PRIOR PERIOD ADJUSTMENT	275.00	0.00	8.00	-1,899.00	0.00	103.00
NET OPERATING INCOME (LOSS)	523,827.84	394,329.74	129,498.10	(396,899.93)	(1,745,499.34)	(1,348,599.41)
LESS NON-CASH REVENUE (HIO LOANS)	0.00	0.00	0.00	0.00	0.00	0.00
PLUS NON-CASH EXPENSE (DEPRECIATION)	170,651.49	162,107.94	-8,543.55	1,583,748.51	1,458,971.46	(124,777.05)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	694,479.33	556,437.68	120,954.55	1,186,848.58	(286,527.88)	(1,473,376.46)

HIO, Inc. (7hioinc)

Budget Comparison

Period =Sept 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD		YTD	YTD	
	Actual	Budget	Variance	Actual	Budget	Variance
REVENUES	127,151.02	108,281.82	18,869.20	1,150,372.36	974,536.38	157,316.78
EXPENSES	182,399.64	206,750.17	24,350.53	2,155,225.79	1,873,373.41	-304,079.47
TRANSFERS	(47,881.00)	(40,289.23)	7,591.77	(528,231.37)	(362,603.07)	158,036.53
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	8.00	-969.00	0.00	969.00
NET OPERATING INCOME (LOSS)	(7,367.62)	(58,179.12)	50,811.50	(475,653.06)	(536,233.96)	(60,580.90)
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)	58,673.01	57,247.15	50,811.50	558,303.00	515,224.35	(41,652.79)
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	51,305.39	(931.97)	52,237.36	82,649.94	(5,188.29)	(86,412.37)

Section 8 Operating (7fin8op)

Budget Comparison

Period = Sept 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	Variance	YTD	YTD	Variance
	Actual	Budget		Actual	Budget	
REVENUES	3,127,927.00	3,326,160.13	(198,233.13)	30,401,963.00	29,935,441.17	466,521.83
EXPENSES	3,284,630.26	3,325,510.55	40,880.29	29,766,530.71	29,930,713.44	164,182.73
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	(156,703.26)	649.58	(157,352.84)	635,432.29	4,727.73	630,704.56
PLUS NON-CASH EXPENSE (Prior Period Adj)	-	-	-	-	-	-
ADJUSTED NET OPERATING INCOME (LOSS)	(156,703.26)	649.58	(157,352.84)	635,432.29	4,727.73	630,704.56

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Sept 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	Variance	YTD	YTD	Variance
	Actual	Budget		Actual	Budget	
REVENUES	469,066.20	358,204.34	110,861.86	3,127,128.57	3,223,839.06	(96,710.49)
EXPENSES	297,669.44	324,048.15	26,378.71	2,802,556.69	3,039,647.31	237,090.62
NET OPERATING INCOME (LOSS)	171,396.76	34,156.19	137,240.57	324,571.88	184,191.75	140,380.13
PLUS NON-CASH EXPENSE (DEPRECIATION)	1,292.52	1,292.52	1,292.52	11,632.68	11,632.68	10,340.16
PLUS NON-CASH EXPENSE (Prior Period Adj)						
ADJUSTED NET OPERATING INCOME (LOSS)	172,689.28	35,448.71	138,533.09	336,204.56	195,824.43	150,720.29

Property = 7fdscent

Budget Comparison

Period = Sept 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD		YTD	YTD	
	Actual	Budget	Variance	Actual	Budget	Variance
REVENUES	532,225.50	603,420.01	(71,194.51)	4,521,349.75	5,430,780.09	(909,430.34)
EXPENSES	616,649.35	657,124.86	40,475.51	5,683,673.19	6,138,527.18	454,853.99
TRANSFERS	0.00	(88,900.33)	(88,900.33)	(717,320.50)	(361,652.47)	355,668.03
NET OPERATING INCOME (LOSS)	(84,423.85)	35,195.48	(119,619.33)	(445,002.94)	(346,094.62)	(98,908.32)
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)	(65,159.08)	52,756.63	(101,577.15)	(309,684.51)	(223,166.57)	27,932.71

Property = 7pubhsg 7cap
Budget Comparison
 Period = Sep 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	646,343.00	553,535.14	570,147.88	5,618,271.04	4,981,816.26	4,981,366.97
705-0000 HUD GRANTS AND SUBSIDY						
706-9999 TOTAL HUD GRANTS AND SUBSIDY	1,752,505.20	1,944,650.09	1,504,713.44	11,438,801.90	10,812,522.11	12,442,433.00
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	58,132.81	81,505.97	161,776.50	523,195.29	443,390.24
710-0000 INVESTMENT INCOME						
711-0199 TOTAL INTEREST INCOME - MAIN	0.00	416.67	1,828.15	20,544.72	3,750.03	4,919.22
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	478.39	54.17	309.84	4,266.45	487.53	567.02
714-0000 OTHER INCOME						
719-9999 TOTAL OTHER INCOME	88,598.70	299,234.92	27,208.78	436,114.01	2,693,114.28	665,365.36
799-9999 TOTAL REVENUES	2,487,925.29	2,856,023.80	2,185,714.06	17,777,499.06	19,014,885.50	18,538,041.81
900-0000 EXPENSES						
900-0100 OPERATING EXPENSES						
919-9999 ADMINISTRATIVE EXPENSES	349,476.44	328,785.83	267,666.27	2,639,397.85	2,996,701.38	2,764,854.48
925-9999 RESIDENT SERVICE EXPENSES	139,866.10	183,496.79	314,438.38	1,457,236.40	1,651,471.11	1,455,453.47
939-9999 UTILITY EXPENSES	300,484.79	221,233.03	205,205.49	2,421,122.64	1,991,097.27	2,196,747.04
949-9999 MAINTENANCE EXPENSES	765,625.28	1,181,148.96	773,014.60	7,087,711.73	10,712,976.58	7,008,410.92
959-9999 PROTECT SERVICE EXPENSES	90,932.94	89,351.31	85,107.19	886,998.64	804,161.79	752,047.23
969-9999 GENERAL EXPENSES	137,932.41	97,409.63	119,070.30	1,096,316.89	876,686.67	1,013,915.64
972-9900 OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	2,500.00
972-9990 TOTAL OPERATING EXPENSES	1,784,317.96	2,101,425.55	1,764,502.23	15,588,784.15	19,033,094.80	15,193,928.78

Property = 7pubhsg 7cap
Budget Comparison
 Period = Sep 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	8,853.00	11,822.00	19,428.90	176,342.47	106,398.00	184,306.62
974-0299 DEPR & AMORT EXPENSE	170,651.49	162,107.94	181,376.27	1,583,748.51	1,458,971.46	1,636,065.68
979-9900 TOTAL NON-OPERATING EXPENSES	179,504.49	173,929.94	200,805.17	1,760,090.98	1,565,369.46	1,820,372.30
979-9999 TOTAL EXPENSES	1,963,822.45	2,275,355.49	1,965,307.40	17,348,875.13	20,598,464.26	17,014,301.08
999-0999 TOTAL TRANSFERS	0.00	186,338.57	25,654.82	827,422.86	161,920.58	737,867.56
999-1999 TOTAL PRIOR PERIOD ADJUSTMENT	275.00	0.00	0.00	-1,899.00	0.00	110.00
999-9990 NET OPERATING INCOME (LOSS)	523,827.84	394,329.74	194,751.84	-396,899.93	-1,745,499.34	785,763.17

HIO, Inc. (7hioinc)
Budget Comparison

Period = Sep 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	115,284.91	94,087.41	106,179.00	1,037,271.42	846,786.69	894,531.39
705-0000 HUD GRANTS AND SUBSIDY						
706-9999 TOTAL HUD GRANTS AND SUBSIDY	0.00	0.00	36.00	0.00	0.00	36.00
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	0.00	0.00	1,010.00	0.00	4,160.00
711-0299 TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	0.00	0.00	5,000.12
712-1999 INT INCOME - RESTRICT FUNDS	0.00	104.17	199.30	4,416.84	937.53	1,122.09
714-0000 OTHER INCOME						
719-9999 TOTAL OTHER INCOME	11,866.11	14,090.24	12,715.67	107,674.10	126,812.16	4,207,850.76
799-9999 TOTAL REVENUES	127,151.02	108,281.82	119,129.97	1,150,372.36	974,536.38	5,112,700.36
900-0000 EXPENSES						
900-0100 OPERATING EXPENSES						
919-9999 ADMINISTRATIVE EXPENSES	15,919.67	26,380.57	25,518.24	330,902.85	239,946.93	287,775.50
925-9999 RESIDENT SERVICE EXPENSES	12,043.03	11,688.51	19,305.95	116,484.64	105,196.59	132,553.66
939-9999 UTILITY EXPENSES	4,167.51	11,147.72	6,501.25	84,645.27	100,329.48	146,938.68
949-9999 MAINTENANCE EXPENSES	76,404.76	72,926.53	70,844.43	711,951.89	666,438.85	734,044.97
959-9999 PROTECT SERVICE EXPENSES	3,881.27	3,276.08	6,947.48	47,165.33	29,484.72	36,527.32
969-9999 GENERAL EXPENSES	10,804.39	20,193.11	-53,455.49	268,297.81	181,737.99	454,438.69
972-9900 OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	250.00
972-9990 TOTAL OPERATING EXPENSES	123,220.63	145,612.52	75,661.86	1,559,447.79	1,323,134.56	1,792,528.82
972-9995 NON-OPERATING EXPENSES						
973-9999 HAP EXPENSES	506.00	3,890.50	3,465.00	37,475.00	35,014.50	37,328.00
974-0299 DEPR & AMORT EXPENSE	58,673.01	57,247.15	63,347.91	558,303.00	515,224.35	568,227.29

HIO, Inc. (7hioinc)
Budget Comparison

Period = Sep 2023

Book = Accrual ; Tree = ysi_is

		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Last Year
979-9900	TOTAL NON-OPERATING EXPENSES	59,179.01	61,137.65	66,812.91	595,778.00	550,238.85	605,555.29
979-9999	TOTAL EXPENSES	182,399.64	206,750.17	142,474.77	2,155,225.79	1,873,373.41	2,398,084.11
999-0999	TOTAL TRANSFERS	-47,881.00	-40,289.23	-39,097.00	-528,231.37	-362,603.07	1,209,246.91
999-1999	TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	-969.00	0.00	0.00
999-9990	NET OPERATING INCOME (LOSS)	-7,367.62	-58,179.12	15,752.20	-475,653.06	-536,233.96	1,505,369.34

Section 8 Operating (7fin8op)

Budget Comparison

Period = Sep 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance	Last Year
700-0000 REVENUES							
701-0000 TENANT REVENUES							
704-9999 TOTAL TENANT REVENUES	0.00	250.00	178.48	1,488.00	2,250.00	-762.00	3,892.28
705-0000 HUD GRANTS AND SUBSIDY							
706-9999 TOTAL HUD GRANTS AND SUBSIDY	3,116,235.00	3,318,076.80	2,980,087.00	30,249,368.00	29,862,691.20	386,676.80	27,677,474.14
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	11,692.00	0.00	0.00	140,499.00	0.00	140,499.00	0.00
712-1999 INT INCOME - RESTRICT FUNDS	0.00	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	4,310.00	10,608.00	70,499.97	-59,891.97	56,798.26
799-9999 TOTAL REVENUES	3,127,927.00	3,326,160.13	2,984,575.48	30,401,963.00	29,935,441.17	466,521.83	27,738,164.68
900-0000 EXPENSES							
900-0100 OPERATING EXPENSES							
919-9999 ADMINISTRATIVE EXPENSES	2,843.26	6,233.62	2,957.98	34,980.23	57,221.07	22,240.84	26,399.64
925-9999 RESIDENT SERVICE EXPENSES	2,504.00	0.00	10,024.00	19,437.80	0.00	-19,437.80	32,497.40
939-9999 UTILITY EXPENSES	0.00	0.00	139.89	-21.52	0.00	21.52	279.41
949-9999 MAINTENANCE EXPENSES	0.00	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	0.00	46.87
969-9999 GENERAL EXPENSES	0.00	84.99	0.00	-228.00	764.91	992.91	0.00
972-9990 TOTAL OPERATING EXPENSES	5,347.26	6,318.61	13,121.87	54,168.51	57,985.98	3,817.47	59,223.32
972-9995 NON-OPERATING EXPENSES							
973-9999 HAP EXPENSES	3,279,283.00	3,319,191.94	3,285,060.20	29,712,362.20	29,872,727.46	160,365.26	28,332,716.93
979-9900 TOTAL NON-OPERATING EXPENSES	3,279,283.00	3,319,191.94	3,285,060.20	29,712,362.20	29,872,727.46	160,365.26	28,332,716.93
979-9999 TOTAL EXPENSES	3,284,630.26	3,325,510.55	3,298,182.07	29,766,530.71	29,930,713.44	164,182.73	28,391,940.25

Section 8 Operating (7fin8op)

Budget Comparison

Period = Sep 2023

Book = Accrual ; Tree = ysi_is

		PTD	PTD	PTD	YTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Variance	Last Year
999-1999	TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00	5,155.00
999-9990	NET OPERATING INCOME (LOSS)	-156,703.26	649.58	-313,606.59	635,432.29	4,727.73	630,704.56	-658,930.57

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Sep 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance	Last Year
700-0000 REVENUES							
701-0000 TENANT REVENUES							
704-9999 TOTAL TENANT REVENUES	0.00	166.67	178.49	1,488.00	1,500.03	-12.03	3,867.29
705-0000 HUD GRANTS AND SUBSIDY							
706-9999 TOTAL HUD GRANTS AND SUBSIDY	467,897.00	317,801.00	316,403.00	2,851,286.00	2,860,209.00	-8,923.00	2,703,017.00
707-0000 TOTAL FEE REVENUE							
707-9999 TOTAL FEE REVENUE	0.00	3,975.00	0.00	0.00	35,775.00	-35,775.00	28,312.80
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS							
711-0299 TOTAL NON-CASH INT INCOME {HIO}	0.00	36,261.67	23,284.06	259,495.30	326,355.03	-66,859.73	339,197.53
714-0000 OTHER INCOME							
719-9999 TOTAL OTHER INCOME	1,169.20	0.00	0.00	14,555.10	0.00	14,555.10	8,631.93
799-9999 TOTAL REVENUES	469,066.20	358,204.34	339,865.55	3,127,128.57	3,223,839.06	-96,710.49	3,083,026.55
900-0000 EXPENSES							
900-0100 OPERATING EXPENSES							
919-9999 ADMINISTRATIVE EXPENSES	267,231.11	293,666.93	230,984.72	2,520,203.64	2,756,227.23	236,023.59	2,423,761.12
925-9999 RESIDENT SERVICE EXPENSES	597.00	141.67	337.00	1,553.32	1,275.03	-278.29	2,631.33
949-9999 MAINTENANCE EXPENSES	23,186.68	24,143.15	17,672.50	223,147.21	227,277.45	4,130.24	187,586.14
959-9999 PROTECT SERVICE EXPENSES	0.00	100.00	0.00	0.00	900.00	900.00	503.16
969-9999 GENERAL EXPENSES	5,362.13	4,703.88	5,535.82	44,644.44	42,334.92	-2,309.52	42,587.07
972-9990 TOTAL OPERATING EXPENSES	296,376.92	322,755.63	254,530.04	2,789,548.61	3,028,014.63	238,466.02	2,657,068.82
972-9995 NON-OPERATING EXPENSES							
973-9999 HAP EXPENSES	0.00	0.00	0.00	1,375.40	0.00	-1,375.40	0.00
974-0299 DEPR & AMORT EXPENSE	1,292.52	1,292.52	1,292.52	11,632.68	11,632.68	0.00	11,632.68
979-9900 TOTAL NON-OPERATING EXPENSES	1,292.52	1,292.52	1,292.52	13,008.08	11,632.68	-1,375.40	11,632.68

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Sep 2023

Book = Accrual ; Tree = ysi_is

		PTD	PTD	PTD	YTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Variance	Last Year
979-9999	TOTAL EXPENSES	297,669.44	324,048.15	255,822.56	2,802,556.69	3,039,647.31	237,090.62	2,668,701.50
999-0999	TOTAL TRANSFERS	0.00	0.00	-7,813.95	0.00	0.00	0.00	-7,813.95
999-9990	NET OPERATING INCOME (LOSS)	171,396.76	34,156.19	91,856.94	324,571.88	184,191.75	140,380.13	422,139.00

C/O - after FMR 2016 (7fdscent)

Budget Comparison

Period = Sep 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	17,697.00	17,974.17	31,773.00	123,611.50	161,767.53	157,633.32
705-0000 HUD GRANTS AND SUBSIDY						
706-9999 TOTAL HUD GRANTS AND SUBSIDY	0.00	2,341.81	0.00	0.00	21,076.29	0.00
707-0000 TOTAL FEE REVENUE						
707-9999 TOTAL FEE REVENUE	436,988.72	495,693.76	640,422.64	4,007,957.14	4,461,243.84	4,215,796.97
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	77,539.78	86,297.06	0.00	332,736.73	776,673.54	122,824.53
710-0000 INVESTMENT INCOME						
711-0199 TOTAL INTEREST INCOME - MAIN	0.00	0.00	23.08	274.17	0.00	61.04
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	0.00	1,113.21	2,449.93	53,045.96	10,018.89	10,341.13
799-9999 TOTAL REVENUES	532,225.50	603,420.01	674,668.65	4,521,349.75	5,430,780.09	4,506,656.99
900-0000 EXPENSES						
900-0100 OPERATING EXPENSES						
919-9999 ADMINISTRATIVE EXPENSES	465,286.64	532,225.33	377,494.85	4,580,060.04	5,001,715.91	4,090,053.92
925-9999 RESIDENT SERVICE EXPENSES	71,873.24	36,141.42	14,216.84	214,253.45	329,903.48	143,459.25
939-9999 UTILITY EXPENSES	247.65	5,623.84	6,212.01	35,135.83	50,614.56	51,984.62
949-9999 MAINTENANCE EXPENSES	16,999.12	20,031.39	24,004.33	241,484.45	188,367.31	109,945.86
959-9999 PROTECT SERVICE EXPENSES	27,364.97	22,501.13	19,094.22	296,175.26	202,510.17	174,836.46
969-9999 GENERAL EXPENSES	15,612.96	23,040.60	22,434.09	148,178.81	207,365.40	193,730.13
972-9900 OTHER EXPENSES	0.00	0.00	611.55	0.00	0.00	611.55
972-9990 TOTAL OPERATING EXPENSES	597,384.58	639,563.71	464,067.89	5,515,287.84	5,980,476.83	4,764,621.79

C/O - after FMR 2016 (7fdscent)

Budget Comparison

Period = Sep 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						
974-0299	DEPR & AMORT EXPENSE	19,264.77	17,561.15	18,042.18	168,385.35	158,050.35	162,925.39
979-9900	TOTAL NON-OPERATING EXPENSES	19,264.77	17,561.15	18,042.18	168,385.35	158,050.35	162,925.39
979-9999	TOTAL EXPENSES	616,649.35	657,124.86	482,110.07	5,683,673.19	6,138,527.18	4,927,547.18
999-0999	TOTAL TRANSFERS	0.00	-88,900.33	-19,452.53	-717,320.50	-361,652.47	-2,297,872.20
999-1999	TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	183.00
999-9990	NET OPERATING INCOME (LOSS)	-84,423.85	35,195.48	212,011.11	-445,002.94	-346,094.62	1,876,799.01

OHA Foundation (4found)

Budget Comparison

Period = Sep 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Variance	Last Year
700-0000 REVENUES							
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00	1,600.00
714-0000 OTHER INCOME							
719-9999 TOTAL OTHER INCOME	752.00	0.00	502.00	27,168.00	0.00	27,168.00	27,031.11
799-9999 TOTAL REVENUES	752.00	0.00	502.00	27,168.00	0.00	27,168.00	28,631.11
900-0000 EXPENSES							
900-0100 OPERATING EXPENSES							
919-9999 ADMINISTRATIVE EXPENSES	17.57	0.00	100.16	10,203.83	0.00	-10,203.83	724.28
925-9999 RESIDENT SERVICE EXPENSES	1,000.00	0.00	256.00	34,965.47	0.00	-34,965.47	24,467.80
949-9999 MAINTENANCE EXPENSES	205.51	0.00	0.00	3,121.56	0.00	-3,121.56	572.00
972-9990 TOTAL OPERATING EXPENSES	1,223.08	0.00	356.16	48,290.86	0.00	-48,290.86	25,764.08
972-9995 NON-OPERATING EXPENSES							
974-0299 DEPR & AMORT EXPENSE	61.16	0.00	61.16	550.44	0.00	-550.44	550.44
979-9900 TOTAL NON-OPERATING EXPENSES	61.16	0.00	61.16	550.44	0.00	-550.44	550.44
979-9999 TOTAL EXPENSES	1,284.24	0.00	417.32	48,841.30	0.00	-48,841.30	26,314.52
999-9990 NET OPERATING INCOME (LOSS)	-532.24	0.00	84.68	-21,673.30	0.00	-21,673.30	2,316.59

6.7. Development

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen, General Counsel
Date: October 30, 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, 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. The partners applied for 9% LIHTCs and were not selected. The project was selected as an alternate and the partners will be discussing a path forward.

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

Closing on the central office site occurred on Monday, October 23, 2023. YES now owns the property and will provide OHA with full development / construction plans at least 60 days prior to commencing work at the site.

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 are 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.

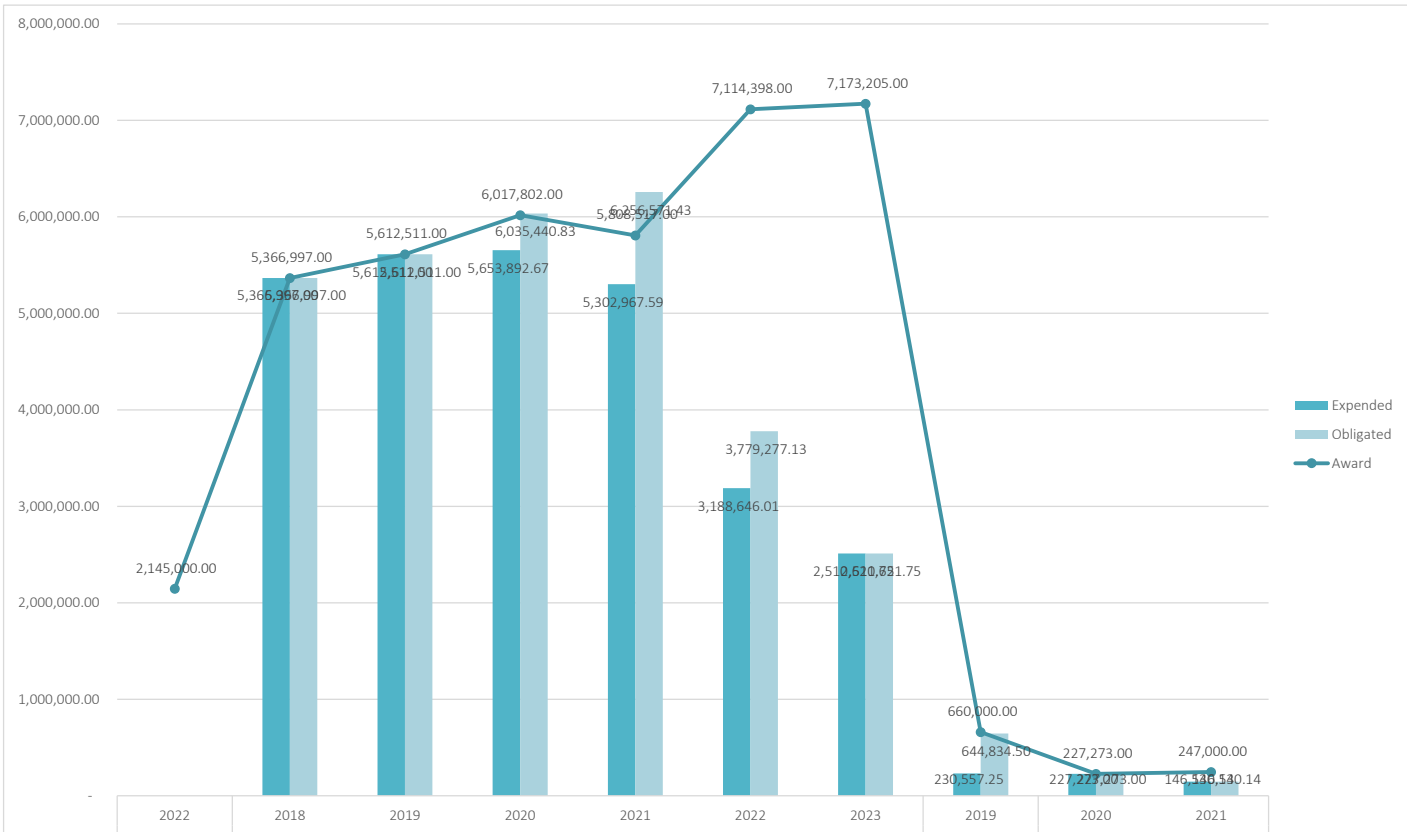
6.8. Procurement/Contracting/Capital Budgets



Capital Funds Board Report

10/24/2023

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	5,653,892.67	93.95%	6,035,440.83	100.29%
CFP	2021	2/23/2021	2/22/2023	2/22/2025	5,808,517.00	5,302,967.59	91.30%	6,256,571.43	107.71%
CFP	2022	5/12/2022	5/11/2024	5/11/2026	7,114,398.00	3,188,646.01	44.82%	3,779,277.13	53.12%
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	230,557.25	34.93%	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%



Memorandum



To: The OHA Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: November 2, 2023
Re: Procurement Report for November 2023

Current Procurement Activity

Project	Type	Budget	Action Stage	Anticipated Board Month
Cellular Tower Consultant	RFP	TBD	Published	January
Residential HVAC	Renewal	n/a	Awaiting Board Approval	November
Independent Professional Audit	Renewal	\$105,000	Awaiting Board Approval	November
Trash Removal	Renewal	\$175,000	Awaiting Signature	October
Snow and Ice Removal	Renewal	n/a	Awaiting Signature	October
Insurance Broker	Renewal	n/a	Awaiting Signature	October

Contracts Executed – Approved by Previous Board Action

Vendor	Project	Contract Amount	MBE/WBE Section 3
TCI General Contracting	SCSE Hail Damage Repairs	\$95,000	MBE
Terracon Consultants, Inc.	Hazardous Materials Consulting	\$100,000	none

Procurements Executed – over \$30,000

Vendor	Project	Project Amount	MBE/WBE Section 3
Ken & Associates	Keystone Concrete	\$40,587	MBE

6.9. Human Resources

Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: October 20, 2023

Re: Staffing Report Summary September 22, 2023 – October 20, 2023

Total Open Positions 12

Position(s)	Number of Positions Open	Department	Status
Facilities Operations Manager	1	Property Management	Interviewing
Maintenance Repairer	3	Property Management	Interviewing & checking references
Property Manager	1	Property Management	Interviewing
Assistant Property Manager	1	Property Management	Checking references
Case Manager – Intensive Services	1	Property Management	Reviewing applications
Housing Specialist	1	Housing Choice Voucher	Interviewing
FSS Coordinator II	1	Family & Community Services	Reviewing applications
Inspection Clerk	1	Inspections	Interviewing
Drywaller	1	Property Management	Reviewing applications
Accountant	1	Finance	Checking references

Total New Hires 4

Title	Number of Positions Filled	Department/Location
Public Safety Dispatcher – PT	1	Public Safety
Maintenance Repairer	2	Property Management
Housing Compliance Specialist	1	Compliance

Total Transfers 0

Name	Old Title	New Title	Department	Date

Total Promotions 0

Name	Old Title	New Title	Department	Date

Type of Termination	Number of Employees
Involuntary	1
Voluntary	6

Current Monthly Turnover Rate
4.27%

Annual Turnover Rate (11/2022 – 10/2023)
35.26%

6.10. 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	51
Study Centers (Youth & Adult)/Computer Lab (SS and TSF)	300+
Outreach Efforts	300+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	47
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	25
Number of New Enrollment (Case management)	0
Number of New Community Partnerships	25
Number of Cultural/Recreational Activities (Soccer training)	12
Referral to FSS/HOP	8
Food/Nutrition Program (TSF and OPS Summer Program)	500+
Service Coordination with Property Management	31

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	120
New Enrollments	0
TANF Recipients	0
Face-to-Face Contact Visit	25
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	0
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)	15
Job Readiness Training/Referral and Job Fair	55
Direct Employment Leads/Flyers	300+
Post-Secondary Education (Certificate Programs/2/4-year University)	176

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-150 PH-26
TANF Recipients (Welfare to Work)	HCV-2 PH-0
Recommendation for Graduation	HCV-3 PH-1
Recommendation for Termination	HCV-0 PH-1
Program graduates	HCV-0 H-1
New Enrollment	HCV-6 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)	45
Asset Development (Escrows)	HCV-\$460,244.00 PH-\$98,575.00 Total-\$558,819.00 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.
- An FSS tenant closed on a home using their Section 8 voucher.
- An FSS tenant was recommended for graduation or graduated this month. (Ms. Riley-\$18,567)
- 4 HCV and 2 PH tenants enrolled in the FSS program this month.
- Staff continue our biweekly meeting with MCC staff. (47 tenants enrolled and started this Fall 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.
- An FSS tenant joined the OPD class of 2023, which makes it three OHA tenants on OPD and one OFD.

Family and Community Services Department

- *Staff continue to attend community resources meetings, including UNMC Social Work Department, MCC, Habitat for Humanity, OPPD, OPS, Nebraska Methodist College, TSF, Heart Ministry, etc.*
- *Still, 17 tenants are enrolled in the MCC GED program. (This month, nine will be working towards their GED test.)*
- *FSS staff attended a National NAHRO conference/training in Florida.*
- *Hosted a Habitat For Humanity Homeownership workshop/informational at SST with 33 tenants in attendance.*
- *Participated in the HUD Career Pathway Webinar on September 21.*
- *Attended the LB138-The Meaning of Affordable Housing in Nebraska-Sept. 25 at MCC hosted by Sen. McKinney.*
- *Participated in HUD and FDIC webinar strategies to support Financial Education on Sept. 14.*
- *Hosted a Financial literacy workshop at MCC with ten tenants in attendance.*
- *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 Brighter Home Health Care to provide additional home health care service to OHA's four Senior towers.*
- *Continuing our 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 ten seminars this month and served over 200 tenants with their insurance plans.)*
- *GOCA/ENCAP continued to provide critical services to OHA tower residents. (This month, 51 tenants were served)*
- *OHA continued to work with partners to educate tenants about changes to their health care plans (This month, Nitsch Insurance served 200 tenants, and Always At Home Health Care served over 20 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. (10 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.)*

Family and Community Services Department

- *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 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.*
- *WCA Remix Fundraising Oct. 20*
- *CNI-360 meeting Oct. 16.*
- *African American Leadership Summit*
- *HUD-Immunization Webinar*
- *REACH Grant meeting*
- *Goodwill Job Fair-Oct. 16*
- *Collective For Youth meeting*
- *Charles Drew 2024 Strategic planning session*
- *Goodwill Training.*
- *October-Nebraska Methodist-Mobile Diabetes Screening.*
- *Simple Foundation & OHA Internship partnership meeting.*
- *Habitat Homeownership workshop/presentation at Simple Foundation.*
- *PCC/Resources monthly meeting.*
- *OHA will host a "Hiring Now" Job/Career fair on October 18.*
- *Creighton CPHHE Community partnership meeting.*
- *East Omaha Athletics Association*
- *Omaha Section 3 TA final 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.*

Family and Community Services Department

- *ORTF-Monthly Housing Committee meeting.*

6.11. Legal

Memorandum



To: OHA Board of Commissioners
 From: Brian Hansen, General Counsel
 Date: November 2, 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 10/02/23 Court affirmed lower court	Douglas County District Court	YES
<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 10/20/23 Dismissed	Douglas County District Court	YES
<i>Tyler v. OHA</i>	Misc civil complaint	08/17/23 Summons & complaint 09/16/23 OHA filed motion to dismiss 12/14/23 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 CONCILIATION PENDING	NEOC	PENDING
<i>Mitchell v OHA #3</i>	Employment discrimination	07/11/22 03/17/23	OHA received charge Decision: No reasonable cause	NEOC	YES
<i>Heiman v OHA</i>	Employment discrimination	08/22/22 03/17/23	OHA received charge Complaint withdrawn/dismissed	NEOC	YES
<i>Raymer v. OHA</i>	Employment discrimination	07/17/23 09/15/23	OHA received charge OHA response submitted	NEOC	PENDING
<i>Miller v. OHA</i>	Employment discrimination	06/01/23 09/14/23 10/16/23	NEOC notice of complaint OHA received charge OHA response submitted	NEOC	PENDING

SEPTEMBER 2023 EVICTION CASES

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment	19	14	5	6	0	0	44
Lease		1			1		2
Criminal/HSW	2		3		1	1	7
09/23 Totals	21	15	8	6	2	1	53
08/23 Totals	6	16	5	7	3	0	37
07/23 Totals	13	21	3	2	1	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

7. NEW BUSINESS
8. EXECUTIVE SESSION
9. ADJOURNMENT