

OHA Regular Meeting of the Board of
Commissioners
Thursday, January 25, 2024 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 (12/21/2023)
 - 5.1.2. Minutes of Previous Annual Board Meeting (12/21/2023)
 - 5.1.3. Finance/Procurement/Operations Committee Resolutions
 - 5.1.3.1. Resolution 2024-01 OHA Past Due Write-Offs

OHA Write Off Report - 1.2024

Property/Resident Codes	Payment Plans	Late Fees	Legal Fees	Maintenance	Misc	Rent	Security Deposit	Grand Total	Explanation of Large Balances
Benson Tower						103		103	
t0070375						103		103	
Crown Tower		25		375		5928		6328	
t0026942		25		375		5636		6036	In legal status for 14 months and unable to take rent
t0043386						102		102	
t0053193						135		135	
t0070892						55		55	
Evans Tower		22			762	9994		10778	
t0075982					200	6012		6212	The resident filed IR in June and then failed to respond to Compliance to complete. Put into DNA status. Resident then fell ill and passed
t0082106					562	988		1550	
t0083266		22				2994		3016	7 months rent- PM tried to work out arrangements several times, Resident failed to keep the plan
Florence Tower					716	50		766	
t0063648					523			523	
t0083722					193	50		243	
Highland Tower		221	1050	3028.3	363	2331		6993.3	
t0043386					15			15	
t0075683		75	350	395	239	243		1302	
t0076784		50	350	2028.3	15	876		3319.3	Trash out unit, front door replacement/deadbolts, fridge replacement
t0077343		96	350	605	94	1212		2357	5 months rents, trash out units fridge replacement
Jackson Tower		748	381	530	2265	8244		12168	
t0056737		75			300	1835		2210	6 months rent
t0057020		125	350		395	1726		2596	6 months rent, trash out
t0074195		50	31	15	480	1468		2044	5 months rent trash out
t0075520		75			205	197		477	
t0078056					205	134		339	
t0078613		75			205	1306		1586	6 months rent, trash out
t0084119		75			205	225		505	
t0084885		250			270	1351		1871	6 months rent, trash out
y0056327		23		515		2		540	
KayJay Tower		35				576	18	629	
t0088475		35				576	18	629	
Pine Tower		60	169			2898		3127	
t0053897		60	169			2898		3127	9 months rent was on legal status and rent could not be taken
Scatter Site North East		25		1488		3483		4996	
t0008336				578				578	3 months rent trash out, unit damages yard clean up
t0064587		25		910		3483		4418	
Southside				50		1193		1243	
t0059769				50		1193		1243	
villas	300	75	350	970		1874.13		3569.13	The resident filed IR in June and then failed to respond to Compliance to complete. Put into DNA status. Resident then fell ill and passed
t0077312	300	75	350	970		1874.13		3569.13	
Grand Total	300	1211	1950	6441.3	4106	36674.13	18	50700.43	

RESOLUTION – 2024-01
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS a list of Charge Off for Vacated Tenant Account Receivables as of January 12, 2024, 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 \$50700.43 which represents 29 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.

Joel Dougherty, Vice 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 January 25, 2024.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.1.3.2. Resolution 2024-02 Legal Services, Affordable Housing
Development, Reno & Cavanaugh, Renewal

Memorandum



To: The OHA Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: January 25, 2024

Re: Recommendation for Contract Renewal – Affordable Housing Development Legal 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 Reno & Cavanaugh, PLLC for Affordable Housing Development Legal Services. This would be the third one-year renewal with OHA reserving the right to renew for one (1) additional term with Board of Commissioner approval.

PREVIOUS ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expiration Date
Contract 21-LEGHD-16	2021-16	4/1/2021	\$100,000	\$100,000	4	1	3/31/2022
First Renewal	2022-18	4/1/2022	\$100,000	\$200,000	3	1	3/31/2023
Second Renewal	2023-29	4/1/2023	\$0	\$200,000	2	1	3/31/2024

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expiration Date
Third Renewal	2024-TBD	4/1/2024	\$0	\$200,000	1	1	3/31/2025

PROJECT COST:

Company Name	DBE/WBE	Section 3 Business	Expended as of 12/31/2023
Reno & Cavanaugh, PLLC	No	No	\$53,112

SOURCE OF FUNDS: COCC Budget, Capital Funds, Section 32 Homeownership funds and Choice Neighborhood Implementation Grant Funds

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

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2024 – 02
RENEWAL OF CONTRACT WITH RENO & CAVANAUGH FOR LEGAL SERVICES

WHEREAS, the Housing Authority of the City of Omaha (OHA) currently has a contract with Reno & Cavanaugh, PLLC for Affordable Housing Development Legal Services to guide and represent OHA in housing development and mixed finance matters;

WHEREAS, the contract was procured in 2021 for a one-year term with an option for renew for four additional one-year terms;

WHEREAS, the current contract will expire in March 2024, and staff recommends renewal of the contract for an additional one-year term;

WHEREAS, the previous cumulative amount of the contract was \$200,000, and OHA staff has determined that it is not necessary to increase the contract amount;

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with Reno & Cavanaugh, PLLC to provide legal services in housing development and mixed finance matters on an as-needed basis, with no increase in the contract amount of;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners hereby approves renewal of the contract with Reno & Cavanaugh, PLLC, to provide legal services in housing development and mixed finance matters on an as-needed basis, for a one-year term, with no increase in the contract amount.

Joel Dougherty, Vice 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 January 25, 2024.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.1.3.3. Resolution 2024-05 Commercial Real Estate Broker, Lund
Company, Renewal

Memorandum



To: The OHA Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: January 25, 2024
Re: Recommendation for Contract Renewal – The Lund Company

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract renewal with The Lund Company for Commercial Real Estate Broker services for a term of (1) one year with OHA reserving the right to renew for (3) three additional (1) one-year terms with the Board of Commissioner approval.

PREVIOUS ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Contract 23-COMMEREAL-25	2023-25	4/1/2023	n/a	n/a	4	1	3/31/2024

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
First Renewal	2024-TBD	4/1/2024	n/a	n/a	3	1	3/31/2025

PROJECT COST:

Company Name	MBE/WBE	Section 3 Business	Expended as of 12/28/2023
The Lund Company	No	no	\$0

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: 2% Commission per property sale

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

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2024 – 05
RENEWAL OF CONTRACT FOR COMMERCIAL REAL ESTATE BROKER

WHEREAS, the Housing Authority of the City of Omaha (OHA) currently has a contract with The Lund Company to provide real estate broker services;

WHEREAS, the contract was procured in 2022 for a one-year term with an option for renew for four additional one-year terms;

WHEREAS, the current contract will expire in March 2024, and staff recommends renewal of the contract for an additional one-year term;

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with The Lund Company to provide real estate broker services at a commission rate of 2% per property sale, and for a contract term of one year with an option to renew for three additional one-year terms;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with The Lund Company to provide real estate broker services at a commission rate of 2% per property sale.

Joel Dougherty, Vice 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 January 25, 2024.

Joanie Poore, Secretary

5.1.3.4. Resolution 2024-06 Human Resource Services, HR Systems,
Renewal

Memorandum



To: The OHA Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: January 25, 2024
Re: Recommendation for Contract Renewals – HR Systems

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 HR Systems for Human Resource support services for OHA and HIO personnel for a one-year term. This would be the third and final one-year renewal for this contract.

PREVIOUS ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Contract 20-HRSUPP-14	2020-14	3/23/2020	\$260,000	\$260,000	3	1	3/22/2022
First Renewal	2022-20	3/23/2022	\$130,000	\$390,000	2	1	3/22/2023
Second Renewal	2023-22	3/23/2023	\$0	\$390,000	1	1	3/22/2024

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expire Date
Third Renewal	2024-TBD	3/23/2024	\$0	\$390,000	0	1	3/22/2025

CONTRACTOR STATUS:

Company Name	MBE/DBE/WBE	Section 3 Business	Expended as of 12/31/2023
HR Systems	None	none	\$ 252,942

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: The operating budgets of the Department utilizing the services

SPONSOR(S): Jennifer Dexter, Procurement Management
Latina Jackson, Director of Human Resources
Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2024 - 06
RENEWAL OF CONTRACT WITH HR SYSTEMS

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with HR Systems to provide hiring, training, and other consulting services, including assistance in developing personnel policies and procedures;

WHEREAS, the contract was procured in 2020 for a two-year term with an option for renew for three additional one-year terms;

WHEREAS, the current contract will expire in March 2024, and staff recommends renewal of the contract for the final one-year term;

WHEREAS, the previous cumulative amount of the contract was \$390,000, and OHA staff has determined that it is not necessary to increase the contract amount; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve the final one-year renewal of the contract with HR Systems, with no increase in the contract amount, to provide hiring, training, and other consulting services;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves renewal of the contract with HR Systems to provide hiring, training, and other consulting services, including assistance in developing personnel policies and procedures for a one-year term, with no increase in the contract amount.

Joel Dougherty, Vice 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 January 25, 2024.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.1.3.5. Resolution 2024-07 Terracon Contract Increase

Memorandum



To: The Board of Commissioners

From: Charles Karl, Capital Improvements Manager

Date: January 25th, 2024

Re: Recommendation for Increase – Lead Based Paint Consulting

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve the increase of the Lead Based Paint Consulting contract (20-LEADBP-43) with Terracon Consultants, Inc. by the amount of \$100,000 for a total contract of \$340,000.

EXPLANATION:

OHA has recently identified additional units that will require risk assessment for lead based paint hazards. In combination with expenses already incurred during the contract term, this additional testing activity will exceed the current contract amount.

PROJECT COST: Increase in the contract of \$100,000 for a total of \$340,000

SOURCE OF FUNDS: 2022 CFP Grant

SPONSOR(S): Charles Karl, Capital Improvements Manager
Jennifer Dexter, Procurement Manager
Jody Holston, Director of Public Housing

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2024 - 07
INCREASE OF CONTRACT FOR LEAD-BASED PAINT CONSULTING

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with Terracon Consultants Inc. to provide lead-based paint consulting services;

WHEREAS, the contract was procured in 2020 and the OHA Board of Commissioners approved a one-year renewal in June 2023;

WHEREAS, OHA recently identified additional units that will require risk assessment for lead based paint hazards; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve an increase in the amount of OHA’s contract with Terracon Consultants Inc. by the amount of \$100,000 for a total contract amount not to exceed \$340,000;

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve an increase in the amount of OHA’s contract with Terracon Consultants Inc. for a total contract amount not to exceed \$340,000 to provide lead-based paint consulting services.

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves an increase in the amount of OHA’s contract with Terracon Consultants Inc. for a total contract amount not to exceed \$340,000 to provide lead-based paint consulting services.

Joel Dougherty, Vice 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 January 25, 2024.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.1.3.6. Resolution 2024-08 Spencer Window Extension

Memorandum



To: The OHA Board of Commissioners

From: Charles Karl, Capital Improvements Manager

Date: December 21, 2023

Re: Recommendation for Contract Amendment – Spencer 57 Window Replacement

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve an extension to the Spencer 57 window replacement contract with TCI General Contracting Services, LLC, from February 4th, 2024 to August 2nd, 2024.

EXPLANATION:

55 units in Spencer 57 require window replacement. A contract was signed with TCI General Contracting Services, LLC in September 2023 to perform this work. Delivery of replacement windows has been significantly delayed due to supply chain issues, requiring an extension of the contract term.

PROJECT COST: N/A

SOURCE OF FUNDS: 2021 Capital Funds Grant

SPONSOR(S): Charles Karl, Capital Improvements Manager
Jennifer Dexter, Procurement Manager
Jody Holston, Director of Public Housing

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2024 – 08
EXTENSION OF CONTRACT FOR WINDOW REPLACEMENT

WHEREAS, the Housing Authority of the City of Omaha (OHA) currently has a contract with TCI General Contracting Services, LLC, to provide services for window replacement for 55 public housing units which are part of a group of 57 units known as the Spencer replacement housing or “Spencer 57”;

WHEREAS, the contract was procured in 2023, for 180 days with an option for renew for an additional 180 days;

WHEREAS, the current contract will expire in February, and staff recommends extending the contract to August 2, 2024;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves an extension of contract with TCI General Contracting Services, LLC to August 2, 2024, for a total term of one-year to provide window replacement services for 55 public housing units.

Joel Dougherty, Vice 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 January 25, 2024.

Joanie Poore, Secretary

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

- 5.2.1. Resolution 2024-03 Legal Services, General Litigation, Baird Holm,
Renewal

Memorandum



To: The Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: January 25, 2024

Re: Recommendation for Contract Renewal – General Litigation Legal Services

103,861 RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract renewal with Baird Holm LLP for General Litigation Legal Services. The contract would not exceed a total amount of \$300,000. This would be the third one-year renewal with OHA reserving the right to renew for one (1) additional term with Board of Commissioner approval.

PREVIOUS ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expiration Date
Contract 21-LEGGL-20	2021-20	4/1/2021	\$100,000	\$100,000	4	1	3/31/2022
First Renewal	2022-16	4/1/2022	\$100,000	\$200,000	3	1	3/31/2023
Second Renewal	2023-32	4/1/2023	\$100,000	\$300,000	2	1	3/31/2024

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expiration Date
Third Renewal	2024-TBD	4/1/2024	\$0	\$300,000	1	1	3/31/2025

PROJECT COST:

Company Name	DBE/WBE	Section 3 Business	Cumulative Expenditures as of 12/31/2023 for Baird Holm Contracts
Baird Holm LLP	No	No	\$ 103,861

SOURCE OF FUNDS: COCC Budget

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

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2024 – 03
RENEWAL OF CONTRACT WITH BAIRD HOLM FOR LEGAL SERVICES - GENERAL LITIGATION

WHEREAS, the Housing Authority of the City of Omaha (OHA) currently has a contract with Baird Holm LLP to provide legal services in general litigation and representation including appellate practice;

WHEREAS, the contract was procured in 2022 for a one-year term with an option for renew for four additional one-year terms;

WHEREAS, the current contract will expire in March 2024, and staff recommends renewal of the contract for an additional one-year term;

WHEREAS, the previous cumulative amount of the contract was \$300,000, and OHA staff has determined that it is not necessary to increase the contract amount; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with Baird Holm LLP, with no increase in the contract amount, to provide legal services in general litigation and representation including appellate practice;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with Baird Holm LLP to provide legal services in general litigation and representation including appellate practice on an as-needed basis. for a one-year term, with no increase in the contract amount.

Joel Dougherty, Vice 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 January 25, 2023.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.2.2. Resolution 2024-04 Legal Services, Labor Relations, Baird Holm,
Renewal

Memorandum



To: The Board of Commissioners

From: Jennifer Dexter, Procurement Manager

Date: January 25, 2024

Re: Recommendation for Contract Renewal – Labor Relations and Human Resources Legal 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 Baird Holm LLP for Labor Relations & Human Resource Legal Services. The contract total amount will not to exceed \$300,000. This would be the third one-year renewal with OHA reserving the right to renew for one (1) additional term with Board of Commissioner approval.

PREVIOUS ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expiration Date
Contract 21-LEGLR-19	2021-19	4/1/2021	\$100,000	\$100,000	4	1	3/31/2022
First Renewal	2022-17	4/1/2022	\$100,000	\$200,000	3	1	3/31/2023
Second Renewal	2023-33	4/1/2023	\$100,000	\$300,000	2	1	3/31/2024

PROPOSED ACTION:

Action	Resolution	Effective Date	Amount	Cumulative Amount	Renewals available	No. of Vendors	Expiration Date
Third Renewal	2024-TBD	4/1/2024	\$0	\$300,000	1	1	3/31/2025

PROJECT COST:

Company Name	DBE	Section 3 Business	Cumulative Expenditures as of 12/31/2023 for Baird Holm Contracts
Baird Holm LLP	No	No	\$56,524

SOURCE OF FUNDS: COCC Budget

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

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2024 – 04
RENEWAL OF CONTRACT WITH BAIRD HOLM FOR LEGAL SERVICES – HR & LABOR
RELATIONS

WHEREAS, the Housing Authority of the City of Omaha (OHA) currently has a contract with Baird Holm LLP to provide legal services in labor relations and human resources matters on an as-needed basis;

WHEREAS, the contract was procured in 2021 for a one-year term with an option for renewal for four additional one-year terms;

WHEREAS, the current contract will expire in March 2024, and staff recommends renewal of the contract for an additional one-year term;

WHEREAS, the previous cumulative amount of the contract was \$300,000, and OHA staff has determined that it is not necessary to increase the contract amount; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with Baird Holm LLP to provide legal services in labor relations and human resources matters on an as-needed basis, with no increase in the contract amount;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners hereby approves renewal of the contract with Baird Holm LLP to provide legal services in labor relations and human resources matters on an as-needed basis for a one-year term, with no increase in the contract amount.

Joel Dougherty, Vice 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 January 25, 2024.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.2.3. Resolution 2024-09 Audit for FY 2022

RESOLUTION NO. 2024 – 09
FY 2022 AUDIT REPORTS

WHEREAS, HUD regulations require a third-party audit of OHA’s financial reports annually;

WHEREAS, OHA contracted with Novogradac & Company LLP to perform the audit of OHA’s and HIO’s consolidated financial reports for FY 2022;

WHEREAS, Novogradac & Company LLP completed its audit of OHA’s FY 2022 financial reports and presented its audit report to OHA staff; and

WHEREAS, OHA staff recommends that the Board of Commissioners of the Housing Authority of the City of Omaha acknowledge for the public record its receipt and acceptance of the Novogradac & Company LLP audit of OHA’s FY 2022 financial reports;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby acknowledges for the public record its receipt and acceptance of the Novogradac & Company LLP audit of OHA’s FY 2022 financial reports.

Joel Dougherty, Vice 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 January 25, 2024.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.2.4. Resolution 2024-10 Contract with AFSCME Local 251

RESOLUTION NO. 2024 – 10
CONTRACT WITH AFSCME LOCAL 251

WHEREAS, the Housing Authority of the City of Omaha (OHA) Board of Commissioners approved a contract with AFSCME Local 251 (“Local 251”) in April 2019 with an expiration date of December 31, 2022.

WHEREAS, OHA staff and Local 251 have engaged in negotiations throughout 2023 in an attempt to collectively bargain for a contract covering 2023 and beyond and have been unable to reach an agreement concerning the terms thereof.

WHEREAS, OHA provided Local 251 with a final contract offer on December 19, 2023 and Local 251 rejected that offer by vote of its members on December 21, 2023.

WHEREAS, Local 251 provided OHA with a final contract offer on December 18, 2023 and filed a Petition with the Nebraska Commission of Industrial Relations on December 27, 2023.

WHEREAS, OHA staff recommends that the OHA Board of Commissioners reject the final offer from Local 251 and proceed with the litigation process under the jurisdiction of the Nebraska Commission of Industrial Relations.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby rejects Local 251’s final contract proposal dated December 18, 2023.

Joel Dougherty, Vice 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 January 25, 2024.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

5.2.5. Resolution 2024-11 Reappoint Tony Veland to Housing in Omaha, Inc.

RESOLUTION NO. 2024– 11
REAPPOINTMENT OF HIO BOARD MEMBER – TONY VELAND

WHEREAS, Pursuant to the Housing in Omaha, Inc., (HIO) By-Laws, the Housing Authority of the City of Omaha (OHA) Board of Commissioners has authority to appoint members of the HIO Board of Directors; and

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby reappoints Tony Veland to the HIO Board of Directors.

Joel Dougherty, Vice 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 January 25, 2024.

Joanie Poore, Secretary
Housing Authority of the City of Omaha

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: January 25, 2024
 Re: Monthly Utilization Report

PERIOD ENDING NOVEMBER 30, 2023

All Vouchers	Utilization 2023	Allocation	Issued Current Month	Sep	Oct	Nov	Current Mo % Leased
	All Other Vouchers	5062	69	3625	3633	3592	71%
Emergency Vouchers	142	0	105	107	106	75%	
Fair Share Vouchers	24	0	0	0	0	0%	
HA Owned Vouchers	21	0	19	20	21	100%	
Home Ownership Vouchers	63	0	60	63	63	100%	
Incremental Vouchers	20	0	0	0	0	0%	
Mainstream Vouchers	115	0	98	98	97	84%	
PBV VASH Vouchers	30	0	30	30	30	100%	
Portable Vouchers	71	59	73	76	71	100%	
Project Based Vouchers	201	0	152	151	164	81%	
Tenant Protection Vouchers	170	0	178	170	170	100%	
VASH Vouchers	157	21	75	103	105	67%	
Total Vouchers	5955	121	4441	4451	4409	74%	

Other Housing	Utilization 2023	Allocation	Issued	Sep	Oct	Nov	Current Mo % Leased
	HOME TBRA	23	15	18	19	23	82%
Mod Rehab	36	1	36	34	34	94%	

HUD Delinquency Rate	SEMAP	Sep	Oct	Nov
	95%	96.52%	96.52%	93.66%

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: January 25, 2024
 Re: Monthly Utilization Report

PERIOD ENDING NOVEMBER 30, 2023

HQS INSPECTION SUMMARY

2023	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	204	248	182	182	137	150	224	223	236
Section 8 Fail	159	210	189	214	212	188	153	143	163
Section 8 Follow ups	167	265	223	243	269	269	248	169	178
Quality Control Pass	6	3	6	6	6	6	10	6	0
Quality Control Fail	3	5	2	3	2	2	2	4	0
Special, Complaint, Inconclusive	27	9	16	14	19	8	20	9	11
Monthly Total S8 Inspections Conducted	566	740	618	662	645	623	657	554	588

2023 Public Housing	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted								32	89

5/22/2023 Weather Extension Results

May

Pass		59*							
Fail		30*							

* included in monthly totals

6.2. Asset Management (Public Housing)

OHA Maintenance Report 11/30/2023

Zone	Property	PH Units	Physical			Work Orders Completion						
			PASS Points (of 40)	22/23 REAC Score	2023 REAC Score	Total Complete	% Complete On-Time	Prev Mo Open	# Open	# Open Trend	% Open / Units	# Not Ready 60+ Days
1	Evans	110	28.8	72		105	32%	82	74	↓	67%	2
1	Florence	106	33.2	83		113	26%	166	209	↑	197%	1
1	Underwood	104	32.8	82		103	67%	124	91	↓	88%	0
2	Benson	143	34	85		128	98%	66	77	↑	54%	0
2	Crown	149	35.2	88		48	85%	12	9	↓	6%	12
3	Farnam	20	22.4	56		38	89%	2	6	↑	30%	0
3	Jackson	207	23.2	58		89	94%	58	7	↓	3%	0
4	ParkSouth	221	38	78	95	401	37%	415	345	↓	156%	4
4	Pine	143	34.4	86		186	22%	242	124	↓	87%	6
5	KayJay	117	28.8	72		251	28%	183	181	↓	155%	0
5	Highland	106	28.8	72		123	79%	31	73	↑	69%	1
6	Southside	356	21.2	53	Sched	362	28%	270	213	↓	60%	n/a
7	SCSE	137	27.2	68		132	40%	76	165	↓	120%	1
7	SCNW	115	28	70		100	61%	98	211	↑	183%	0
7	SCSW	75	17.2	43		134	22%	110	105	↓	140%	0
7	Keystone	37	24.8	62		95	16%	81	79	↓	214%	1
7	ParkVilla	0	NA	NA		1	0%	9	0	↓	0%	1
8	SCNE	225	25.6	64		392	23%	344	352	↑	156%	6
8	Chambers	32	10.4	26	Pend	93	53%	64	59	↓	184%	0
8	NOAH	24	25.6	64		24	29%	22	15	↓	63%	0
8	Crown1	16	36.8	40	92	12	33%	9	10	↑	63%	1
8	Crown2	12	33.2	63	83	16	25%	12	13	↑	108%	0
8	Bayview	12	36	69	90	20	95%	9	7	↓	58%	0
8	Villas		NA	NA		56	68%	39	18	↓	56%	1
	Paint		NA	NA		1051	85%	94	82	↓	NA	NA
	PestControl		NA	NA		109	98%	334	0	↓	NA	NA
OHA PASS Score		2467	33.7	TOTAL / AVE			51%	2952	2525	↓	98%	37

OHA Property Management Report November 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)
Towers	Florence Tower	106	2	2	98.1%	-	\$ 23,482	\$ 19,866	0.94	1.18	↑	\$ (128,258)	\$ (220,077)	\$ 91,819	\$ (30,606)	21
	Benson Tower	143	9	13	90.9%	↓	\$ 40,787	\$ 28,120	1.08	1.45	↑	\$ (198,959)	\$ (280,742)	\$ 81,783	\$ (66,354)	6
	Jackson Tower	207	4	11	94.7%	↓	\$ 51,228	\$ 40,908	0.61	1.25	↑	\$ (427,980)	\$ (456,210)	\$ 28,230	\$ (260,576)	13
	Park South Tower	221	17	21	90.5%	↓	\$ 48,808	\$ 45,085	1.26	1.08	↑	\$ (341,828)	\$ (202,715)	\$ (139,113)	\$ (160,794)	5
	Highland Tower	106	1	2	98.1%	↓	\$ 17,401	\$ 22,782	1.28	0.76	↓	\$ (54,793)	\$ (298,480)	\$ 243,687	\$ 47,031	17
	Pine Tower	143	7	9	93.7%	↓	\$ 24,631	\$ 29,843	0.57	0.83	↑	\$ (83,729)	\$ (187,252)	\$ 103,523	\$ 28,876	9
Elderly	Evans Tower	110	2	5	95.5%	↓	\$ 39,839	\$ 39,120	1.00	1.02	↑	\$ (71,883)	\$ (207,231)	\$ 135,348	\$ (23,943)	17
	Crown Tower	149	21	21	85.0%	-	\$ 38,440	\$ 37,012	0.73	1.04	↑	\$ (432,762)	\$ (474,782)	\$ 42,020	\$ (68,187)	5
	Underwood Tower	104	0	1	99.0%	↓	\$ 10,051	\$ 33,975	0.19	0.30	↑	\$ (73,994)	\$ (219,228)	\$ 145,234	\$ 7,275	21
	Kay Jay Tower	117	2	1	99.1%	↓	\$ 7,635	\$ 32,039	0.33	0.24	↓	\$ (46,806)	\$ (216,710)	\$ 169,904	\$ 45,356	16
Multi-Family	Southside	356	0	0	100.0%	-	\$ 24,394	\$ 74,796	0.22	0.33	↑	\$ 414,935	\$ (38,438)	\$ 453,373	\$ 565,504	21
	Chambers Court	32	2	2	93.8%	-	\$ 2,838	\$ 24,935	0.67	0.11	↓	\$ (283,439)	\$ (287,929)	\$ 4,490	\$ (80,101)	NA
	Farnam	20	2	2	90.0%	-	\$ 10,497	\$ 10,207	0.61	1.03	↑	\$ (59,895)	\$ (37,997)	\$ (21,898)	\$ (14,439)	NA
	Park Villa	24	1	0	100.0%	↑	\$ 9,431	\$ 8,175	0.94	1.15	↑	\$ (41,626)	\$ -	\$ (41,626)	\$ (36,163)	20
	Bayview	12	0	1	91.7%	↓	\$ 14,185	\$ 7,063	0.93	2.01	↑	\$ 14,382	\$ (9,976)	\$ 24,358	\$ 24,836	NA
Single Family Homes/ Duplexes	Scat-Site North East	225	12	11	95.0%	↓	\$ 56,369	\$ 80,554	0.34	0.70	↑	\$ (150,255)	\$ 2,791,016	\$ (2,941,271)	\$ (30,110)	12
	N. Omaha Afford Homes	24	1	1	95.8%	-	\$ 15,616	\$ 12,795	0.59	1.22	↑	\$ (137,389)	\$ (166,462)	\$ 29,073	\$ 21,728	NA
	Crown I	16	1	1	93.8%	-	\$ 2,368	\$ 6,113	0.53	0.39	↓	\$ (17,747)	\$ 6,707	\$ (24,454)	\$ (12,360)	NA
	Crown II	12	0	0	100.0%	-	\$ (19)	\$ 3,549	0.21	-0.01	↓	\$ (39,673)	\$ (30,620)	\$ 9,053	\$ 624	NA
	Scat-Site South East	137	1	0	100.0%	↑	\$ 30,675	\$ 53,642	0.22	0.57	↓	\$ 98,147	\$ (143,975)	\$ 242,122	\$ 222,943	18
	Scat-Site North West	115	1	0	100.0%	↑	\$ 15,207	\$ 47,991	0.21	0.32	↑	\$ 39,430	\$ (63,963)	\$ 103,393	\$ 83,801	20
	Keystone Crown Creek	37	1	1	97.3%	-	\$ 6,173	\$ 12,493	1.17	0.49	↓	\$ (141,070)	\$ (197,469)	\$ 56,399	\$ 41,648	NA
	Scat-Site South West	75	1	1	98.7%	-	\$ 11,547	\$ 33,316	0.60	0.35	↓	\$ (7,120)	\$ (55,263)	\$ 48,143	\$ 38,656	20
Total		2491	88	106	95.7%	↓	\$ 501,583	\$ 704,379	0.61	0.71	↑	\$ (2,172,312)	\$ (997,796)	\$ (1,156,410)	\$ 344,645	14.3

OHA Board Report Summary

Asset Management – Dec 2023 Board Meeting

PHAS

OHA's MASS (Management Assessment Subsystem) score **decreased** from 16.2 in October to 14.3 in November, which is considered sub-standard. OHA's goal is to achieve at least 15 points overall and 22 points in as many properties as possible (of 25 possible points). No properties achieved 22 points this month due to tenant accounts receivable balances.

Occupancy

The overall occupancy rate for public housing **decreased** from 96.5% in October to 95.7% in November. OHA's goal is to be at 96% occupancy and strive toward 98% in as many properties as possible. 10 of 24 properties achieved occupancy rates of 98% or higher.

Occupancy rates for affordable housing remained the same at 91.7%. Market-rate housing occupancy decreased to 81.3%. Arbor Villa is no longer leasing due to CNI South redevelopment efforts, which is impacting overall occupancy at the Villas.

Action plans were put in place to increase occupancy at Benson, Park South, Crown, and Farnam. Benson, Crown and Farnam were able to increase occupancy above 94% in December. Park South experienced a high number of move outs in Aug-Oct and is expected to have improved occupancy by the end of January.

Tenant Accounts Receivable

OHA's TAR ratio (past due rent/ total rent due) for public housing **increased** from 0.61 to 0.71. Past due rent in public housing increased by \$46k. Tenant revenue decreased by \$40k. An increase in past due rent is expected to continue throughout the remainder of the year. In December a letter was sent to all public housing residents informing them of their right to dispute rent determinations and allowing an extended time period until 1/31/24 to file a grievance. All non-payment eviction actions were put on hold until this time period ends.

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

Maintenance

On-time work order completion rates for work orders **decreased** from 53% to 51%. The total number of outstanding work orders has decreased from 2,952 to 2,525. A new Facility Operations Manager, Todd Blaufuss, has started is currently working with each property to develop a plan to resolve any open and late work orders.

4 AMPs completed REAC inspections in December: Crown 1, Crown 2, Bayview and Chambers. Southside is scheduled for inspection in January. All properties received scores ranging from 83-92, contributing to an improved agency wide score.

Capital Improvements

Recently Completed Projects

- Fire Panel Replacement at Underwood – completed, pending Fire Marshal approval
- Southside Unit Renovations (11 units)
- Southside – Tree Removal
- SCNE: Spencer 57 – Landscaping/Fencing

Procurement Completed – Work in Progress

Towers

- Security Fencing at Park South – in progress (pending parts)
- Park South & Jackson Boiler Replacement – pending parts
- Security Enhancements (Access Control/Cameras) – 9 locations completed; Pine scheduled
- A&E Design for Plumbing Stacks at Towers & Farnam – anticipated completion in 2/2024
- Mold Remediation at Crown Tower – Anticipated completion 2/2024
- Carpet Removal at Crown and Evans – anticipated completion in 2024

Multi-Family/ Mixed Finance

- Window Replacement at Spencer 57 Replacements – anticipated completion 4/2024
- A&E for Exterior Waterproofing/Repairs at Alamo, Bayview & Farnam – in progress
- Southside concrete repairs – project awarded, will start pending weather

Single Family

- Scattered Site Southeast Hail Damage Repairs – anticipated completion in 02/2024
- Lead Based Paint Remediation at Scattered Sites – anticipated completion in 03/2024
- Lead Based Paint Bath Remodels at Scattered Sites – anticipated start 01/2024

Planning Phase

- Kay Jay Exterior Painting – re-developing scope

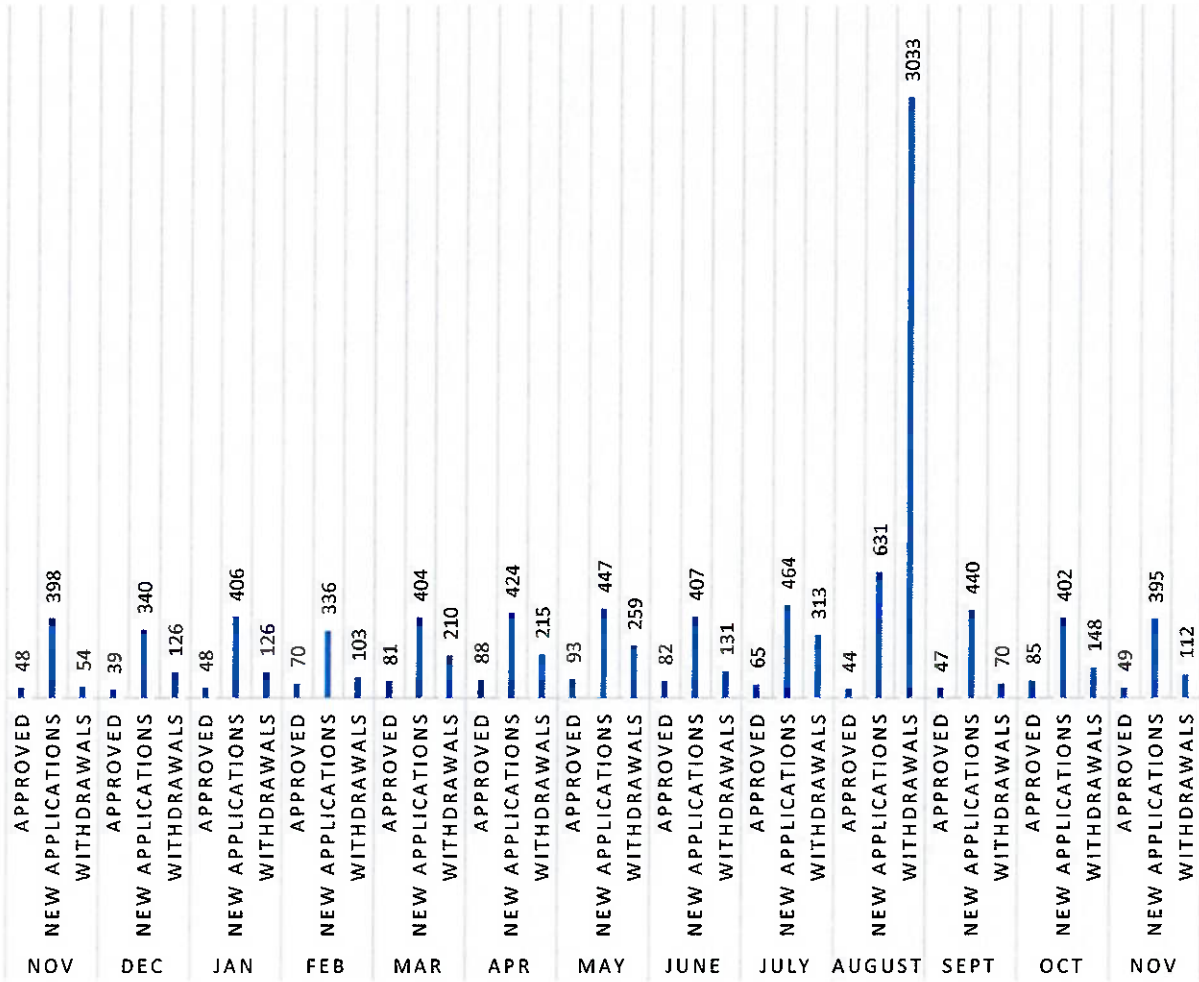
- Southside Roof/Gutter Repairs – bidding period is open
- Crown Tower microbial growth remediation, additional units – bidding period is open
- Lead paint risk assessments – multiple AMP's

6.3. Housing in Omaha, Inc.

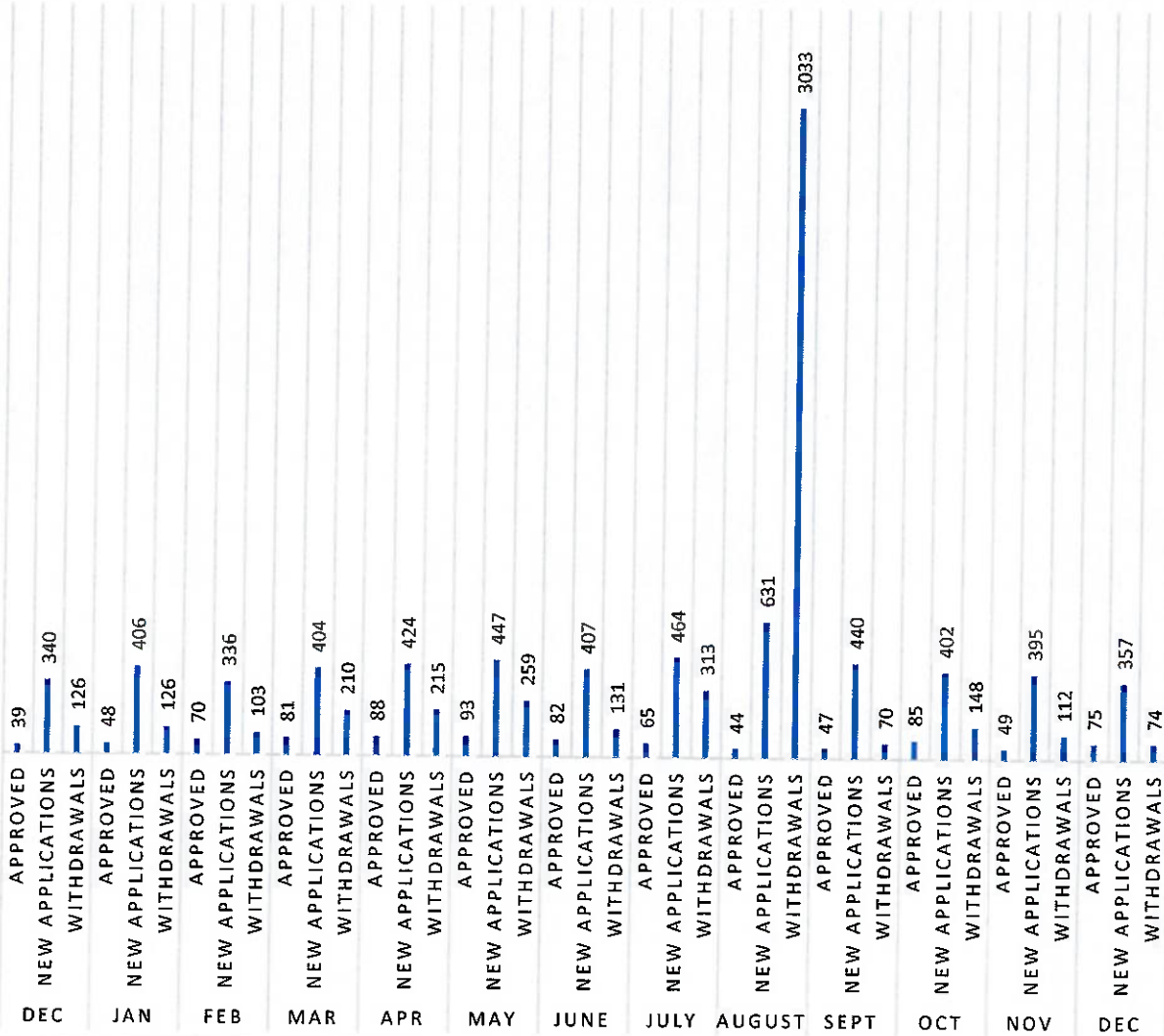
6.4. River City Housing Connections

6.5. Compliance

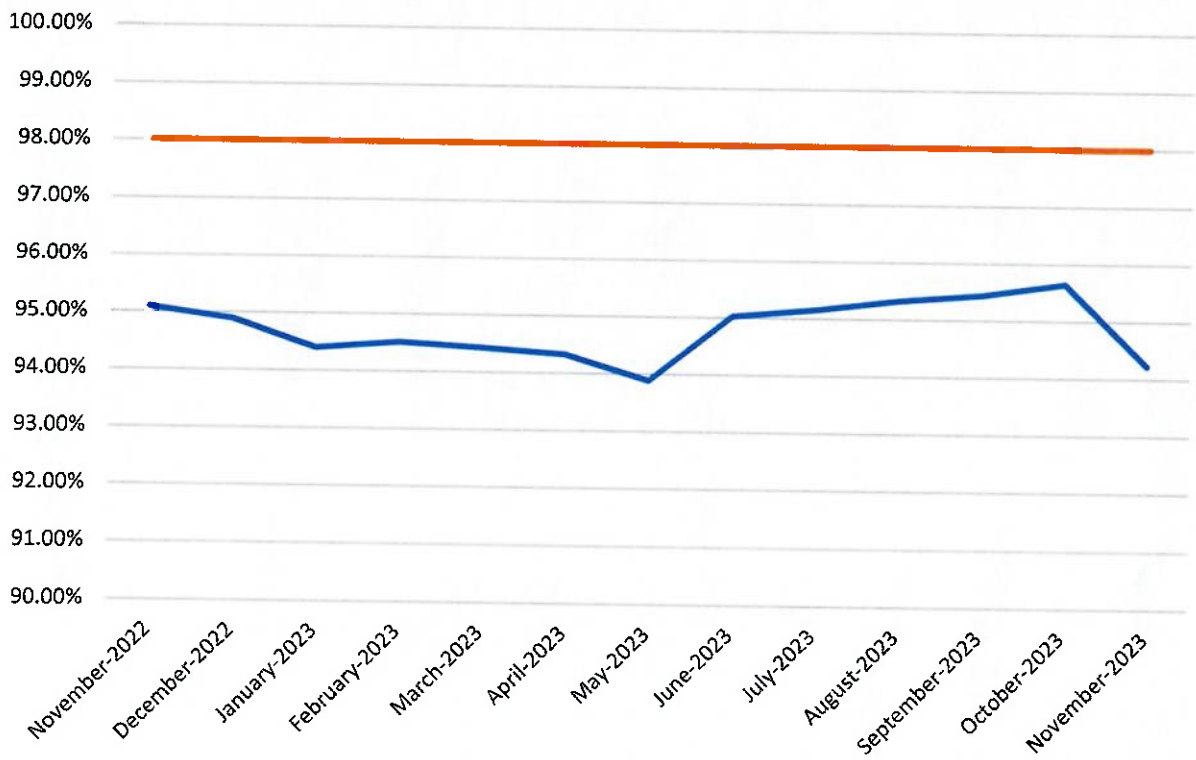
PUBLIC HOUSING WAITING LIST DATA NOVEMBER 2023



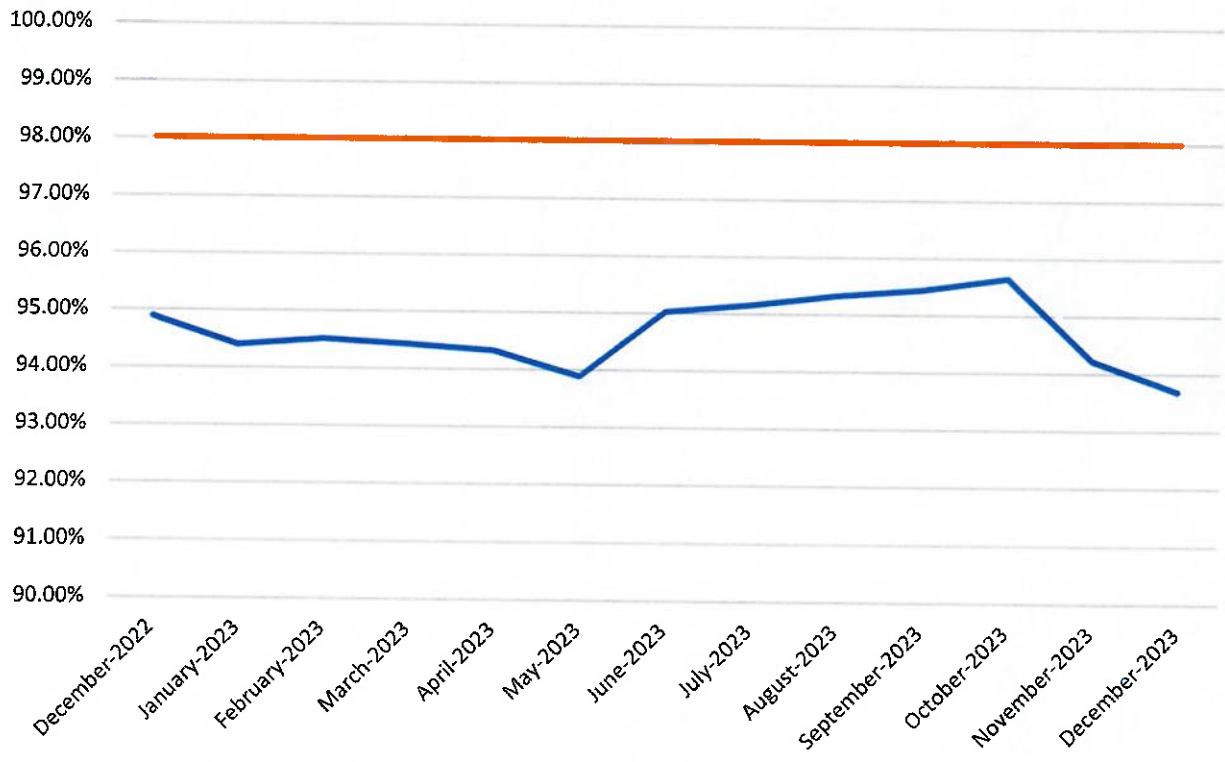
PUBLIC HOUSING INTAKE WAITING LIST DECEMBER 2023



HUD Reporting Rate for Annual Recertifications 94.23%- November



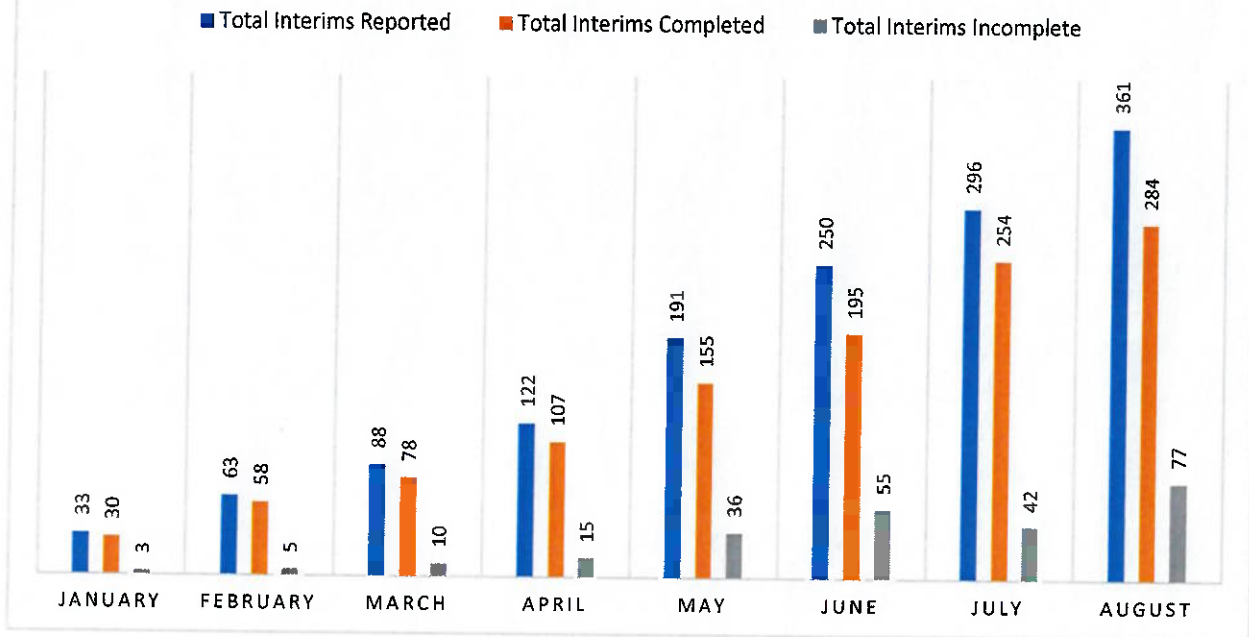
HUD Reporting Rate for Annual Recertifications 93.69%- December



ANNUAL RECERTIFICATION STATUS NOVEMBER & DECEMBER 2023

Month	Category	Value
JUL	TOTAL	151
	LEGAL	150
	COMPLETED	1
AUG	TOTAL	178
	LEGAL	176
	COMPLETED	2
SEPT	TOTAL	197
	LEGAL	197
	COMPLETED	0
OCT	TOTAL	187
	LEGAL	187
	COMPLETED	0
NOV	TOTAL	165
	LEGAL	163
	COMPLETED	1
DEC	TOTAL	202
	LEGAL	199
	COMPLETED	1
JAN-23	TOTAL	156
	LEGAL	154
	COMPLETED	2
FEB-23	TOTAL	179
	LEGAL	176
	COMPLETED	1
MAR-23	TOTAL	231
	LEGAL	225
	COMPLETED	4
APR-23	TOTAL	175
	LEGAL	172
	COMPLETED	2
MAY-23	TOTAL	175
	LEGAL	169
	COMPLETED	4
JUN-23	TOTAL	205
	LEGAL	198
	COMPLETED	1
JUL-23	TOTAL	205
	LEGAL	197
	COMPLETED	1
AUG-23	TOTAL	169
	LEGAL	148
	COMPLETED	8
SEP-23	TOTAL	216
	LEGAL	193
	COMPLETED	6
OCT-23	TOTAL	169
	LEGAL	144
	COMPLETED	4
NOV-23	TOTAL	161
	LEGAL	126
	COMPLETED	2
DEC-23	TOTAL	185
	LEGAL	138
	COMPLETED	5

INTERIM COMPLETION RATE JANUARY - AUGUST 2023

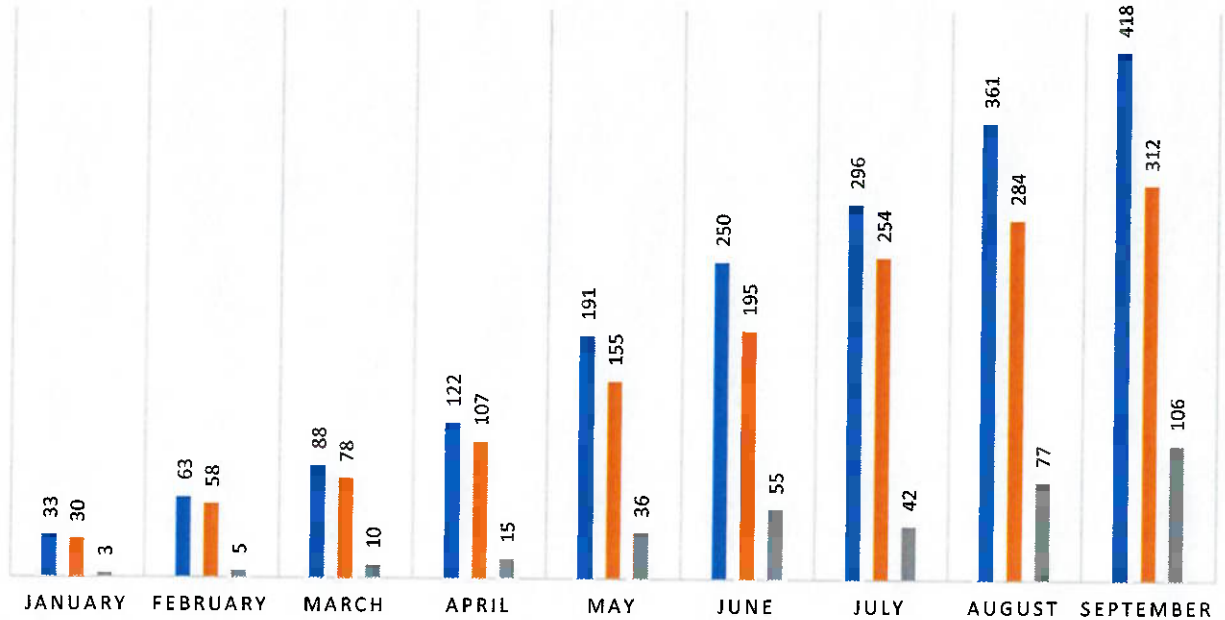


65 residents reported new changes during the month of August. Housing Compliance Staff worked to complete many outstanding carryover files during this month. Overall, staff processed 64 interim files over the month.

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

INTERIM COMPLETION RATE JANUARY - SEPTEMBER 2023

■ Total Interims Reported ■ Total Interims Completed ■ Total Interims Incomplete



57 residents reported new changes during the month of August. Housing Compliance Staff worked to complete many outstanding carryover files during this month. Overall, staff processed 28 interim files over the month.

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: January 18, 2024
Re: Compliance Department Update- December 2023

Intake Department

During the month of November, 395 families and in December, 357 families applied for public housing. There was a total of 124 approved applications in November and December. The breakdown for approved applications is 87 one-bedrooms, 19 two-bedrooms and 18 three-bedrooms. There were 3 new applications for Farnam Apartments and 4 for Chambers Court straight tax credit with 3 Chambers Court applications approved.

There were 185 applications withdrawn from the waiting list during the two months with 118 for no response, 28 for refusing housing offer given, 11 for applicant requests, 2 over income guidelines, 4 not eligible to apply and 22 for failed background checks.

Going into 2024, staff are focusing on processing applications for one bedrooms as the leasing coordinator requested.

Recertifications

HUD's monthly Re-examination Delinquency Report for November and December declined and is now at 93.69%. We anticipate the numbers to be low as we work on caseloads for open staff positions and while new staff hired are trained. We plan for staff to concentrate their efforts on our oldest files. Quality Control Specialists have also been assigned caseloads to work along with their regular assignments.

The interim completion rate is at 75% for the interims reported between January and September. The completion of interim reported income changes continues to be an emphasis in the department. During the month of December, staff were directed to review all outstanding interims and process changes once information is verified.

While one new Housing Compliance Specialist did start in December, we have another opening to fill. In addition, there is an open position for Quality Control Specialist.

Process Improvements

Some of our large vendors along with maintenance staff are now using Yardi Market Place. Letters were prepared and sent out to residents regarding rent determinations, utility allowances and Southside Terrance Homes Inspections. Yardi was updated with new late fee amount, Section 8 and Public Housing inspection letters and wait list auto responder messages. Also, resolved overlapping wait list issues for Section 8 and Public Housing. Yardi data clean up began in the areas of accounts payable and Section 8 rent abatements. Public Housing Active Residents Reports were reviewed for accurate reporting on CNI grants. Timbercreek's Project based voucher program data for wait list and units were

set up in Yardi. There were 317 requests for assistance from staff with 35 cases forwarded on for Yardi support assistance. Nicole conducted in-person training sessions with new Section 8 and Property Management staff during November and December.

Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: January 18, 2024
 Re: Intake Approved Applications November 2023

**Intake Department
 Month of October 2023**

New Public Housing Applications	395
New Villas Housing Applications	0
New Farnam Straight Tax Credit Housing Applications	3
New Chambers Straight Tax Credit Housing Applications	1
Approved Public Housing Applications	49
Approved Applications for Villas	0
Approved Applications for Chambers Straight Tax Credit	3
Approved Applications for Farnam Apts Straight Tax Credit	0

Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four
		28	12	9
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	1	2	0
Farnam Apartments Straight Tax Credit Applications Approved	Two	Three		
	0	0		

Applications Withdrawn from PH Wait List	111	
No Response During Full Application Process	72	
Refused Unit Offer	27	
Not Eligible to Apply	1	
Failed Background Check	6	
Applicant Request	4	
Over Income	1	

Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: January 18, 2024
 Re: Intake Approved Applications December 2023

**Intake Department
 Month of December 2023**

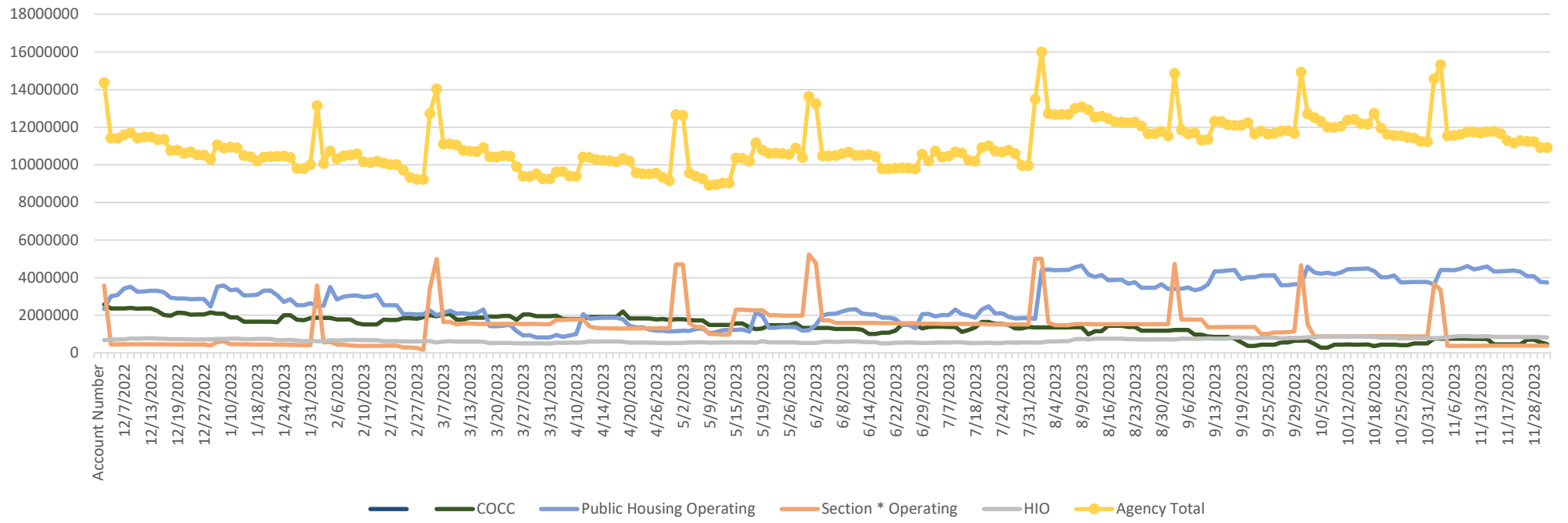
New Public Housing Applications	357
New Villas Housing Applications	0
New Farnam Straight Tax Credit Housing Applications	0
New Chambers Straight Tax Credit Housing Applications	3
Approved Public Housing Applications	75
Approved Applications for Villas	0
Approved Applications for Chambers Straight Tax Credit	1
Approved Applications for Farnam Apts Straight Tax Credit	0

Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four
		59	7	9
Villas Applications Approved				
	Two	Three		
North Villas	0	0		
Arbor Villa	0	0		
Chambers Court Straight Tax Credit Applications Approved				
	One	Two	Three	Four
	1	0	0	0
Farnam Apartments Straight Tax Credit Applications Approved				
	Two	Three		
	0	0		

Applications Withdrawn from PH Wait List	74	
No Response During Full Application Process	46	
Refused Unit Offer	1	
Not Eligible to Apply	3	
Failed Background Check	16	
Applicant Request	7	
Over Income	1	

6.6. Financials

Cash Trends



New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Nov 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	Ending Balance (Month)	Net Change	1st Beginning Balance	YTD Net Change
ASSETS					
CASH AND CASH EQUIVALENTS	10,872,490.38	11,754,767.74	-882,277.36	12,368,437.58	-1,495,947.20
OTHER ACCOUNTS RECEIVABLE	812,679.06	860,877.47	-48,198.41	889,923.46	-77,244.40
A/R INTER-PROPERTY	2,065,726.82	1,975,363.30	90,363.52	637,585.31	1,428,141.51
A/R - TENANT	642,958.75	545,728.01	97,230.74	315,081.47	327,877.28
A/R PROMISSORY NOTES	3,081,542.57	3,080,444.57	1,098.00	3,121,694.23	-40,151.66
ACCRUED INTEREST RECEIVABLE	148,196.35	148,196.35	0.00	148,196.35	0.00
PREPAID ASSETS	2,102,337.04	2,182,630.30	-80,293.26	257,597.33	1,844,739.71
INTER-FUND DUE FROM	2,395,697.70	2,027,181.30	368,516.40	2,396,813.31	-1,115.61
TOTAL CURRENT ASSETS	22,121,628.67	22,575,189.04	-453,560.37	20,135,329.04	1,986,299.63
FIXED ASSETS	31,807,921.59	31,457,734.99	350,186.60	32,303,306.47	-495,384.88
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	875,765.01	0.00	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	38,680,886.34	38,330,699.74	350,186.60	39,226,271.22	-545,384.88
TOTAL ASSETS	60,802,515.01	60,905,888.78	-103,373.77	59,361,600.26	1,440,914.75
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	1,135,256.36	443,759.50	691,496.86	660,408.59	474,847.77
A/P OTHER	2,647,624.64	3,006,284.89	-358,660.25	-231,035.53	2,878,660.17
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
ACCRUED FEES	659,630.54	569,267.02	90,363.52	589,105.33	70,525.21
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	14,599.65	14,727.78	-128.13	193,827.09	-179,227.44
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	741,985.56	734,885.56	7,100.00	689,025.56	52,960.00
UNEARNED REVENUE	296,556.75	282,826.19	13,730.56	305,304.64	-8,747.89
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	2,351,380.28	2,014,509.19	336,871.09	2,600,147.79	-248,767.51
TOTAL CURRENT LIABILITIES	13,337,935.93	12,557,162.28	780,773.65	10,357,808.73	2,980,127.20
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	-37,500.00	0.00	12,500.00	-50,000.00
FSS ESCROW	603,109.63	592,089.63	11,020.00	567,965.63	35,144.00
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	17,572,590.51	17,561,570.51	11,020.00	17,587,446.51	-14,856.00
TOTAL LIABILITIES	30,910,526.44	30,118,732.79	791,793.65	27,945,255.24	2,965,271.20
EQUITY					
NET INVEST IN CAPITAL ASSETS	27,758,697.26	27,758,697.26	0.00	27,758,697.26	0.00
RETAINED EARNINGS	9,924,493.65	10,819,661.07	-895,167.42	11,349,109.31	-1,424,615.66
UNRESTRICTED NET POSITION	-4,294,383.03	-4,294,383.03	0.00	-4,194,642.24	-99,740.79

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Nov 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	Beginning Balance (Mor	Net Change	1st Beginning Bala	YTD Net Change
RE - EQUITY TRANSFERS	1,499,600.00	1,499,600.00	0.00	1,499,600.00	0.00
TOTAL EQUITY	29,891,988.57	30,787,155.99	-895,167.42	31,416,345.02	-1,524,356.45
TOTAL LIABILITIES AND EQUITY	60,802,515.01	60,905,888.78	-103,373.77	59,361,600.26	1,440,914.75
TOTAL OF ALL	0.00	0.00	0.00	0.00	0.00

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Nov 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Bal	YTD Net Change
ASSETS					
CASH - OPERATING	5,228,034.04	5,478,670.96	-250,636.92	6,044,767.20	-816,733.16
CASH - PAYROLL	-667,313.94	27,453.42	-694,767.36	9,685.37	-676,999.31
CASH - OTHER	48,135.50	48,102.01	33.49	47,071.83	1,063.67
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	145,585.84	-242,173.11	387,758.95	-172,231.55	317,817.39
CASH - RESTRICTED	3,852,323.44	4,212,367.15	-360,043.71	4,185,083.11	-332,759.67
CASH - RESTRICTED MODERNIZATION AND DEV	38,158.32	38,112.90	45.42	37,661.85	496.47
REPLACEMENT RESERVE	69,513.21	69,358.72	154.49	68,058.93	1,454.28
CASH - FSS ESCROW	555,305.63	534,609.63	20,696.00	579,829.63	-24,524.00
CASH - FSS FORFEITURES	13,115.00	12,745.00	370.00	0.00	13,115.00
OPERATING RESERVE	267,576.86	267,016.71	560.15	262,451.31	5,125.55
OHA HUD OPERATING RESERVE	298,602.25	298,602.25	0.00	298,602.25	0.00
CASH - SECURITY DEPOSIT	622,312.01	609,194.01	13,118.00	611,481.45	10,830.56
HOMEOWNERSHIP FUNDS	364,701.31	364,267.18	434.13	359,564.29	5,137.02
CASH AND CASH EQUIVALENTS	10,872,490.38	11,754,767.74	-882,277.36	12,368,437.58	-1,495,947.20
A/R HUD	1,337,447.46	1,381,570.78	-44,123.32	1,137,108.86	200,338.60
A/R PHA PROJECTS	4,400.00	4,400.00	0.00	4,400.00	0.00
A/R OTHER GOVERNMENTS	98,509.00	111,370.20	-12,861.20	376,494.17	-277,985.17
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	22,649.58	13,863.47	8,786.11	23,382.43	-732.85
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	812,679.06	860,877.47	-48,198.41	889,923.46	-77,244.40
INTER-PROPERTY {COCC}	50,000.00	50,000.00	0.00	50,000.00	0.00
INTER-PROPERTY {9EC}	120,184.31	113,853.56	6,330.75	60,502.20	59,682.11
INTER-PROPERTY {9KCC}	65,372.00	62,164.74	3,207.26	36,824.28	28,547.72
INTER-PROPERTY {9NOAH}	39,674.90	37,601.87	2,073.03	21,083.19	18,591.71
INTER-PROPERTY {9FAR}	79,398.75	75,480.55	3,918.20	39,685.87	39,712.88
INTER-PROPERTY {9BV}	19,911.18	18,867.71	1,043.47	10,540.14	9,371.04
INTER-PROPERTY {9CR1}	32,514.74	31,132.25	1,382.49	20,115.24	12,399.50
INTER-PROPERTY {9CR2}	19,858.54	18,822.01	1,036.53	10,562.64	9,295.90
INTER-PROPERTY {VILLAS}	29,222.10	27,043.39	2,178.71	12,544.75	16,677.35
INTER-PROPERTY {HCV}	2,195,400.00	2,195,400.00	0.00	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}	252,032.50	182,839.42	69,193.08	375,727.00	-123,694.50
A/R INTER-PROPERTY	2,065,726.82	1,975,363.30	90,363.52	637,585.31	1,428,141.51
ACCOUNTS RECEIVABLE TENANTS	696,824.04	599,593.30	97,230.74	368,946.76	327,877.28
ALLOWANCE FOR A/R TENANTS	-53,865.29	-53,865.29	0.00	-53,865.29	0.00
A/R - TENANT	642,958.75	545,728.01	97,230.74	315,081.47	327,877.28
P-NOTES OUTSTANDING	580,288.90	579,190.90	1,098.00	620,440.56	-40,151.66
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	3,081,542.57	3,080,444.57	1,098.00	3,121,694.23	-40,151.66
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

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Nov 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Balai	YTD Net Change
PREPAID INSURANCE	50,343.08	129,507.53	-79,164.45	29,284.29	21,058.79
PREPAID SOFTWARE EXP	234,352.80	231,857.42	2,495.38	103,586.33	130,766.47
PREPAID MED FSA SEC 125	-34,044.80	-30,420.61	-3,624.19	0.00	-34,044.80
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	2,102,337.04	2,182,630.30	-80,293.26	257,597.33	1,844,739.71
INTER-FUND DUE FROM {COCC}	382,556.11	407,574.09	-25,017.98	383,546.78	-990.67
INTER-FUND DUE FROM {HIOOPER}	-201,174.88	-201,174.88	0.00	33,524.43	-234,699.31
INTER-FUND DUE FROM {9EC}	145,907.60	146,864.32	-956.72	55,515.68	90,391.92
INTER-FUND DUE FROM {9KCC}	53,799.06	54,916.29	-1,117.23	33,834.54	19,964.52
INTER-FUND DUE FROM {9NOAH}	47,323.60	48,776.66	-1,453.06	17,188.51	30,135.09
INTER-FUND DUE FROM {9SEC}	21,070.04	21,070.04	0.00	611.13	20,458.91
INTER-FUND DUE FROM {9FAR}	18,176.44	18,814.43	-637.99	26,171.29	-7,994.85
INTER-FUND DUE FROM {9BV}	14,457.72	9,912.60	4,545.12	8,839.29	5,618.43
INTER-FUND DUE FROM {9CR1}	12,192.66	12,628.01	-435.35	13,567.00	-1,374.34
INTER-FUND DUE FROM {9CR2}	10,942.96	10,942.96	0.00	10,865.34	77.62
INTER-FUND DUE FROM {VILLAS}	-433.40	224.74	-658.14	-16.76	-416.64
INTER-FUND DUE FROM {HCV}	446,978.70	154,639.70	292,339.00	696,267.12	-249,288.42
INTER-FUND DUE FROM {HCV ADM}	8,505.94	8,875.94	-370.00	4,564.82	3,941.12
INTER-FUND DUE FROM {HCV MV}	-20,332.25	-20,797.25	465.00	-20,848.25	516.00
INTER-FUND DUE FROM {HCV CITY}	196,540.87	196,540.87	0.00	219,310.87	-22,770.00
INTER-FUND DUE FROM {MOD REHAB}	19,241.00	-702.00	19,943.00	4,956.50	14,284.50
INTER-FUND DUE FROM {FOUND}	52,003.25	27,022.77	24,980.48	52,003.25	0.00
INTER-FUND DUE FROM {PUB HSG}	545,859.22	538,246.97	7,612.25	454,352.04	91,507.18
INTER-FUND DUE FROM {ROSS GRANT}	79,165.01	58,613.69	20,551.32	-14,255.74	93,420.75
INTER-FUND DUE FROM {FSS GRANT}	-15,302.93	-44,029.63	28,726.70	-68,330.99	53,028.06
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	2,395,697.70	2,027,181.30	368,516.40	2,396,813.31	-1,115.61
TOTAL CURRENT ASSETS	22,121,628.67	22,575,189.04	-453,560.37	20,135,329.04	1,986,299.63
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	41,407,539.24	41,407,539.24	0.00	40,757,459.82	650,079.42
CONTRACT WORK IN PROCESS	1,093,371.18	1,093,371.18	0.00	562,559.83	530,811.35
WIP - PREDEVELOPMENT	420,800.51	32,400.00	388,400.51	0.00	420,800.51
WIP - INS PROCEEDS/REPAIRS	532,406.43	502,208.43	30,198.00	330,977.14	201,429.29
DWELLING EQUIPMENT	2,829,072.04	2,822,471.04	6,601.00	2,492,986.97	336,085.07
SITE IMPROVEMENTS	4,846,675.57	4,674,056.57	172,619.00	4,780,676.57	65,999.00
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	2,418,517.54	0.00	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	-150,283,145.12	-150,206,826.52	-76,318.60	-149,443,640.52	-839,504.60
ACCUM DEPR - COMMERCIAL	-370,885.72	-370,582.69	-303.03	-367,552.39	-3,333.33
ACCUM DEPR - BUILDING ACQUISITION	-450,000.00	-450,000.00	0.00	-450,000.00	0.00
ACCUM DEPR - INELIGIBLE BLDG	-76,936.27	-76,669.26	-267.01	-73,999.16	-2,937.11

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Nov 2023

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	Current Balance	inning Balance (Mor	Net Change	1st Beginning Bal	YTD Net Change
ACCUM AMORT EXPENSE	-294,000.00	-294,000.00	0.00	-294,000.00	0.00
ACCUM DEPR - BUILDING IMPROVEMENTS	-31,614,841.76	-31,510,323.35	-104,518.41	-30,398,623.00	-1,216,218.76
ACCUM DEPR - DWELLING EQUIPMENT	-1,658,760.42	-1,643,384.03	-15,376.39	-1,476,161.06	-182,599.36
ACCUM DEPR - SITE IMPROVE	-3,119,707.86	-3,098,489.95	-21,217.91	-2,883,955.50	-235,752.36
ACCUM DEPR - OFFICE EQUIPMENT	-228,207.88	-227,513.26	-694.62	-220,567.06	-7,640.82
ACCUM DEPR - MAINTENANCE EQUIPMENT	-281,035.85	-280,794.62	-241.23	-277,152.44	-3,883.41
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,003.53	-75,003.53	0.00	-75,003.53	0.00
ACCUM DEPR - COMPUTER EQUIPMENT	-523,989.74	-523,522.98	-466.76	-518,528.22	-5,461.52
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-2,024,729.20	-2,006,267.06	-18,462.14	-1,811,584.48	-213,144.72
ACCUM DEPR - SECURITY EQUIPMENT	-412,942.93	-403,177.12	-9,765.81	-305,519.02	-107,423.91
FIXED ASSETS	31,807,921.59	31,457,734.99	350,186.60	32,303,306.47	-495,384.88
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	-37,500.00	0.00	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	875,765.01	0.00	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	38,680,886.34	38,330,699.74	350,186.60	39,226,271.22	-545,384.88
TOTAL ASSETS	60,802,515.01	60,905,888.78	-103,373.77	59,361,600.26	1,440,914.75
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	1,135,256.36	443,759.50	691,496.86	660,408.59	474,847.77
ACCOUNTS PAYABLE	1,135,256.36	443,759.50	691,496.86	660,408.59	474,847.77
UNEARNED INCOME	2,661,263.01	3,019,923.26	-358,660.25	-218,555.16	2,879,818.17
A/P OTHER	-13,638.37	-13,638.37	0.00	-12,480.37	-1,158.00
A/P OTHER	2,647,624.64	3,006,284.89	-358,660.25	-231,035.53	2,878,660.17

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

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	Current Balance	inning Balance (Mor	Net Change	1st Beginning Bal	YTD Net Change
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
A/P GENERAL PARTNER	2,625,491.90	2,625,491.90	0.00	2,625,491.90	0.00
ACCRUED MGMT & BKKPING FEE	63,479.46	63,479.46	0.00	63,537.96	-58.50
ACCRUED FRONT-LINE FEES	596,151.08	505,787.56	90,363.52	525,567.37	70,583.71
ACCRUED FEES	659,630.54	569,267.02	90,363.52	589,105.33	70,525.21
ACCR WAGES & WITHHOLDINGS					
COURT ORDERED WITHHOLDING	4.73	4.73	0.00	4.73	0.00
STATE WITHHOLDING	-15.24	-15.24	0.00	-15.24	0.00
OTHER WITHHOLDING	1,984.76	2,084.74	-99.98	2,097.26	-112.50
DEFERRED COMPENSATION WITHHOLDING	0.00	0.00	0.00	180,820.56	-180,820.56
EE INS DEDUCTIONS	12,625.40	12,653.55	-28.15	10,919.78	1,705.62
ACCR WAGES & WITHHOLDINGS	14,599.65	14,727.78	-128.13	193,827.09	-179,227.44
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	695,584.55	689,316.55	6,268.00	644,136.55	51,448.00
PET DEPOSIT	7,614.00	7,614.00	0.00	6,984.00	630.00
DEPOSIT REFUND ACCOUNT	38,787.01	37,955.01	832.00	37,905.01	882.00
TENANT SECURITY DEPOSIT	741,985.56	734,885.56	7,100.00	689,025.56	52,960.00
DEFERRED REVENUE	503,694.00	503,694.00	0.00	503,694.00	0.00
TENANT PREPAID RENT	288,258.13	274,527.57	13,730.56	297,356.02	-9,097.89
NO UNIT HOLDING ACCT	8,298.62	8,298.62	0.00	7,948.62	350.00
UNEARNED REVENUE	296,556.75	282,826.19	13,730.56	305,304.64	-8,747.89
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}	1,783,498.34	1,730,715.53	52,782.81	1,884,444.11	-100,945.77
INTER-FUND DUE TO {HIOOPER}	820.33	839.85	-19.52	9,691.34	-8,871.01
INTER-FUND DUE TO {9EC}	23,975.08	24,841.22	-866.14	24,278.33	-303.25
INTER-FUND DUE TO {9KCC}	19,876.95	19,876.95	0.00	19,575.79	301.16
INTER-FUND DUE TO {9NOAH}	5,182.79	5,182.79	0.00	4,685.63	497.16
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}	10,313.51	10,331.49	-17.98	10,216.27	97.24
INTER-FUND DUE TO {9CR1}	4,295.67	4,295.67	0.00	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	-174,288.83	0.00	26,599.09	-200,887.92
INTER-FUND DUE TO {HCV ADM}	478,749.12	186,315.12	292,434.00	548,868.12	-70,119.00
INTER-FUND DUE TO {PUB HSG}	11,955.00	19,397.08	-7,442.08	10,749.83	1,205.17
INTER-FUND DUE TO	2,351,380.28	2,014,509.19	336,871.09	2,600,147.79	-248,767.51
TOTAL CURRENT LIABILITIES	13,337,935.93	12,557,162.28	780,773.65	10,357,808.73	2,980,127.20
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

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Nov 2023

Book = Accrual ; Tree = ysi_bs

	Current Balance	inning Balance (Mor	Net Change	1st Beginning Bala	YTD Net Change
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	-37,500.00	0.00	12,500.00	-50,000.00
LT LIABILITIES - OTHER	-37,500.00	-37,500.00	0.00	12,500.00	-50,000.00
FSS ESCROW	603,109.63	592,089.63	11,020.00	567,965.63	35,144.00
FSS ESCROW	603,109.63	592,089.63	11,020.00	567,965.63	35,144.00
LT ACCRUED MGMT & BKKPING FEE	792,271.72	792,271.72	0.00	792,271.72	0.00
LT ACCRUED FRONT-LINE FEES	100,534.13	100,534.13	0.00	100,534.13	0.00
LT ACCRUED FEES	20,458.27	20,458.27	0.00	20,458.27	0.00
TOTAL LT ACRUED FEES	913,264.12	913,264.12	0.00	913,264.12	0.00
COMPENSATED ABSENCES-LONG TERM	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	17,572,590.51	17,561,570.51	11,020.00	17,587,446.51	-14,856.00
TOTAL LIABILITIES	30,910,526.44	30,118,732.79	791,793.65	27,945,255.24	2,965,271.20
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	9,924,493.65	10,819,661.07	-895,167.42	11,349,109.31	-1,424,615.66
RETAINED EARNINGS	9,924,493.65	10,819,661.07	-895,167.42	11,349,109.31	-1,424,615.66
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	29,891,988.57	30,787,155.99	-895,167.42	31,416,345.02	-1,524,356.45
TOTAL LIABILITIES AND EQUITY	60,802,515.01	60,905,888.78	-103,373.77	59,361,600.26	1,440,914.75
TOTAL OF ALL	0.00	0.00	0.00	0.00	0.00

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = ysi_is

	MTD Actual	MTD Budget	Variance	YTD Actual	YTD Budget	Variance
REVENUES	5,258,534.11	7,252,090.10	(1,993,555.99)	69,030,658.98	73,083,662.40	(4,053,003.42)
EXPENSES	6,200,344.53	6,788,789.25	588,444.72	70,969,505.65	75,158,304.08	4,188,798.43
TRANSFERS	(46,643.00)	57,149.01	103,792.01	(511,415.01)	(448,036.94)	63,378.07
PRIOR PERIOD ADJUSTMENT	52.00	0.00	(52.00)	(2,816.00)	0.00	2,816.00
NET OPERATING INCOME (LOSS)	(895,219.42)	406,151.84	(1,301,371.26)	(1,424,615.66)	(1,626,604.74)	201,989.08
PLUS NON-CASH EXPENSE (HIO LOANS)						
PLUS NON-CASH EXPENSE (DEPRECIATION)	247,648.01	238,208.76	(9,439.25)	2,817,899.90	2,620,296.36	(197,603.54)
PLUS NON-CASH EXPENSE (Prior Period Adj)		0.00		0.00		0.00
ADJUSTED NET OPERATING INCOME (LOSS)	(647,571.41)	644,360.60	(1,310,810.51)	1,393,284.24	993,691.62	4,385.54

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = ysi_is

		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Variance	Actual	Budget	Variance
700-0000	REVENUES						
701-0000	TENANT REVENUES						
703-0000	DWELLING RENTS	664,017.00	590,218.69	73,798.31	7,133,704.12	6,492,405.59	641,298.53
703-0500	DWELLING RENTS SUBSIDY	39,811.00	31,364.16	8,446.84	435,325.76	345,005.76	90,320.00
703-2000	TPA - RENT	0.00	0.00	0.00	0.00	0.00	0.00
703-2100	TPA - DAMAGE	0.00	0.00	0.00	0.00	0.00	0.00
704-0100	LATE FEES	8,038.00	13,330.61	-5,292.61	134,136.02	146,636.71	-12,500.69
704-0110	LATE FEES {P-NOTES}	0.00	0.00	0.00	-100.00	0.00	-100.00
704-0200	LEGAL FEES	1,030.00	12,485.18	-11,455.18	184,877.23	137,336.98	47,540.25
704-0300	MAINTENANCE FEES	16,091.00	16,089.09	1.91	307,996.35	176,979.99	131,016.36
704-0500	OTHER TENANT REVENUE	6,833.00	2,108.99	4,724.01	77,862.75	23,198.89	54,663.86
704-0600	BAD DEBT RECOVERY	0.00	0.00	0.00	177.00	0.00	177.00
704-0700	FRAUD RECOVERY REVENUE	850.00	416.67	433.33	24,859.68	4,583.37	20,276.31
704-9999	TOTAL TENANT REVENUES	736,670.00	666,013.39	70,656.61	8,298,838.91	7,326,147.29	972,691.62
705-0000	HUD GRANTS AND SUBSIDY						
706-0000	REVENUES-HUD SUBSIDY	692,677.00	609,126.16	83,550.84	7,613,819.00	6,700,387.76	913,431.24
706-0010	HOUSING ASST PAYMENTS	2,489,831.00	3,318,076.80	-828,245.80	35,967,906.00	36,498,844.80	-530,938.80
706-0020	ONGOING ADMIN FEES EARNED	308,406.00	317,801.00	-9,395.00	3,451,455.00	3,495,811.00	-44,356.00
706-0100	REVENUES - HUD CAPITAL - HARD COSTS	44,713.00	1,030,950.39	-986,237.39	1,759,704.99	6,185,702.34	-4,425,997.35
706-0200	REVENUES - HUD CAPITAL - SOFT COSTS	426,773.95	306,915.35	119,858.60	5,079,996.15	1,841,492.10	3,238,504.05
706-9999	TOTAL HUD GRANTS AND SUBSIDY	3,962,400.95	5,582,869.70	-1,620,468.75	53,872,881.14	54,722,238.00	-849,356.86
707-0000	TOTAL FEE REVENUE						
707-0010	MANAGEMENT FEE	187,759.53	181,962.36	5,797.17	1,778,807.48	2,001,585.96	-222,778.48
707-0030	BOOKKEEPING FEE	49,860.00	53,936.25	-4,076.25	520,740.30	593,298.75	-72,558.45
707-0040	FRONT LINE SERVICE FEE	265,525.18	238,961.82	26,563.36	2,556,042.32	2,628,580.02	-72,537.70
707-0050	FRONT LINE SERVICE FEE {IT}	7,364.79	20,833.33	-13,468.54	100,743.71	229,166.63	-128,422.92
707-0060	OTHER FEES FOR SERVICE	0.00	3,975.00	-3,975.00	0.00	43,725.00	-43,725.00
707-9999	TOTAL FEE REVENUE	510,509.50	499,668.76	10,840.74	4,956,333.81	5,496,356.36	-540,022.55
708-0000	OTHER GOV'T GRANTS/DONATIONS	0.00	180,691.54	-180,691.54	906,065.53	1,987,606.94	-1,081,541.41
708-9999	TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	180,691.54	-180,691.54	906,065.53	1,987,606.94	-1,081,541.41
710-0000	INVESTMENT INCOME						
711-0100	INTEREST INCOME - MAIN	2,874.14	416.67	2,457.47	30,762.99	4,583.37	26,179.62
711-0199	TOTAL INTEREST INCOME - MAIN	2,874.14	416.67	2,457.47	30,762.99	4,583.37	26,179.62
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	1,194.19	158.34	1,035.85	11,820.74	1,741.74	10,079.00
712-1999	INT INCOME - RESTRICT FUNDS	1,194.19	158.34	1,035.85	11,820.74	1,741.74	10,079.00
714-0000	OTHER INCOME						
715-0000	NON-DWELLING RENTS	28,526.44	36,078.72	-7,552.28	381,195.40	396,865.92	-15,670.52
715-0010	FSS FORFEITURE REVENUE	0.00	4,500.00	-4,500.00	0.00	49,500.00	-49,500.00
715-0100	MISCELLANEOUS INCOME	100.00	25.00	75.00	53,111.45	275.00	52,836.45
715-0150	COMMISION INCOME	5,519.76	5,896.38	-376.62	75,281.89	64,860.18	10,421.71
715-0200	ADMINISTRATIVE FEES	0.00	3,333.33	-3,333.33	26,091.60	36,666.63	-10,575.03
715-0300	DONATIONS - GENERAL	2.00	833.33	-831.33	27,672.00	9,166.63	18,505.37
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	14,908.75	2,987,654.34	-2,972,745.59
717-0000	INSURANCE PROCEEDS	10,737.13	0.00	10,737.13	175,402.91	0.00	175,402.91
719-9999	TOTAL OTHER INCOME	44,885.33	322,271.70	-277,386.37	852,203.00	3,544,988.70	-2,692,785.70

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Actual	Budget	Variance
799-9999 TOTAL REVENUES	5,258,534.11	7,252,090.10	-1,993,555.99	69,030,658.98	73,083,662.40	-4,053,003.42
900-0000 EXPENSES						
900-0100 OPERATING EXPENSES						
901-0000 ADMINISTRATIVE EXPENSES						
910-0000 ADMINISTRATIVE SALARIES						
910-0100 TOTAL OPERATING ADMINISTRATIVE	0.00	0.00	0.00	31.00	0.00	-31.00
911-0000 ADMIN SALARIES	501,584.10	556,197.93	54,613.83	5,645,519.41	6,388,587.32	743,067.91
911-0100 ADMIN CASUAL LABOR	0.00	0.00	0.00	0.00	0.00	0.00
911-0200 ALLOC ADMIN SALARIES	-0.09	0.00	0.09	-0.09	0.00	0.09
911-9900 TOTAL ADMIN SALARIES	501,584.01	556,197.93	54,613.92	5,645,550.32	6,388,587.32	743,037.00
912-0000 AUDIT EXPENSE	7.95	5,849.99	5,842.04	104,306.25	124,149.91	19,843.66
913-0000 MANAGEMENT FEE	187,759.53	181,962.36	-5,797.17	1,778,807.48	2,001,585.96	222,778.48
913-0020 BOOKKEEPING FEE	49,860.00	53,936.25	4,076.25	520,740.30	593,298.75	72,558.45
913-0030 NIFA MONITORING FEE	0.00	0.00	0.00	6,045.00	0.00	-6,045.00
913-0040 MHEG MONITORING FEE	0.00	0.00	0.00	0.00	0.00	0.00
913-9999 TOTAL ADMINISTRATIVE FEE	237,627.48	241,748.60	4,121.12	2,409,899.03	2,719,034.62	309,135.59
914-9999 TOTAL COMPENSATED ABSENCE	0.00	0.00	0.00	0.00	0.00	0.00
915-0000 ADMIN EMPLOYEE BENEFITS	5,317.52	0.00	-5,317.52	85,961.67	0.00	-85,961.67
915-0100 ALLOC ADMIN EMP BENEFITS	0.00	-0.01	-0.01	0.13	-0.11	-0.24
915-0600 ER MEDICAL/DENTAL INS - ADMIN	119,757.03	115,738.70	-4,018.33	1,478,012.52	1,278,913.76	-199,098.76
915-0700 ER PENSION - ADMIN	25,618.14	30,694.08	5,075.94	297,507.18	351,188.49	53,681.31
915-0800 ER TAXES-ADMIN	35,591.43	44,764.51	9,173.08	457,216.27	509,039.45	51,823.18
915-9999 TOTAL ADMIN EMPLOYEE BENEFITS	186,284.12	191,197.28	4,913.16	2,318,697.77	2,139,141.59	-179,556.18
916-0100 LEGAL SERVICES - OUTSIDE	5,998.00	3,333.33	-2,664.67	78,652.00	36,666.63	-41,985.37
916-0101 ALLOC OUTSIDE LEGAL	0.00	0.00	0.00	294.61	0.00	-294.61
916-0200 TRAINING/CONFERENCE	0.00	8,993.25	8,993.25	60,322.08	98,925.75	38,603.67
916-0250 TRAINING - TUITION REIMBURSEMENT	0.00	0.00	0.00	0.00	0.00	0.00
916-0260 BOARD MEETING/RETREAT	0.00	41.67	41.67	0.00	458.37	458.37
916-0265 STAFF MEETING/RETREAT	0.00	2,615.97	2,615.97	5,104.10	28,775.67	23,671.57
916-0300 TRAVEL	0.00	2,229.17	2,229.17	29,009.39	24,520.87	-4,488.52
916-0400 MILEAGE	1,403.28	1,214.98	-188.30	7,331.24	13,364.78	6,033.54
916-0401 ADMIN VEHICLE - FUEL	0.00	1,194.44	1,194.44	-850.75	13,138.84	13,989.59
916-0402 ADMIN VEHICLE - MTCE & REPAIR	0.00	772.43	772.43	7,452.95	8,496.73	1,043.78
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	10,090.30	9,731.30
916-0600 MEMBERSHIPS	11,976.40	3,720.82	-8,255.58	40,699.30	40,929.02	229.72
916-0650 PAYROLL PROCESSING FEE	5,180.44	6,214.45	1,034.01	62,712.89	68,358.95	5,646.06
916-0700 TELEPHONE	3,568.36	13,141.66	9,573.30	142,849.15	144,558.26	1,709.11
916-0750 SAFETY EXPENSE	0.00	133.33	133.33	0.00	1,466.63	1,466.63
916-0751 SAFETY EQUIPMENT/SUPPLIES	192.50	191.01	-1.49	13,738.54	2,101.11	-11,637.43
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	217.00	1,052.64	835.64	13,688.00	11,579.04	-2,108.96
916-0801 ALLOC INTERNAL LEGAL EXP	630.00	7,302.29	6,672.29	141,602.00	80,325.19	-61,276.81
916-0810 PRINTER SUPPLIES AND EXP	1,191.70	2,947.38	1,755.68	28,397.78	32,421.18	4,023.40
916-0815 SOFTWARE EXP	24,448.62	32,675.01	8,226.39	297,051.10	359,425.11	62,374.01
916-0900 FORMS AND PRINTING	0.00	967.93	967.93	3,149.82	10,647.23	7,497.41
916-0950 OFFICE EXPENSE	45.00	1,516.43	1,471.43	7,607.98	16,680.73	9,072.75

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		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Variance	Actual	Budget	Variance
916-1000	OFFICE FURNISHINGS	0.00	1,124.99	1,124.99	4,417.91	12,374.89	7,956.98
916-1001	POSTAGE	4,000.00	6,236.98	2,236.98	63,578.95	68,606.78	5,027.83
916-1002	OFFICE SUPPLIES	1,975.83	4,483.79	2,507.96	63,344.55	49,321.69	-14,022.86
916-1003	OFFICE EQUIPMENT LEASES	3,037.72	412.49	-2,625.23	20,293.74	4,537.39	-15,756.35
916-1004	COMPUTER SUPPLIES	0.00	1,972.47	1,972.47	5,530.43	21,697.17	16,166.74
916-1005	COMPUTER EQUIPMENT	2,957.05	8,883.40	5,926.35	72,429.50	97,717.40	25,287.90
916-1006	NETWORK COMMUNICATION	3,617.54	11,728.47	8,110.93	90,485.89	129,013.17	38,527.28
916-1007	ADVERTISING /NEWSPAPER ADS	0.00	2,938.39	2,938.39	3,456.20	32,322.29	28,866.09
916-1009	EMPLOYEE HIRING & ADMIN EXP	1,481.75	1,301.13	-180.62	22,859.92	14,312.43	-8,547.49
916-1010	CONSULTING	18,801.72	8,355.78	-10,445.94	196,241.57	91,913.58	-104,327.99
916-1011	BANK FEE	0.00	3,448.32	3,448.32	9,994.39	37,931.52	27,937.13
916-1012	SECT 8 PORT OUT ADMIN FEES	3,059.45	3,634.86	575.41	18,606.54	39,983.46	21,376.92
916-1014	LATE FEES	445.72	0.00	-445.72	2,589.63	0.00	-2,589.63
916-1015	MISCELLANEOUS EXPENSE	-14,854.78	50.00	14,904.78	9,712.93	550.00	-9,162.93
916-1025	FEES - PERMITS	0.00	106.79	106.79	1,079.83	1,174.69	94.86
916-1030	PROPERTY TAX	0.00	1,309.98	1,309.98	22,490.79	14,409.78	-8,081.01
916-1060	RENTAL EXPENSE	2,637.24	2,059.05	-578.19	47,501.27	22,649.55	-24,851.72
916-2000	LAND ACQUISITION EXPENSE	0.00	0.00	0.00	372.00	0.00	-372.00
916-3001	IT SUPPORT - CONTR SERV	18,849.37	17,834.97	-1,014.40	229,683.46	196,184.67	-33,498.79
916-3002	PROFESSIONAL FEES	4,481.25	0.00	-4,481.25	65,691.25	0.00	-65,691.25
916-3999	PROFESSIONAL/CONTR SERV	0.00	833.33	833.33	2,300.00	9,166.63	6,866.63
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	105,341.16	167,890.68	62,549.52	1,894,303.72	1,846,797.48	-47,506.24
918-0010	FRONT LINE SERVICE FEES	2,781.91	9,424.50	6,642.59	63,445.35	103,669.50	40,224.15
919-0000	FEE FOR SERVICE	7,364.79	20,833.33	13,468.54	100,743.71	229,166.63	128,422.92
919-9999	TOTAL FEE FOR SERVICE	10,146.70	30,257.83	20,111.13	164,189.06	332,836.13	168,647.07
919-9999	TOTAL ADMINISTRATIVE EXPENSES	1,040,983.47	1,187,292.32	146,308.85	12,432,639.90	13,426,397.14	993,757.24
920-0500	RESIDENT SERVICES SALARIES						
921-0000	RESIDENT SERVICES SALARIES	3,988.12	8,191.94	4,203.82	44,866.35	94,207.29	49,340.94
921-0100	RESIDENT SERVICE CASUAL LABOR	6,225.00	7,225.00	1,000.00	69,950.00	79,475.00	9,525.00
921-9999	TOTAL RESIDENT SERV SALARIES	10,213.12	15,416.94	5,203.82	114,816.35	173,682.29	58,865.94
922-0000	RELOCATION EXPENSES	15,143.75	21,065.54	5,921.79	114,132.65	231,720.94	117,588.29
922-0100	RELOCATION - INITIAL PAYMENT	0.00	0.00	0.00	0.00	0.00	0.00
922-0200	RELOCATION - SECURITY DEPOSITS	0.00	0.00	0.00	11,423.00	0.00	-11,423.00
922-0300	RELOCATION - MOVING EXPENSE	0.00	602.35	602.35	29,395.80	6,625.85	-22,769.95
922-0400	RELOCATION - UTILITY DEPOSITS	0.00	0.00	0.00	339.50	0.00	-339.50
922-9999	TOTAL RELOCATION EXPENSE	15,143.75	21,667.89	6,524.14	155,290.95	238,346.79	83,055.84
923-0000	RESIDENT SERV EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00
923-0600	ER MEDICAL/DENTAL INS - RES SERV	1,752.27	4,149.92	2,397.65	21,255.23	45,649.12	24,393.89
923-0700	ER PENSION - RES SERV	219.34	442.86	223.52	2,584.83	5,092.95	2,508.12
923-0800	ER TAXES-RES SERV	273.82	626.68	352.86	3,641.21	7,206.84	3,565.63
923-9999	TOTAL RESIDENT SERV EMP BENEFITS	2,245.43	5,219.46	2,974.03	27,481.27	57,948.91	30,467.64
924-0000	YOUTH ACTIVITIES	0.00	0.00	0.00	3,888.02	0.00	-3,888.02
924-0003	YOUTH ACTIVITIES - SCHOLARSHIPS	0.00	0.00	0.00	17,813.00	0.00	-17,813.00
924-0023	YOUTH ACTIVITIES - SOCCER	0.00	83.34	83.34	0.00	916.74	916.74
924-0099	TOTAL YOUTH ACTIVITIES	0.00	83.34	83.34	21,701.02	916.74	-20,784.28
924-0100	RESIDENT SERVICES EXPENSE	1,108.00	6,911.68	5,803.68	21,888.12	76,028.48	54,140.36
924-0101	RESIDENT SERVICES EVENTS & ACTIVITIES	0.00	0.00	0.00	19,020.63	0.00	-19,020.63
924-0200	RESIDENT SERV DIRECT FUNDING	0.00	0.00	0.00	740.00	0.00	-740.00

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		Actual	Budget	Variance	Actual	Budget	Variance
924-0210	RESIDENT FUND - STIPENDS	330.00	0.00	-330.00	31,750.06	0.00	-31,750.06
924-0230	RESIDENT FUND - MEETING EXPENSES	2,072.92	0.00	-2,072.92	14,135.65	0.00	-14,135.65
924-0240	RESIDENT FUND - EVENTS	0.00	0.00	0.00	0.00	0.00	0.00
924-0290	RESIDENT FUND - OTHER	0.00	0.00	0.00	13,271.95	0.00	-13,271.95
924-0299	TOTAL RESIDENT FUND	3,510.92	6,911.68	3,400.76	100,806.41	76,028.48	-24,777.93
924-0300	FRONT LINE SERVICE FEE	209,610.19	182,169.07	-27,441.12	1,865,005.89	2,003,859.77	138,853.88
924-9999	TOTAL FEE FOR SERVICE	209,610.19	182,169.07	-27,441.12	1,865,005.89	2,003,859.77	138,853.88
925-9900	TOTAL OTHER RESIDENT SERVICES	240,723.41	231,468.38	-9,255.03	2,285,101.89	2,550,782.98	265,681.09
925-9999	TOTAL RESIDENT SERVICE EXPENSES	240,723.41	231,468.38	-9,255.03	2,285,101.89	2,550,782.98	265,681.09
930-0000	UTILITY EXPENSES						
931-0000	UTILITY - WATER	5,874.63	26,871.29	20,996.66	406,331.50	295,584.19	-110,747.31
932-0000	UTILITY - ELECTRIC	130,128.79	134,158.11	4,029.32	1,565,004.59	1,475,739.21	-89,265.38
933-0000	UTILITY - GAS	5,647.77	38,740.45	33,092.68	475,131.33	426,144.95	-48,986.38
938-0000	UTILITY - SEWER	8,967.94	38,234.74	29,266.80	543,108.93	420,582.14	-122,526.79
939-9999	TOTAL UTILITY EXPENSES	150,619.13	238,004.59	87,385.46	2,989,576.35	2,618,050.49	-371,525.86
940-0000	TOTAL MAINTENANCE						
940-5000	MAINTENANCE SALARIES						
941-0000	MAINTENANCE SALARIES	227,313.75	278,182.91	50,869.16	2,831,014.07	3,175,573.02	344,558.95
941-0100	MAINTENANCE CASUAL LABOR	7,930.36	0.00	-7,930.36	108,334.68	0.00	-108,334.68
941-0200	ALLOC MAINT SALARIES	0.01	2,599.70	2,599.69	-0.02	12,998.47	12,998.49
941-9999	TOTAL MAINTENANCE SALARIES	235,244.12	280,782.61	45,538.49	2,939,348.73	3,188,571.49	249,222.76
942-0100	APPLIANCES	42,766.34	16,973.58	-25,792.76	269,066.91	186,709.38	-82,357.53
942-0150	DWELLING EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
942-0200	PAINT	9,054.36	8,955.39	-98.97	109,942.85	98,509.29	-11,433.56
942-0300	CLEANING SUPPLIES	4,912.25	2,085.46	-2,826.79	48,708.82	22,940.06	-25,768.76
942-0400	HVAC MATERIALS	6,723.31	2,867.71	-3,855.60	38,531.30	31,544.81	-6,986.49
942-0500	LANDSCAPING MATERIALS	0.00	523.67	523.67	119.75	5,760.37	5,640.62
942-0600	PLUMBING MATERIALS	26,585.87	11,596.73	-14,989.14	177,861.26	127,564.03	-50,297.23
942-0700	ELECTRICAL MATERIALS	4,763.71	2,443.53	-2,320.18	28,512.21	26,878.83	-1,633.38
942-0800	GASOLINE USAGE FOR MAINT VEHICLES	2,667.34	4,215.14	1,547.80	67,967.03	46,366.54	-21,600.49
942-0810	MAINTENANCE VEHICLE - LICENSE	0.00	0.00	0.00	7.50	0.00	-7.50
942-0850	PEST CONTROL SUPPLIES	3,084.24	1,742.51	-1,341.73	21,414.60	19,167.61	-2,246.99
942-0900	MAINTENANCE TOOLS	546.23	1,578.62	1,032.39	79,486.29	17,364.82	-62,121.47
942-1000	MAINTENANCE MATERIALS	39,720.73	37,112.03	-2,608.70	546,327.47	408,232.33	-138,095.14
942-1010	MAINTENANCE EQUIPMENT	1,112.05	1,401.35	289.30	13,599.54	15,414.85	1,815.31
942-1050	Early Pay Discount	-156.02	0.00	156.02	-13,007.49	0.00	13,007.49
942-1100	FEE FOR SERVICE	0.00	0.00	0.00	0.00	0.00	0.00
942-9900	TOTAL MAINTENANCE MATERIALS	141,780.41	91,495.72	-50,284.69	1,388,538.04	1,006,452.92	-382,085.12
943-0100	ELEVATORS - CONTRACTED SERV	18,514.70	17,094.33	-1,420.37	139,811.93	188,037.63	48,225.70
943-0200	HVAC - CONTRACTED SERV	8,081.10	16,223.96	8,142.86	437,811.83	178,463.56	-259,348.27
943-0300	LAWNS - CONTRACTED SERV	10,410.00	23,956.08	13,546.08	288,344.43	263,516.88	-24,827.55
943-0400	MATS/UNIFORMS - CONTRACTED SVCE	240.24	963.39	723.15	6,492.73	10,597.29	4,104.56
943-0500	PEST CONTROL - CONTRACTED SERV	0.00	233.19	233.19	310.99	2,565.09	2,254.10
943-0600	SNOW REMOVAL - CONTRACTED SERV	0.00	13,148.48	13,148.48	58,227.50	144,633.28	86,405.78
943-0700	TRASH - CONTRACTED SERV	29,102.00	9,434.76	-19,667.24	256,617.89	103,782.36	-152,835.53
943-0750	LANDFILL FEES - CONTRACTED SERV	501.20	542.28	41.08	3,908.00	5,965.08	2,057.08
943-0800	CLEANING - CONTRACTED SERV	100,668.40	77,089.25	-23,579.15	642,891.45	847,981.75	205,090.30
943-0900	PAINTING - CONTRACTED SERV	20,225.00	13,126.39	-7,098.61	246,417.48	144,390.29	-102,027.19
943-1000	ARBORIST - CONTRACTED SERV	14,685.00	9,359.02	-5,325.98	71,758.00	102,949.22	31,191.22

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		Actual	Budget	Variance	Actual	Budget	Variance
943-1100	FLOORING REPL - CONTRACTED SERV	99,663.53	14,738.65	-84,924.88	556,095.39	162,125.15	-393,970.24
943-1200	OUTDOOR CLEANING - CONTRACTED SERV	400.00	0.00	-400.00	2,261.30	0.00	-2,261.30
943-1300	CONCRETE WORK - CONTRACTED SERV	-3,105.84	22,293.20	25,399.04	99,779.84	245,225.20	145,445.36
943-1400	ELECTRICAL - CONTRACTED SERV	19,580.47	16,884.34	-2,696.13	124,713.28	185,727.74	61,014.46
943-1500	LANDSCAPE - CONTRACTED SERV	1,700.00	21,190.19	19,490.19	96,121.76	233,092.09	136,970.33
943-1600	PLUMBING - CONTRACTED SERV	39,629.31	59,791.70	20,162.39	202,256.94	657,708.70	455,451.76
943-1700	ROOF REPAIRS - CONTRACTED SERV	3,608.00	37,070.02	33,462.02	41,970.00	407,770.22	365,800.22
943-1710	EXTERIOR REPAIRS - CONTRACTED SERV	21,886.00	17,137.25	-4,748.75	181,346.01	188,509.75	7,163.74
943-1800	VEHICLE MAINTENANCE & REPAIR	7,702.20	3,602.46	-4,099.74	77,726.85	39,627.06	-38,099.79
943-1850	MAINTENANCE EQUIPMENT REPAIR	0.00	1,006.36	1,006.36	10,696.22	11,069.96	373.74
943-1900	WINDOWS/DOORS REPL - CONTRACTED SERV	7,320.27	125,935.57	118,615.30	362,408.59	1,385,291.27	1,022,882.68
943-1950	VACANT TURNOVER - CONTRACTED SERV	0.00	297.71	297.71	18,150.00	3,274.81	-14,875.19
943-1951	VACANCY REDUCTION - CONTRACTED SERV	0.00	59,800.46	59,800.46	825.00	657,805.06	656,980.06
943-2000	INSPECTIONS - CONTRACTED SERV	29,745.30	1,821.73	-27,923.57	151,384.30	20,039.03	-131,345.27
943-2200	INTERIOR REPAIRS - CONTRACTED SERV	93,092.44	138,273.39	45,180.95	390,081.28	1,521,007.29	1,130,926.01
943-2300	Fire Safety - Contracted Services	16,825.73	0.00	-16,825.73	185,075.98	0.00	-185,075.98
943-2500	OTHER - OUTSIDE MAINT	0.00	38.20	38.20	105.00	420.20	315.20
943-2600	HAZMAT - CONTRACTED SERV	21,908.19	79,719.77	57,811.58	384,365.55	876,917.47	492,551.92
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	194,157.70	194,157.70
943-3100	ALLOC INSPECTIONS EXPENSE	0.00	2,173.93	2,173.93	0.00	23,913.23	23,913.23
943-5000	ALLOC FORCE ACCOUNT LABOR	0.00	15,288.87	15,288.87	0.00	168,177.57	168,177.57
943-9999	TOTAL MAINT SERVICES AND CONTRACTS	562,383.24	815,885.63	253,502.39	5,081,175.52	8,974,741.93	3,893,566.41
945-0000	MAINTENANCE EMPLOYEE BENEFITS	-40.66	3,133.33	3,173.99	-8,463.45	34,466.63	42,930.08
945-0100	ALLOC MAINT EMP BENEFITS	0.01	699.79	699.78	0.01	3,499.07	3,499.06
945-0600	ER MED/DENTAL INS - MAINT	61,105.07	64,165.94	3,060.87	867,125.96	705,825.34	-161,300.62
945-0700	ER PENSION - MAINT	11,815.85	17,602.92	5,787.07	157,889.95	199,925.10	42,035.15
945-0800	ER TAXES - MAINT	16,572.94	24,484.09	7,911.15	231,286.45	278,077.76	46,791.31
945-9100	TOTAL MAINT EMPLOYEE BENEFITS	89,453.21	110,086.07	20,632.86	1,247,838.92	1,221,793.90	-26,045.02
949-9999	TOTAL MAINTENANCE EXPENSES	1,028,860.98	1,298,250.03	269,389.05	10,656,901.21	14,391,560.24	3,734,659.03
950-0000	PROTECTIVE SERVICE EXPENSES						
950-0100	PROTECTIVE SERVICE SALARIES						
951-0000	SECURITY SALARY	18,371.87	18,329.45	-42.42	252,248.40	201,623.95	-50,624.45
951-0199	TOTAL PROTECTIVE SERV SALARIES	18,371.87	18,329.45	-42.42	252,248.40	201,623.95	-50,624.45
951-0200	FRONT LINE SERVICE FEES	53,133.08	47,368.20	-5,764.88	627,591.10	521,050.20	-106,540.90
951-9999	TOTAL FEE FOR SERVICE	53,133.08	47,368.20	-5,764.88	627,591.10	521,050.20	-106,540.90
952-0000	GUARDS - CONTRACTED SECURITY	13,300.00	0.00	-13,300.00	36,992.50	0.00	-36,992.50
952-0100	SECURITY & MONITORING	4,901.69	6,722.37	1,820.68	261,906.93	73,946.07	-187,960.86
952-0300	SECURITY - CONTRACTED SERV	1,102.50	35.00	-1,067.50	14,802.33	385.00	-14,417.33
953-0000	SECURITY EQUIPMENT & MATERIALS	4,279.25	39,810.16	35,530.91	150,322.72	437,911.76	287,589.04
953-9999	TOTAL SECURITY EXPENSE	23,583.44	46,567.53	22,984.09	464,024.48	512,242.83	48,218.35
955-0000	SECURITY EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00
955-0600	ER MEDICAL/DENTAL INS - SECURITY	3,514.05	1,561.14	-1,952.91	63,405.48	17,172.54	-46,232.94
955-0700	ER PENSION - SECURITY	778.75	0.00	-778.75	8,130.14	0.00	-8,130.14
955-0800	ER TAXES - SECURITY	1,320.37	1,402.20	81.83	21,680.18	15,424.20	-6,255.98
955-9999	TOTAL SECURITY EMPLOYEE BENEFITS	5,613.17	2,963.34	-2,649.83	93,215.80	32,596.74	-60,619.06
959-9999	TOTAL PROTECT SERVICE EXPENSES	100,701.56	115,228.52	14,526.96	1,437,079.78	1,267,513.72	-169,566.06
960-0000	GENERAL EXPENSES						
960-0100	INSURANCE EXPENSES						

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = ysi_is

		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Variance	Actual	Budget	Variance
961-0000	INSURANCE - LIABILITY	27,815.99	26,712.54	-1,103.45	307,343.53	293,837.94	-13,505.59
961-0050	INSURANCE - PROPERTY	69,519.42	64,457.72	-5,061.70	736,785.62	709,034.92	-27,750.70
961-0100	INSURANCE - WORKERS COMP	25,274.60	25,972.84	698.24	267,534.55	285,701.24	18,166.69
961-9999	TOTAL INSURANCE EXP	122,610.01	117,143.10	-5,466.91	1,311,663.70	1,288,574.10	-23,089.60
962-0000	OTHER GENERAL	0.00	0.00	0.00	0.00	0.00	0.00
964-0000	BAD DEBT EXPENSE	-7,519.94	21,622.44	29,142.38	526,239.93	237,846.84	-288,393.09
964-9999	TOTAL BAD DEBT EXPENSE	-7,519.94	21,622.44	29,142.38	526,239.93	237,846.84	-288,393.09
965-0000	CLOSING COSTS	0.00	0.00	0.00	0.00	0.00	0.00
967-0000	MORTGAGE INTEREST	0.00	6,666.67	6,666.67	61.92	73,333.37	73,271.45
967-0190	TOTAL LOAN INTEREST	0.00	6,666.67	6,666.67	61.92	73,333.37	73,271.45
967-0300	INTEREST EXP-H.I.O.	0.00	0.00	0.00	0.00	0.00	0.00
967-0400	INTEREST EXP-OHA LOAN	0.00	0.00	0.00	0.00	0.00	0.00
967-0450	INTEREST EXP-OHA LOAN 2	0.00	0.00	0.00	0.00	0.00	0.00
967-9999	TOTAL NON-CASH INT EXP	0.00	0.00	0.00	0.00	0.00	0.00
969-9999	TOTAL GENERAL EXPENSES	115,090.07	145,432.21	30,342.14	1,837,965.55	1,599,754.31	-238,211.24
970-0000	OTHER EXPENSES						
971-1000	RELOCATION EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
972-0000	CASUALTY LOSS						
972-0200	CASUALTY LOSS CONTRACTS	0.00	0.00	0.00	0.00	0.00	0.00
972-9000	NET CASUALTY LOSS	0.00	0.00	0.00	0.00	0.00	0.00
972-9900	TOTAL OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
972-9990	TOTAL OPERATING EXPENSES	2,676,978.62	3,215,676.05	538,697.43	31,639,264.68	35,854,058.88	4,214,794.20
972-9995	NON-OPERATING EXPENSES						
972-9999	HAP EXPENSES						
973-0000	HAP EXPENSE	3,070,119.00	3,154,451.24	84,332.24	34,458,487.07	34,698,963.64	240,476.57
973-0200	HAP EXPENSE - PORTABLE	67,069.00	79,093.80	12,024.80	410,313.00	870,031.80	459,718.80
973-0500	UTILITY REIMBURSEMENT	138,546.00	101,359.40	-37,186.60	1,643,541.00	1,114,953.40	-528,587.60
973-9999	TOTAL HAP EXPENSES	3,275,734.00	3,334,904.44	59,170.44	36,512,341.07	36,683,948.84	171,607.77
974-0000	DEPRECIATION EXPENSE	247,631.91	238,208.76	-9,423.15	2,817,899.90	2,620,296.36	-197,603.54
974-0200	ORGANIZATIONAL COSTS	0.00	0.00	0.00	0.00	0.00	0.00
974-0299	TOTAL DEPR & AMORT EXPENSE	247,631.91	238,208.76	-9,423.15	2,817,899.90	2,620,296.36	-197,603.54
979-9900	TOTAL NON-OPERATING EXPENSES	3,523,365.91	3,573,113.20	49,747.29	39,330,240.97	39,304,245.20	-25,995.77
979-9999	TOTAL EXPENSES	6,200,344.53	6,788,789.25	588,444.72	70,969,505.65	75,158,304.08	4,188,798.43
999-0030	TRANSFERS BET PROGRAMS & PROJECTS - IN	46,643.00	249,766.34	-203,123.34	3,022,036.76	2,289,529.04	732,507.72
999-0040	TRANSFERS BET PROGRAMS & PROJECTS - OUT	0.00	306,915.35	306,915.35	2,510,621.75	1,841,492.10	-669,129.65
999-0100	OPERATING TRANSFER - IN	0.00	0.00	0.00	0.00	0.00	0.00
999-0110	OPERATING TRANSFER - OUT	0.00	0.00	0.00	0.00	0.00	0.00
999-0999	TOTAL TRANSFERS	-46,643.00	57,149.01	103,792.01	-511,415.01	-448,036.94	63,378.07
999-1000	PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	-2,816.00	0.00	2,816.00
999-1999	TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	-2,816.00	0.00	2,816.00
999-9990	NET OPERATING INCOME (LOSS)	-895,167.42	406,151.84	-1,301,319.26	-1,424,615.66	-1,626,604.74	201,989.08

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Variance	Actual	Budget	Variance

Detailed

Property = 7pubhsg 7cap

Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD		YTD	YTD	
	Actual	Budget	Variance	Actual	Budget	Variance
REVENUES	1,827,187.83	2,856,023.80	(1,028,835.97)	22,139,356.21	24,726,933.10	(2,587,576.89)
EXPENSES	1,870,588.75	2,275,355.52	404,766.77	21,524,299.27	25,149,175.29	3,624,876.02
TRANSFERS	0.00	186,338.57	186,338.57	827,422.86	534,597.72	(292,825.14)
TOTAL PRIOR PERIOD ADJUSTMENT	52.00	0.00	8.00	(1,847.00)	0.00	103.00
NET OPERATING INCOME (LOSS)	(43,452.92)	394,329.71	(437,782.63)	(210,518.92)	(956,839.91)	746,320.99
LESS NON-CASH REVENUE (HIO LOANS)	0.00	0.00	0.00	0.00	0.00	0.00
PLUS NON-CASH EXPENSE (DEPRECIATION)	168,428.78	162,107.94	(6,320.84)	1,920,533.84	1,783,187.34	(137,346.50)
PLUS NON-CASH EXPENSE (Prior Period Adj)		0.00	0.00	0.00	0.00	0.00
ADJUSTED NET OPERATING INCOME (LOSS)	124,975.86	556,437.65	(444,103.47)	1,710,014.92	826,347.43	608,974.49

HIO, Inc. (7hioinc)

Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD		YTD	YTD	
	Actual	Budget	Variance	Actual	Budget	Variance
REVENUES	119,837.20	108,281.82	11,555.38	1,405,551.95	1,191,100.02	157,316.78
EXPENSES	213,886.85	206,750.16	(7,136.69)	2,621,121.03	2,286,873.73	(334,247.30)
TRANSFERS	(46,643.00)	(40,289.23)	6,353.77	(621,517.37)	(443,181.53)	178,335.84
TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	8.00	(969.00)	0.00	969.00
NET OPERATING INCOME (LOSS)	(47,406.65)	(58,179.11)	10,772.46	(593,082.71)	(652,592.18)	(59,509.47)
LESS NON-CASH REVENUE (HIO LOANS - 9TAXOP)	0.00	0.00	0.00	0.00	0.00	0.00
LESS NON-CASH REVENUE (9SEC LOAN FORGIVENESS)	0.00	0.00	0.00	0.00	0.00	0.00
PLUS NON-CASH EXPENSE (HIO LOANS)	0.00	0.00	0.00	0.00	15,821.32	15,821.32
PLUS NON-CASH EXPENSE (DEPRECIATION)	58,584.68	57,247.15	1,337.53	675,560.69	629,718.65	(45,842.04)
PLUS NON-CASH EXPENSE (Prior Period Adj)	0.00	0.00	0.00	0.00	0.00	0.00
ADJUSTED NET OPERATING INCOME (LOSS)	11,178.03	(931.96)	12,109.99	82,477.98	(7,052.21)	(89,530.19)

Section 8 Operating (7fin8op)

Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	Variance	YTD	YTD	Variance
	Actual	Budget		Actual	Budget	
REVENUES	2,498,767.00	3,326,160.13	(827,393.13)	36,153,910.00	36,587,761.43	(433,851.43)
EXPENSES	3,267,743.95	3,325,510.55	57,766.60	36,328,460.52	36,581,734.54	253,274.02
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
NET OPERATING INCOME (LOSS)	(768,976.95)	649.58	(769,626.53)	(174,550.52)	6,026.89	(180,577.41)
PLUS NON-CASH EXPENSE (Prior Period Adj)	0.00	0.00	0.00	0.00	0.00	0.00
ADJUSTED NET OPERATING INCOME (LOSS)	(768,976.95)	649.58	(769,626.53)	(174,550.52)	6,026.89	(180,577.41)

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	Variance	YTD	YTD	Variance
	Actual	Budget		Actual	Budget	
REVENUES	301,320.00	358,204.34	(56,884.34)	3,707,215.07	3,940,247.74	(233,032.67)
EXPENSES	289,751.95	324,048.15	34,296.20	3,455,431.58	3,687,743.61	232,312.03
	0.00	0.00		0.00	0.00	
NET OPERATING INCOME (LOSS)	11,568.05	34,156.19	(22,588.14)	251,783.49	252,504.13	(720.64)
PLUS NON-CASH EXPENSE (DEPRECIATION)	1,292.52	1,292.52	0.00	14,217.72	14,217.72	0.00
PLUS NON-CASH EXPENSE (Prior Period Adj)						
ADJUSTED NET OPERATING INCOME (LOSS)	12,860.57	35,448.71	(22,588.14)	266,001.21	266,721.85	(720.64)

Property = 7fdscent

Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD		YTD	YTD	
	Actual	Budget	Variance	Actual	Budget	Variance
REVENUES	511,279.73	603,420.01	(92,140.28)	5,496,873.06	6,637,620.11	(1,140,747.05)
EXPENSES	558,303.92	657,124.87	98,820.95	6,954,776.00	7,452,776.91	498,000.91
TRANSFERS	0.00	(88,900.33)	(88,900.33)	(717,320.50)	(450,552.80)	266,767.70
NET OPERATING INCOME (LOSS)	(47,024.19)	35,195.47	(82,219.66)	(740,582.44)	(364,604.00)	(375,978.44)
PLUS NON-CASH EXPENSE (DEPRECIATION)	19,264.77	17,561.15	1,703.62	206,914.89	193,172.65	13,742.24
PLUS NON-CASH EXPENSE (Prior Period Adj)						
ADJUSTED NET OPERATING INCOME (LOSS)	(27,759.42)	52,756.62	(80,516.04)	(533,667.55)	(171,431.35)	(362,236.20)

Property = 7pubhsg 7cap
Budget Comparison
 Period = Nov 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						
703-0000 DWELLING RENTS	598,934.00	523,186.59	549,657.00	6,400,378.22	5,755,052.49	5,718,846.85
703-2000 TPA - RENT	0.00	0.00	0.00	0.00	0.00	-9.00
703-2100 TPA - DAMAGE	0.00	0.00	0.00	0.00	0.00	30.92
704-0100 LATE FEES	6,430.00	11,503.17	10,300.00	118,855.00	126,534.87	120,552.00
704-0110 LATE FEES {P-NOTES}	0.00	0.00	0.00	-100.00	0.00	1,133.00
704-0200 LEGAL FEES	200.00	3,178.51	3,200.00	78,824.00	34,963.61	58,956.00
704-0300 MAINTENANCE FEES	15,481.00	14,152.04	20,317.05	230,989.68	155,672.44	254,610.24
704-0500 OTHER TENANT REVENUE	6,144.00	1,514.83	881.01	49,318.79	16,663.13	19,361.53
704-0600 BAD DEBT RECOVERY	0.00	0.00	0.00	177.00	0.00	152.00
704-0700 FRAUD RECOVERY REVENUE	0.00	0.00	1,172.00	14,147.00	0.00	14,701.00
704-9999 TOTAL TENANT REVENUES	627,189.00	553,535.14	585,527.06	6,892,589.69	6,088,886.54	6,188,334.54
705-0000 HUD GRANTS AND SUBSIDY						
706-0000 REVENUES-HUD SUBSIDY	692,677.00	606,784.35	690,574.00	7,613,819.00	6,674,627.85	8,437,537.50
706-0100 REVENUES - HUD CAPITAL - HARD COSTS	44,713.00	1,030,950.39	111,095.25	1,759,704.99	6,185,702.34	1,491,667.40
706-0200 REVENUES - HUD CAPITAL - SOFT COSTS	426,773.95	306,915.35	549,301.05	5,079,996.15	1,841,492.10	5,010,842.50
706-9999 TOTAL HUD GRANTS AND SUBSIDY	1,164,163.95	1,944,650.09	1,350,970.30	14,453,520.14	14,701,822.29	14,940,047.40
708-0000 OTHER GOV'T GRANTS/DONATIONS	0.00	58,132.81	0.00	161,776.50	639,460.91	478,713.47
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	58,132.81	0.00	161,776.50	639,460.91	478,713.47
710-0000 INVESTMENT INCOME						
711-0100 INTEREST INCOME - MAIN	2,700.30	416.67	0.00	28,845.63	4,583.37	4,919.22
711-0199 TOTAL INTEREST INCOME - MAIN	2,700.30	416.67	0.00	28,845.63	4,583.37	4,919.22
711-0200 INTEREST INCOME - OTHER	0.00	0.00	0.00	97,724.44	0.00	0.00
711-0299 TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	97,724.44	0.00	0.00
712-0000 INTEREST INCOME - RESTRICTED FUNDS	479.55	54.17	0.00	5,240.91	595.87	567.02
712-1999 INT INCOME - RESTRICT FUNDS	479.55	54.17	0.00	5,240.91	595.87	567.02
714-0000 OTHER INCOME						
715-0000 NON-DWELLING RENTS	16,665.77	22,244.74	23,451.52	251,814.65	244,692.14	248,010.95
715-0010 FSS FORFEITURE REVENUE	0.00	0.00	0.00	0.00	0.00	364.00
715-0100 MISCELLANEOUS INCOME	100.00	25.00	25.00	1,025.00	275.00	-21,077.15
715-0150 COMMISSION INCOME	6,152.13	5,360.24	1,534.65	72,416.34	58,962.64	50,417.01
716-0000 GAIN/LOSS ON SALE OF FIXED ASSET	0.00	271,604.94	0.00	0.00	2,987,654.34	391,870.20
717-0000 INSURANCE PROCEEDS	9,737.13	0.00	0.00	174,402.91	0.00	48,319.32
719-9999 TOTAL OTHER INCOME	32,655.03	299,234.92	25,011.17	499,658.90	3,291,584.12	717,904.33
799-9999 TOTAL REVENUES	1,827,187.83	2,856,023.80	1,961,508.53	22,139,356.21	24,726,933.10	22,330,485.98
900-0000 EXPENSES						
900-0100 OPERATING EXPENSES						
901-0000 ADMINISTRATIVE EXPENSES						
910-0000 ADMINISTRATIVE SALARIES						
910-0100 TOTAL OPERATING ADMINISTRATIVE	0.00	0.00	0.00	31.00	0.00	0.00
911-0000 ADMIN SALARIES	77,274.27	84,928.87	71,033.28	901,593.53	969,866.11	825,853.80
911-0200 ALLOC ADMIN SALARIES	3,569.62	-154.23	1,996.82	35,402.04	-1,696.53	15,302.12
911-9900 TOTAL ADMIN SALARIES	80,843.89	84,774.64	73,030.10	937,026.57	968,169.58	841,155.92
912-0000 AUDIT EXPENSE	0.00	5,384.08	0.00	51,218.58	59,224.88	22,255.59

Property = 7pubhsg 7cap

Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = ysi_is

		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Last Year
913-0000	MANAGEMENT FEE	125,215.20	117,315.15	74,234.71	1,080,273.80	1,290,466.65	1,130,025.90
913-0020	BOOKKEEPING FEE	16,200.00	16,006.25	10,380.00	143,430.00	176,068.75	157,117.50
913-9999	TOTAL ADMINISTRATIVE FEE	141,415.20	138,705.48	84,614.71	1,274,922.38	1,525,760.28	1,309,398.99
915-0000	ADMIN EMPLOYEE BENEFITS	2,161.54	0.00	1,599.60	32,316.36	0.00	59,024.31
915-0100	ALLOC ADMIN EMP BENEFITS	1,095.46	-5.59	540.76	9,973.31	-61.49	1,276.01
915-0600	ER MEDICAL/DENTAL INS - ADMIN	16,891.50	15,532.16	13,218.57	189,105.61	170,853.76	161,510.86
915-0700	ER PENSION - ADMIN	4,202.55	4,844.45	3,498.86	49,404.02	54,340.40	42,363.74
915-0800	ER TAXES-ADMIN	5,550.78	6,001.98	5,184.39	75,498.45	66,950.52	40,571.42
915-9999	TOTAL ADMIN EMPLOYEE BENEFITS	29,901.83	26,373.00	24,042.18	356,297.75	292,083.19	304,746.34
916-0100	LEGAL SERVICES - OUTSIDE	5,090.00	0.00	0.00	15,290.00	0.00	504.00
916-0200	TRAINING/CONFERENCE	0.00	3,690.42	3,924.07	22,168.04	40,594.62	28,083.42
916-0265	STAFF MEETING/RETREAT	0.00	299.12	0.00	626.36	3,290.32	750.28
916-0300	TRAVEL	0.00	291.67	0.00	4,323.42	3,208.37	3,593.08
916-0400	MILEAGE	693.91	394.13	280.38	3,892.65	4,335.43	2,936.55
916-0401	ADMIN VEHICLE - FUEL	0.00	37.08	0.00	-1,115.99	407.88	687.72
916-0402	ADMIN VEHICLE - MTCE & REPAIR	0.00	238.78	0.00	60.00	2,626.58	3,745.95
916-0410	ADMIN VEHICLE - LICENSE	0.00	0.00	0.00	0.00	0.00	63.94
916-0600	MEMBERSHIPS	0.00	250.06	0.00	87.47	2,750.66	40.00
916-0650	PAYROLL PROCESSING FEE	1,796.27	2,258.39	1,917.10	22,226.37	24,842.29	23,216.54
916-0700	TELEPHONE	1,120.05	5,630.11	225.02	39,478.54	61,931.21	38,846.14
916-0751	SAFETY EQUIPMENT/SUPPLIES	192.50	57.68	2,921.28	13,025.09	634.48	15,591.60
916-0752	SAFETY CERTIFICATIONS	0.00	0.00	0.00	81.38	0.00	0.00
916-0800	LEGAL SERVICES - INTERNAL	217.00	833.88	534.00	3,620.00	9,172.68	11,134.75
916-0801	ALLOC INTERNAL LEGAL EXP	0.00	6,554.34	9,235.00	126,498.00	72,097.74	82,929.00
916-0810	PRINTER SUPPLIES AND EXP	270.92	300.13	276.46	2,845.32	3,301.43	7,579.07
916-0815	SOFTWARE EXP	7,705.70	10,750.23	6,560.26	88,708.32	118,252.53	133,376.33
916-0900	FORMS AND PRINTING	0.00	336.69	0.00	447.40	3,703.59	2,408.14
916-0950	OFFICE EXPENSE	0.00	16.42	0.00	25.94	180.62	295.40
916-1000	OFFICE FURNISHINGS	0.00	208.33	0.00	-25.28	2,291.63	5,000.87
916-1001	POSTAGE	0.00	275.70	0.00	149.00	3,032.70	812.76
916-1002	OFFICE SUPPLIES	0.00	1,087.28	622.87	9,452.67	11,960.08	19,558.05
916-1003	OFFICE EQUIPMENT LEASES	1,184.80	0.00	0.00	2,934.94	0.00	25.28
916-1004	COMPUTER SUPPLIES	0.00	130.00	0.00	739.53	1,430.00	294.06
916-1005	COMPUTER EQUIPMENT	2,250.98	1,791.93	0.00	5,651.35	19,711.23	14,052.63
916-1006	NETWORK COMMUNICATION	1,394.00	6,528.94	8,096.00	38,069.24	71,818.34	64,210.72
916-1007	ADVERTISING /NEWSPAPER ADS	0.00	720.06	0.00	0.00	7,920.66	0.00
916-1009	EMPLOYEE HIRING & ADMIN EXP	343.00	360.05	0.00	1,327.20	3,960.55	4,697.70
916-1010	CONSULTING	0.00	145.21	5,421.85	72,297.00	1,597.31	14,080.95
916-1011	BANK FEE	0.00	1,400.32	-224.60	597.72	15,403.52	11,358.84
916-1014	LATE FEES	215.45	0.00	0.00	1,330.80	0.00	294.83
916-1015	MISCELLANEOUS EXPENSE	850.00	0.00	0.00	-19,312.83	0.00	-36,053.63
916-1025	FEES - PERMITS	0.00	0.00	0.00	480.60	0.00	0.00
916-1030	PROPERTY TAX	0.00	0.00	0.00	84.33	0.00	207.94
916-1060	RENTAL EXPENSE	465.00	0.00	0.00	2,969.54	0.00	19.25
916-3001	IT SUPPORT - CONTR SERV	8,094.06	4,671.97	100.00	88,500.70	51,391.67	32,120.43
916-3999	PROFESSIONAL/CONTR SERV	0.00	0.00	0.00	0.00	0.00	2,500.00
916-9999	TOTAL OTHER ADMIN EXPENSES	31,883.64	49,258.92	39,889.69	547,534.82	541,848.12	488,962.59
918-0010	FRONT LINE SERVICE FEES	2,579.92	8,840.48	4,819.97	58,512.50	97,245.28	79,571.11
919-0000	FEE FOR SERVICE	6,685.29	20,833.33	21,072.33	92,696.40	229,166.63	232,937.80
919-0999	TOTAL FEE FOR SERVICE	9,265.21	29,673.81	25,892.30	151,208.90	326,411.91	312,508.91
919-9999	TOTAL ADMINISTRATIVE EXPENSES	293,309.77	328,785.85	247,468.98	3,266,990.42	3,654,273.08	3,256,772.75

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		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Last Year
920-0500	RESIDENT SERVICES SALARIES						
921-0000	RESIDENT SERVICES SALARIES	3,988.12	0.00	0.00	29,910.90	0.00	0.00
921-0100	RESIDENT SERVICE CASUAL LABOR	6,225.00	6,875.00	6,000.00	44,437.50	75,625.00	6,175.00
921-9990	TOTAL RESIDENT SERV SALARIES	10,213.12	6,875.00	6,000.00	74,348.40	75,625.00	6,175.00
922-0000	RELOCATION EXPENSES	0.00	232.21	0.00	2,837.47	2,554.31	4,275.00
922-0300	RELOCATION - MOVING EXPENSE	0.00	572.23	0.00	13,745.95	6,294.53	13,735.50
922-9999	TOTAL RELOCATION EXPENSE	0.00	804.44	0.00	16,583.42	8,848.84	18,010.50
923-0600	ER MEDICAL/DENTAL INS - RES SERV	1,752.27	0.00	0.00	1,235.24	0.00	0.00
923-0700	ER PENSION - RES SERV	219.34	0.00	0.00	1,645.13	0.00	0.00
923-0800	ER TAXES-RES SERV	273.82	0.00	0.00	2,439.85	0.00	0.00
923-9999	TOTAL RESIDENT SERV EMP BENEFITS	2,245.43	0.00	0.00	5,320.22	0.00	0.00
924-0100	RESIDENT SERVICES EXPENSE	0.00	4,765.42	0.00	0.00	52,419.62	759.99
924-0101	RESIDENT SERVICES EVENTS & ACTIVITIES	0.00	0.00	0.00	200.41	0.00	0.00
924-0210	RESIDENT FUND - STIPENDS	0.00	0.00	1,883.18	224.75	0.00	2,377.16
924-0230	RESIDENT FUND - MEETING EXPENSES	0.00	0.00	983.46	33.09	0.00	1,196.02
924-0290	RESIDENT FUND - OTHER	0.00	0.00	0.00	0.00	0.00	430.36
924-0299	TOTAL RESIDENT FUND	0.00	4,765.42	2,866.64	458.25	52,419.62	4,763.53
924-0300	FRONT LINE SERVICE FEE	192,771.90	171,051.93	144,282.54	1,709,113.03	1,881,571.23	1,724,094.97
924-9999	TOTAL FEE FOR SERVICE	192,771.90	171,051.93	144,282.54	1,709,113.03	1,881,571.23	1,724,094.97
925-9900	TOTAL OTHER RESIDENT SERVICES	205,230.45	183,496.79	153,149.18	1,805,823.32	2,018,464.69	1,753,044.00
925-9999	TOTAL RESIDENT SERVICE EXPENSES	205,230.45	183,496.79	153,149.18	1,805,823.32	2,018,464.69	1,753,044.00
930-0000	UTILITY EXPENSES						
931-0000	UTILITY - WATER	3,219.71	24,255.12	25,972.24	366,723.89	266,806.32	293,668.97
932-0000	UTILITY - ELECTRIC	124,143.90	126,014.40	108,547.10	1,498,090.83	1,386,158.40	1,339,357.02
933-0000	UTILITY - GAS	5,224.33	36,736.72	38,856.80	466,313.49	404,103.92	439,483.20
938-0000	UTILITY - SEWER	4,510.99	34,226.79	28,136.90	476,087.34	376,494.69	413,207.21
939-9999	TOTAL UTILITY EXPENSES	137,098.93	221,233.03	201,513.04	2,807,215.55	2,433,563.33	2,485,716.40
940-0000	TOTAL MAINTENANCE						
940-5000	MAINTENANCE SALARIES						
941-0000	MAINTENANCE SALARIES	198,999.76	227,215.57	209,845.21	2,377,605.18	2,590,031.40	2,299,549.15
941-0100	MAINTENANCE CASUAL LABOR	1,125.94	0.00	4,433.99	49,577.52	0.00	116,794.22
941-0200	ALLOC MAINT SALARIES	-7,002.44	-3,164.34	-5,339.85	-106,199.61	-50,405.97	-92,127.32
941-9999	TOTAL MAINTENANCE SALARIES	193,123.26	224,051.23	208,939.35	2,320,983.09	2,539,625.43	2,324,216.05
942-0100	APPLIANCES	40,747.63	14,742.46	124,832.98	254,083.37	162,167.06	533,683.30
942-0150	DWELLING EQUIPMENT	0.00	0.00	0.00	0.00	0.00	4,299.85
942-0200	PAINT	8,554.80	8,069.54	12,099.97	96,674.11	88,764.94	113,090.45
942-0300	CLEANING SUPPLIES	2,444.36	1,357.31	0.00	35,822.72	14,930.41	15,497.40
942-0400	HVAC MATERIALS	4,883.23	2,266.61	2,046.40	32,284.55	24,932.71	32,947.49
942-0500	LANDSCAPING MATERIALS	0.00	215.17	0.00	0.00	2,366.87	4,352.65
942-0600	PLUMBING MATERIALS	24,161.12	10,049.59	11,959.42	153,587.07	110,545.49	203,739.06
942-0700	ELECTRICAL MATERIALS	4,327.96	2,138.26	749.63	27,791.31	23,520.86	45,321.74
942-0800	GASOLINE USAGE FOR MAINT VEHICLES	2,022.55	3,282.38	0.00	53,517.98	36,106.18	28,504.02
942-0810	MAINTENANCE VEHICLE - LICENSE	0.00	0.00	0.00	7.50	0.00	639.86
942-0850	PEST CONTROL SUPPLIES	3,084.24	1,628.10	4,513.18	20,330.44	17,909.10	20,078.17
942-0900	MAINTENANCE TOOLS	509.25	1,405.41	896.12	78,220.05	15,459.51	21,701.63
942-1000	MAINTENANCE MATERIALS	35,451.07	32,406.83	125,941.58	477,527.49	356,475.13	638,931.37
942-1010	MAINTENANCE EQUIPMENT	1,008.23	1,388.20	2,681.16	13,170.86	15,270.20	17,191.50
942-1050	Early Pay Discount	-156.02	0.00	-410.92	-1,465.65	0.00	-1,972.68

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942-1100	FEE FOR SERVICE	0.00	0.00	0.00	0.00	0.00	876.97
942-9900	TOTAL MAINTENANCE MATERIALS	127,038.42	78,949.86	285,309.52	1,241,551.80	868,448.46	1,678,882.78
943-0100	ELEVATORS - CONTRACTED SERV	17,616.81	16,518.05	50,847.37	130,824.91	181,698.55	150,331.70
943-0200	HVAC - CONTRACTED SERV	8,081.10	13,390.44	26,991.09	372,496.02	147,294.84	278,982.04
943-0300	LAWNS - CONTRACTED SERV	7,800.00	17,384.24	58,815.00	206,883.34	191,226.64	234,514.00
943-0400	MATS/UNIFORMS - CONTRACTED SVCE	240.24	636.50	79.65	4,419.25	7,001.50	10,165.25
943-0500	PEST CONTROL - CONTRACTED SERV	0.00	141.32	73.23	300.87	1,554.52	2,921.88
943-0600	SNOW REMOVAL - CONTRACTED SERV	0.00	10,005.19	0.00	50,737.50	110,057.09	42,739.63
943-0700	TRASH - CONTRACTED SERV	27,337.00	8,171.13	11,640.30	228,205.38	89,882.43	202,039.71
943-0750	LANDFILL FEES - CONTRACTED SERV	364.40	459.73	138.00	2,976.60	5,057.03	2,772.45
943-0800	CLEANING - CONTRACTED SERV	89,204.38	64,692.74	57,210.00	565,557.43	711,620.14	580,186.37
943-0900	PAINTING - CONTRACTED SERV	19,725.00	12,164.30	71,503.00	233,810.81	133,807.30	284,383.75
943-1000	ARBORIST - CONTRACTED SERV	11,135.00	8,738.20	23,875.00	61,368.00	96,120.20	150,539.16
943-1100	FLOORING REPL - CONTRACTED SERV	92,732.59	10,535.30	109,374.58	501,201.59	115,888.30	451,169.30
943-1200	OUTDOOR CLEANING - CONTRACTED SERV	400.00	0.00	1,470.00	876.30	0.00	4,442.50
943-1300	CONCRETE WORK - CONTRACTED SERV	-3,165.84	21,187.20	74,015.00	98,485.16	233,059.20	127,945.64
943-1400	ELECTRICAL - CONTRACTED SERV	17,584.61	16,546.64	25,262.26	99,601.45	182,013.04	102,649.63
943-1500	LANDSCAPE - CONTRACTED SERV	1,526.00	21,190.19	33,489.60	88,647.76	233,092.09	51,703.60
943-1600	PLUMBING - CONTRACTED SERV	38,999.10	58,648.39	16,352.56	190,986.14	645,132.29	304,087.70
943-1700	ROOF REPAIRS - CONTRACTED SERV	3,608.00	35,858.47	15,173.50	38,774.00	394,443.17	101,239.23
943-1710	EXTERIOR REPAIRS - CONTRACTED SERV	20,236.00	14,133.08	30,605.00	176,971.01	155,463.88	121,794.54
943-1800	VEHICLE MAINTENANCE & REPAIR	4,064.29	3,005.38	2,600.93	36,928.70	33,059.18	40,885.83
943-1850	MAINTENANCE EQUIPMENT REPAIR	0.00	987.92	561.30	10,696.22	10,867.12	13,241.12
943-1900	WINDOWS/DOORS REPL - CONTRACTED SERV	5,667.80	124,593.12	22,287.38	325,596.79	1,370,524.32	147,538.08
943-1950	VACANT TURNOVER - CONTRACTED SERV	0.00	297.71	1,975.00	18,150.00	3,274.81	10,075.00
943-1951	VACANCY REDUCTION - CONTRACTED SERV	0.00	59,800.46	0.00	825.00	657,805.06	26,273.00
943-2000	INSPECTIONS - CONTRACTED SERV	29,270.30	1,499.83	3,544.20	142,192.80	16,498.13	17,579.10
943-2200	INTERIOR REPAIRS - CONTRACTED SERV	93,092.44	138,231.72	104,626.24	388,081.29	1,520,548.92	341,045.77
943-2300	Fire Safety - Contracted Services	15,694.73	0.00	37,344.33	174,623.30	0.00	110,066.08
943-2500	OTHER - OUTSIDE MAINT	0.00	38.20	0.00	105.00	420.20	2,290.00
943-2600	HAZMAT - CONTRACTED SERV	21,908.19	79,719.77	0.00	384,365.55	876,917.47	77,558.08
943-2800	RADON - CONTRACTED SERV	0.00	0.00	13,590.00	42,210.00	0.00	249,275.00
943-2900	DWELLING/MECHANICAL UPGRADES - CONTR	0.00	17,650.70	0.00	0.00	194,157.70	4,630.25
943-3100	ALLOC INSPECTIONS EXPENSE	0.00	1,965.09	0.00	0.00	21,615.99	25,588.10
943-5000	ALLOC FORCE ACCOUNT LABOR	0.00	33,977.28	11,814.24	131,384.44	373,750.08	209,351.32
943-9999	TOTAL MAINT SERVICES AND CONTRACTS	523,122.14	792,168.29	805,258.76	4,708,282.61	8,713,851.19	4,480,004.81
945-0000	MAINTENANCE EMPLOYEE BENEFITS	-170.78	3,080.67	-1,551.63	-8,633.14	33,887.37	35,433.66
945-0100	ALLOC MAINT EMP BENEFITS	-5,931.37	-1,024.77	-1,783.32	-53,603.53	-15,471.09	-29,715.13
945-0600	ER MED/DENTAL INS - MAINT	49,721.97	49,297.09	49,672.29	669,005.24	542,267.99	516,992.09
945-0700	ER PENSION - MAINT	10,280.11	14,482.60	10,834.41	132,547.60	164,232.53	118,775.06
945-0800	ER TAXES - MAINT	14,533.09	20,144.00	14,989.64	192,891.13	228,432.63	118,323.85
945-9100	TOTAL MAINT EMPLOYEE BENEFITS	68,433.02	85,979.59	72,161.39	932,207.30	953,349.43	759,809.53
949-9999	TOTAL MAINTENANCE EXPENSES	911,716.84	1,181,148.97	1,371,669.02	9,203,024.80	13,075,274.51	9,242,913.17
950-0000	PROTECTIVE SERVICE EXPENSES						
951-0200	FRONT LINE SERVICE FEES	49,682.42	45,831.06	47,409.03	589,507.11	504,141.66	505,487.65
951-9999	TOTAL FEE FOR SERVICE	49,682.42	45,831.06	47,409.03	589,507.11	504,141.66	505,487.65
952-0000	GUARDS - CONTRACTED SECURITY	13,300.00	0.00	0.00	36,992.50	0.00	0.00
952-0100	SECURITY & MONITORING	4,441.69	5,556.49	7,760.00	248,951.36	61,121.39	311,231.82
952-0300	SECURITY - CONTRACTED SERV	735.00	18.33	9,220.00	13,012.33	201.63	13,020.00
953-0000	SECURITY EQUIPMENT & MATERIALS	741.10	37,945.43	3,137.88	137,016.00	417,399.73	62,544.43

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953-9999	TOTAL SECURITY EXPENSE	19,217.79	43,520.25	20,117.88	435,972.19	478,722.75	386,796.25
955-0600	ER MEDICAL/DENTAL INS - SECURITY	0.00	0.00	0.00	0.00	0.00	535.32
955-9999	TOTAL SECURITY EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	535.32
959-9999	TOTAL PROTECT SERVICE EXPENSES	68,900.21	89,351.31	67,526.91	1,025,479.30	982,864.41	892,819.22
960-0000	GENERAL EXPENSES						
960-0100	INSURANCE EXPENSES						
961-0000	INSURANCE - LIABILITY	19,235.98	18,189.22	19,283.48	211,494.40	200,081.42	209,878.23
961-0050	INSURANCE - PROPERTY	53,585.51	50,521.68	53,585.51	589,440.61	555,738.48	589,440.61
961-0100	INSURANCE - WORKERS COMP	9,199.46	9,619.14	9,540.29	96,667.53	105,810.54	97,658.43
961-0300	ALLOC INSURANCE EXPENSES	149.16	0.00	83.44	1,954.80	0.00	681.41
961-9999	TOTAL INSURANCE EXP	82,170.11	78,330.04	82,492.72	899,557.34	861,630.44	897,658.68
964-0000	BAD DEBT EXPENSE	-6,296.34	19,079.59	85,704.82	395,920.23	209,875.49	362,305.68
964-9999	TOTAL BAD DEBT EXPENSE	-6,296.34	19,079.59	85,704.82	395,920.23	209,875.49	362,305.68
969-9999	TOTAL GENERAL EXPENSES	75,873.77	97,409.63	168,197.54	1,295,477.57	1,071,505.93	1,259,964.36
970-0000	OTHER EXPENSES						
972-0000	CASUALTY LOSS						
972-0200	CASUALTY LOSS CONTRACTS	0.00	0.00	0.00	0.00	0.00	2,500.00
972-9000	NET CASUALTY LOSS	0.00	0.00	0.00	0.00	0.00	2,500.00
972-9900	TOTAL OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	2,500.00
972-9990	TOTAL OPERATING EXPENSES	1,692,129.97	2,101,425.58	2,209,524.67	19,404,010.96	23,235,945.95	18,893,729.90
972-9995	NON-OPERATING EXPENSES						
972-9999	HAP EXPENSES						
973-0000	HAP EXPENSE	3,158.00	2,798.50	11,449.07	71,071.47	30,783.50	119,011.07
973-0500	UTILITY REIMBURSEMENT	6,872.00	9,023.50	12,820.00	128,683.00	99,258.50	113,779.00
973-9999	TOTAL HAP EXPENSES	10,030.00	11,822.00	24,269.07	199,754.47	130,042.00	232,790.07
974-0000	DEPRECIATION EXPENSE	168,428.78	162,107.94	180,665.13	1,920,533.84	1,783,187.34	1,975,253.57
974-0200	ORGANIZATIONAL COSTS	0.00	0.00	0.00	0.00	0.00	22,648.98
974-0299	TOTAL DEPR & AMORT EXPENSE	168,428.78	162,107.94	180,665.13	1,920,533.84	1,783,187.34	1,997,902.55
979-9900	TOTAL NON-OPERATING EXPENSES	178,458.78	173,929.94	204,934.20	2,120,288.31	1,913,229.34	2,230,692.62
979-9999	TOTAL EXPENSES	1,870,588.75	2,275,355.52	2,414,458.87	21,524,299.27	25,149,175.29	21,124,422.52
999-0030	TRANSFERS BET PROGRAMS & PROJECTS - IN	0.00	120,576.78	0.00	1,683,198.89	1,306,894.38	1,777,576.92
999-0040	TRANSFERS BET PROGRAMS & PROJECTS - OUT	0.00	306,915.35	0.00	2,510,621.75	1,841,492.10	2,490,038.00
999-0100	OPERATING TRANSFER - IN	0.00	0.00	0.00	0.00	0.00	6,018.52
999-0110	OPERATING TRANSFER - OUT	0.00	0.00	0.00	0.00	0.00	31,425.00
999-0999	TOTAL TRANSFERS	0.00	186,338.57	0.00	827,422.86	534,597.72	737,867.56
999-1000	PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	-1,847.00	0.00	150.00
999-1999	TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	-1,847.00	0.00	150.00
999-9990	NET OPERATING INCOME (LOSS)	-43,400.92	394,329.71	-452,950.34	-210,518.92	-956,839.91	468,045.90

HIO, Inc. (7hioinc)

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700-0000 REVENUES						
701-0000 TENANT REVENUES						
704-9999 TOTAL TENANT REVENUES	108,001.00	94,087.41	107,947.87	1,266,884.72	1,034,961.51	1,116,131.61
705-0000 HUD GRANTS AND SUBSIDY						
706-9999 TOTAL HUD GRANTS AND SUBSIDY	0.00	0.00	0.00	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	5,220.00
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	714.64	104.17	0.00	6,579.83	1,145.87	1,122.09
714-0000 OTHER INCOME						
719-9999 TOTAL OTHER INCOME	11,121.56	14,090.24	11,163.67	131,077.40	154,992.64	4,227,644.79
799-9999 TOTAL REVENUES	119,837.20	108,281.82	119,111.54	1,405,551.95	1,191,100.02	5,355,154.61
900-0000 EXPENSES						
900-0100 OPERATING EXPENSES						
901-0000 ADMINISTRATIVE EXPENSES						
911-9900 ADMIN SALARIES	5,549.20	5,852.38	5,525.66	70,489.30	66,650.19	56,130.71
913-9999 ADMINISTRATIVE FEE	12,373.83	8,293.28	11,994.24	143,412.37	91,226.08	135,332.92
914-9999 COMPENSATED ABSENCE	0.00	0.00	0.00	0.00	0.00	0.00
915-9999 ADMIN EMPLOYEE BENEFITS	2,755.31	2,207.59	2,474.55	31,385.16	24,531.28	27,972.33
916-9999 OTHER ADMIN EXPENSES	4,512.01	9,443.30	6,792.28	129,052.88	103,876.30	116,821.87
919-0999 FEE FOR SERVICE	881.49	584.02	318.41	11,858.12	6,424.22	6,010.19
919-9999 TOTAL ADMINISTRATIVE EXPENSES	26,071.84	26,380.57	27,105.14	386,197.83	292,708.07	342,268.02
925-9900 OTHER RESIDENT SERVICES	16,838.29	11,688.51	8,956.60	145,382.32	128,573.61	150,294.52
925-9999 TOTAL RESIDENT SERVICE EXPENSES	16,838.29	11,688.51	8,956.60	145,382.32	128,573.61	150,294.52
930-0000 UTILITY EXPENSES						
939-9999 TOTAL UTILITY EXPENSES	9,928.93	11,147.72	10,424.44	130,875.06	122,624.92	174,961.04
940-0000 TOTAL MAINTENANCE						
941-9999 MAINTENANCE SALARIES	24,884.48	24,721.78	21,372.98	299,157.07	280,870.91	278,443.57
942-9900 MAINTENANCE MATERIALS	13,659.56	9,555.66	18,288.75	141,366.94	105,112.26	147,772.25
943-9999 MAINT SERVICES AND CONTRACTS	27,463.24	29,752.18	58,139.36	334,439.06	327,273.98	416,717.75
945-9100 MAINT EMPLOYEE BENEFITS	10,189.20	8,896.90	10,453.19	100,938.31	99,034.74	96,549.45
949-9999 TOTAL MAINTENANCE EXPENSES	76,196.48	72,926.52	108,254.28	875,901.38	812,291.89	939,483.02
950-0000 PROTECTIVE SERVICE EXPENSES						
951-9999 FEE FOR SERVICE	3,450.66	1,537.14	2,427.30	37,432.77	16,908.54	23,917.85
953-9999 SECURITY EXPENSE	1,562.30	1,738.94	1,889.24	18,405.47	19,128.34	20,099.92
959-9999 TOTAL PROTECT SERVICE EXPENSES	5,012.96	3,276.08	4,316.54	55,838.24	36,036.88	44,017.77
960-0000 GENERAL EXPENSES						
961-9999 INSURANCE EXP	19,410.27	17,733.59	19,516.25	187,533.92	195,069.49	221,633.93
964-9999 BAD DEBT EXPENSE	-1,223.60	2,459.52	2,288.56	120,296.59	27,054.72	41,674.13
967-9999 NON-CASH INT EXP	0.00	0.00	0.00	0.00	0.00	62,154.44
969-9999 TOTAL GENERAL EXPENSES	18,186.67	20,193.11	15,134.81	307,830.51	222,124.21	490,759.37
970-0000 OTHER EXPENSES						
972-9000 NET CASUALTY LOSS	0.00	0.00	0.00	0.00	0.00	250.00

HIO, Inc. (7hioinc)

Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = ysi_is

		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Last Year
972-9900	TOTAL OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	250.00
972-9990	TOTAL OPERATING EXPENSES	152,235.17	145,612.51	174,191.81	1,902,025.34	1,614,359.58	2,142,033.74
972-9995	NON-OPERATING EXPENSES						
972-9999	HAP EXPENSES						
973-9999	TOTAL HAP EXPENSES	3,067.00	3,890.50	4,563.00	43,535.00	42,795.50	45,318.00
974-0299	TOTAL DEPR & AMORT EXPENSE	58,584.68	57,247.15	63,411.59	675,560.69	629,718.65	695,007.09
979-9900	TOTAL NON-OPERATING EXPENSES	61,651.68	61,137.65	67,974.59	719,095.69	672,514.15	740,325.09
979-9999	TOTAL EXPENSES	213,886.85	206,750.16	242,166.40	2,621,121.03	2,286,873.73	2,882,358.83
999-0999	TOTAL TRANSFERS	-46,643.00	-40,289.23	-40,328.00	-621,517.37	-443,181.53	1,127,145.91
999-1999	TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	-969.00	0.00	0.00
999-9990	NET OPERATING INCOME (LOSS)	-47,406.65	-58,179.11	-82,726.86	-593,082.71	-652,592.18	1,345,649.87

Section 8 Operating (7fin8op)

Budget Comparison

Period = Nov 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	425.00	250.00	64.15	1,913.00	2,750.00	4,006.43
705-0000 HUD GRANTS AND SUBSIDY						
706-9999 TOTAL HUD GRANTS AND SUBSIDY	2,498,342.00	3,318,076.80	2,811,408.00	35,990,342.00	36,498,844.80	33,487,453.14
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	0.00	0.00	151,047.00	0.00	0.00
712-1999 INT INCOME - RESTRICT FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
714-0000 OTHER INCOME						
719-9999 TOTAL OTHER INCOME	0.00	7,833.33	0.00	10,608.00	86,166.63	56,798.26
799-9999 TOTAL REVENUES	2,498,767.00	3,326,160.13	2,811,472.15	36,153,910.00	36,587,761.43	33,548,257.83
900-0000 EXPENSES						
900-0100 OPERATING EXPENSES						
901-0000 ADMINISTRATIVE EXPENSES						
911-9900 ADMIN SALARIES	0.00	2,120.37	0.00	0.00	24,384.25	0.00
913-9999 ADMINISTRATIVE FEE	2,047.50	0.00	0.00	22,435.50	0.00	12,226.50
915-9999 ADMIN EMPLOYEE BENEFITS	0.00	478.39	0.00	0.00	5,320.60	0.00
916-9999 OTHER ADMIN EXPENSES	3,059.45	3,634.86	2,881.64	20,657.54	39,983.46	32,814.23
919-9999 TOTAL ADMINISTRATIVE EXPENSES	5,106.95	6,233.62	2,881.64	43,093.04	69,688.31	45,040.73
925-9900 OTHER RESIDENT SERVICES	0.00	0.00	7,183.00	19,437.80	0.00	40,508.53
925-9999 TOTAL RESIDENT SERVICE EXPENSES	0.00	0.00	7,183.00	19,437.80	0.00	40,508.53
930-0000 UTILITY EXPENSES						
939-9999 TOTAL UTILITY EXPENSES	0.00	0.00	139.85	-21.52	0.00	419.26
940-0000 TOTAL MAINTENANCE						
941-9999 MAINTENANCE SALARIES	0.00	0.00	0.00	0.00	0.00	0.00
942-9900 MAINTENANCE MATERIALS	0.00	0.00	0.00	0.00	0.00	0.00
943-9999 MAINT SERVICES AND CONTRACTS	0.00	0.00	0.00	0.00	0.00	0.00
945-9100 MAINT EMPLOYEE BENEFITS	0.00	0.00	0.00	0.00	0.00	0.00
949-9999 TOTAL MAINTENANCE EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
950-0000 PROTECTIVE SERVICE EXPENSES						
953-9999 SECURITY EXPENSE	0.00	0.00	0.00	0.00	0.00	46.87
959-9999 TOTAL PROTECT SERVICE EXPENSES	0.00	0.00	0.00	0.00	0.00	46.87
960-0000 GENERAL EXPENSES						
961-9999 INSURANCE EXP	0.00	84.99	0.00	0.00	934.89	0.00
964-9999 BAD DEBT EXPENSE	0.00	0.00	0.00	-228.00	0.00	-288.00
969-9999 TOTAL GENERAL EXPENSES	0.00	84.99	0.00	-228.00	934.89	-288.00
972-9990 TOTAL OPERATING EXPENSES	5,106.95	6,318.61	10,204.49	62,281.32	70,623.20	85,727.39
972-9995 NON-OPERATING EXPENSES						
972-9999 HAP EXPENSES						
973-9999 TOTAL HAP EXPENSES	3,262,637.00	3,319,191.94	3,272,584.00	36,266,179.20	36,511,111.34	34,939,292.93
979-9900 TOTAL NON-OPERATING EXPENSES	3,262,637.00	3,319,191.94	3,272,584.00	36,266,179.20	36,511,111.34	34,939,292.93

Section 8 Operating (7fin8op)

Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = ysi_is

		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Last Year
979-9999	TOTAL EXPENSES	3,267,743.95	3,325,510.55	3,282,788.49	36,328,460.52	36,581,734.54	35,025,020.32
999-1999	TOTAL PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	5,155.00
999-9990	NET OPERATING INCOME (LOSS)	-768,976.95	649.58	-471,316.34	-174,550.52	6,026.89	-1,481,917.49

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Nov 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	425.00	166.67	64.14	1,913.00	1,833.37	3,981.43
705-0000 HUD GRANTS AND SUBSIDY						
706-9999 TOTAL HUD GRANTS AND SUBSIDY	299,895.00	317,801.00	290,000.00	3,429,019.00	3,495,811.00	3,290,135.00
707-0000 TOTAL FEE REVENUE						
707-9999 TOTAL FEE REVENUE	0.00	3,975.00	0.00	0.00	43,725.00	28,312.80
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS						
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	36,261.67	0.00	259,495.30	398,878.37	394,995.98
711-0299 TOTAL NON-CASH INT INCOME {HIO}						
711-0299 TOTAL NON-CASH INT INCOME {HIO}	0.00	0.00	0.00	304.17	0.00	0.00
714-0000 OTHER INCOME						
714-0000 OTHER INCOME						
719-9999 TOTAL OTHER INCOME	1,000.00	0.00	0.00	16,483.60	0.00	8,631.93
799-9999 TOTAL REVENUES	301,320.00	358,204.34	290,064.14	3,707,215.07	3,940,247.74	3,726,057.14
900-0000 EXPENSES						
900-0100 OPERATING EXPENSES						
901-0000 ADMINISTRATIVE EXPENSES						
911-9900 ADMIN SALARIES	111,803.02	117,410.14	115,029.33	1,269,872.51	1,350,216.61	1,198,723.80
913-9999 ADMINISTRATIVE FEE	81,783.00	94,749.84	84,708.00	955,565.26	1,089,048.24	959,942.60
915-9999 ADMIN EMPLOYEE BENEFITS	43,114.70	44,191.58	42,402.39	540,161.64	493,827.17	453,469.48
916-9999 OTHER ADMIN EXPENSES	23,155.24	37,315.37	20,864.39	338,063.71	410,469.07	342,956.07
919-9999 TOTAL ADMINISTRATIVE EXPENSES	259,855.96	293,666.93	263,004.11	3,103,663.12	3,343,561.09	2,955,091.95
925-9900 OTHER RESIDENT SERVICES	208.00	141.67	169.00	2,721.32	1,558.37	3,099.33
925-9999 TOTAL RESIDENT SERVICE EXPENSES	208.00	141.67	169.00	2,721.32	1,558.37	3,099.33
940-0000 TOTAL MAINTENANCE						
941-9999 MAINTENANCE SALARIES	16,513.87	17,656.44	16,032.00	185,778.06	203,049.04	166,100.73
942-9900 MAINTENANCE MATERIALS	163.81	0.00	0.00	643.79	0.00	712.09
943-9999 MAINT SERVICES AND CONTRACTS	495.39	308.14	408.45	17,902.19	3,389.54	3,694.94
945-9100 MAINT EMPLOYEE BENEFITS	5,964.54	6,178.57	5,506.16	72,327.70	69,125.17	61,213.51
949-9999 TOTAL MAINTENANCE EXPENSES	23,137.61	24,143.15	21,946.61	276,651.74	275,563.75	231,721.27
950-0000 PROTECTIVE SERVICE EXPENSES						
953-9999 SECURITY EXPENSE	0.00	100.00	0.00	0.00	1,100.00	503.16
959-9999 TOTAL PROTECT SERVICE EXPENSES	0.00	100.00	0.00	0.00	1,100.00	503.16
960-0000 GENERAL EXPENSES						
961-9999 INSURANCE EXP	5,257.86	4,703.88	5,675.47	55,305.28	51,742.68	53,904.96
969-9999 TOTAL GENERAL EXPENSES	5,257.86	4,703.88	5,675.47	55,305.28	51,742.68	53,904.96
972-9990 TOTAL OPERATING EXPENSES	288,459.43	322,755.63	290,795.19	3,438,341.46	3,673,525.89	3,244,320.67
972-9995 NON-OPERATING EXPENSES						
972-9999 HAP EXPENSES						
973-9999 TOTAL HAP EXPENSES	0.00	0.00	0.00	2,872.40	0.00	0.00
974-0299 TOTAL DEPR & AMORT EXPENSE	1,292.52	1,292.52	1,292.52	14,217.72	14,217.72	14,217.72
979-9900 TOTAL NON-OPERATING EXPENSES	1,292.52	1,292.52	1,292.52	17,090.12	14,217.72	14,217.72
979-9999 TOTAL EXPENSES	289,751.95	324,048.15	292,087.71	3,455,431.58	3,687,743.61	3,258,538.39

Section 8 Administrative (7fin8adm)

Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = ysi_is

		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Last Year
999-0999	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	-7,813.95
999-9990	NET OPERATING INCOME (LOSS)	11,568.05	34,156.19	-2,023.57	251,783.49	252,504.13	475,332.70

C/O - after FMR 2016 (7fdscent)

Budget Comparison

Period = Nov 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	630.00	17,974.17	21,200.00	135,538.50	197,715.87	199,099.22
705-0000 HUD GRANTS AND SUBSIDY						
706-9999 TOTAL HUD GRANTS AND SUBSIDY	0.00	2,341.81	0.00	0.00	25,759.91	0.00
707-0000 TOTAL FEE REVENUE						
707-9999 TOTAL FEE REVENUE	510,509.50	495,693.76	410,603.13	4,956,333.81	5,452,631.36	5,055,240.80
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	86,297.06	0.00	332,736.73	949,267.66	122,824.53
710-0000 INVESTMENT INCOME						
711-0199 TOTAL INTEREST INCOME - MAIN	33.49	0.00	0.00	375.67	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	106.74	1,113.21	246.77	68,164.10	12,245.31	10,612.90
799-9999 TOTAL REVENUES	511,279.73	603,420.01	432,049.90	5,496,873.06	6,637,620.11	5,387,838.49
900-0000 EXPENSES						
900-0100 OPERATING EXPENSES						
901-0000 ADMINISTRATIVE EXPENSES						
911-9900 ADMIN SALARIES	303,387.90	346,040.40	273,814.71	3,368,161.94	3,979,166.69	3,090,644.46
913-9999 ADMINISTRATIVE FEE	0.00	0.00	0.00	8,533.80	13,000.02	3,943.05
915-9999 ADMIN EMPLOYEE BENEFITS	110,512.28	117,946.72	83,035.79	1,390,853.22	1,323,379.35	1,016,381.42
916-9999 OTHER ADMIN EXPENSES	42,730.82	68,238.23	90,549.22	851,382.41	750,620.53	881,645.82
919-0999 FEE FOR SERVICE	0.00	0.00	0.00	1,122.04	0.00	27.00
919-9999 TOTAL ADMINISTRATIVE EXPENSES	456,631.00	532,225.35	447,399.72	5,620,053.41	6,066,166.59	4,992,641.75
925-9900 OTHER RESIDENT SERVICES	18,446.67	36,141.41	6,371.76	243,485.64	402,186.31	198,480.82
925-9999 TOTAL RESIDENT SERVICE EXPENSES	18,446.67	36,141.41	6,371.76	243,485.64	402,186.31	198,480.82
930-0000 UTILITY EXPENSES						
939-9999 TOTAL UTILITY EXPENSES	3,591.27	5,623.84	4,679.05	51,507.26	61,862.24	58,923.19
940-0000 TOTAL MAINTENANCE						
941-9999 MAINTENANCE SALARIES	722.51	14,353.16	13,291.00	133,430.51	165,026.11	140,369.62
942-9900 MAINTENANCE MATERIALS	918.62	2,990.20	81,992.12	4,596.15	32,892.20	123,376.29
943-9999 MAINT SERVICES AND CONTRACTS	11,302.47	-6,342.98	9,580.58	17,080.10	-69,772.78	-71,808.37
945-9100 MAINT EMPLOYEE BENEFITS	4,866.45	9,031.01	8,593.66	142,365.61	100,284.56	88,405.32
949-9999 TOTAL MAINTENANCE EXPENSES	17,810.05	20,031.39	113,457.36	297,472.37	228,430.09	280,342.86
950-0000 PROTECTIVE SERVICE EXPENSES						
951-0199 PROTECTIVE SERV SALARIES	18,371.87	18,329.45	19,364.77	252,248.40	201,623.95	185,649.72
951-9999 FEE FOR SERVICE	0.00	0.00	0.00	651.22	0.00	0.00
953-9999 SECURITY EXPENSE	2,803.35	1,208.34	3,088.15	9,646.82	13,291.74	20,501.87
955-9999 SECURITY EMPLOYEE BENEFITS	5,613.17	2,963.34	4,552.52	93,215.80	32,596.74	27,840.73
959-9999 TOTAL PROTECT SERVICE EXPENSES	26,788.39	22,501.13	27,005.44	355,762.24	247,512.43	233,992.32
960-0000 GENERAL EXPENSES						
961-9999 INSURANCE EXP	15,771.77	16,290.60	16,270.38	169,267.16	179,196.60	167,500.71
964-9999 BAD DEBT EXPENSE	0.00	83.33	0.00	10,251.11	916.63	513.00

C/O - after FMR 2016 (7fdscnt)

Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = ysi_is

		PTD	PTD	PTD	YTD	YTD	YTD
		Actual	Budget	Last Year	Actual	Budget	Last Year
967-0190	LOAN INTEREST	0.00	6,666.67	137.79	61.92	73,333.37	64,061.81
969-9999	TOTAL GENERAL EXPENSES	15,771.77	23,040.60	16,408.17	179,580.19	253,446.60	232,595.52
970-0000	OTHER EXPENSES						
972-9900	TOTAL OTHER EXPENSES	0.00	0.00	0.00	0.00	0.00	611.55
972-9990	TOTAL OPERATING EXPENSES	539,039.15	639,563.72	615,321.50	6,747,861.11	7,259,604.26	5,997,588.01
972-9995	NON-OPERATING EXPENSES						
974-0299	TOTAL DEPR & AMORT EXPENSE	19,264.77	17,561.15	17,913.43	206,914.89	193,172.65	198,935.79
979-9900	TOTAL NON-OPERATING EXPENSES	19,264.77	17,561.15	17,913.43	206,914.89	193,172.65	198,935.79
979-9999	TOTAL EXPENSES	558,303.92	657,124.87	633,234.93	6,954,776.00	7,452,776.91	6,196,523.80
999-0999	TOTAL TRANSFERS	0.00	-88,900.33	0.00	-717,320.50	-539,453.13	-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)	-47,024.19	35,195.47	-201,185.03	-740,582.44	-275,703.67	1,489,003.89

OHA Foundation (4found)

Budget Comparison

Period = Nov 2023

Book = Accrual ; Tree = ysi_is

	PTD	PTD	PTD	YTD	YTD	YTD
	Actual	Budget	Last Year	Actual	Budget	Last Year
700-0000 REVENUES						
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0.00	0.00	0.00	0.00	0.00	1,600.00
714-0000 OTHER INCOME						
719-9999 TOTAL OTHER INCOME	2.00	0.00	2.00	27,692.31	0.00	27,035.11
799-9999 TOTAL REVENUES	2.00	0.00	2.00	27,692.31	0.00	28,635.11
900-0000 EXPENSES						
900-0100 OPERATING EXPENSES						
901-0000 ADMINISTRATIVE EXPENSES						
913-9999 ADMINISTRATIVE FEE	0.00	0.00	0.00	5,000.00	0.00	0.00
916-9999 OTHER ADMIN EXPENSES	0.00	0.00	271.36	5,491.80	0.00	995.64
919-9999 TOTAL ADMINISTRATIVE EXPENSES	0.00	0.00	271.36	10,491.80	0.00	995.64
925-9900 OTHER RESIDENT SERVICES	0.00	0.00	0.00	37,311.99	0.00	24,467.80
925-9999 TOTAL RESIDENT SERVICE EXPENSES	0.00	0.00	0.00	37,311.99	0.00	24,467.80
940-0000 TOTAL MAINTENANCE						
943-9999 MAINT SERVICES AND CONTRACTS	0.00	0.00	486.24	3,121.56	0.00	1,058.24
949-9999 TOTAL MAINTENANCE EXPENSES	0.00	0.00	486.24	3,121.56	0.00	1,058.24
972-9990 TOTAL OPERATING EXPENSES	0.00	0.00	757.60	50,925.35	0.00	26,521.68
972-9995 NON-OPERATING EXPENSES						
974-0299 TOTAL DEPR & AMORT EXPENSE	61.16	0.00	61.16	672.76	0.00	672.76
979-9900 TOTAL NON-OPERATING EXPENSES	61.16	0.00	61.16	672.76	0.00	672.76
979-9999 TOTAL EXPENSES	61.16	0.00	818.76	51,598.11	0.00	27,194.44
999-9990 NET OPERATING INCOME (LOSS)	-59.16	0.00	-816.76	-23,905.80	0.00	1,440.67

Memorandum



To: Board of Commissioners
From: Gary Hatfield, CFO
Date: December 18, 2023
Re: Finance Report

AGENCY BALANCE SHEET

November 2023:

Cash position had a net decrease of **(\$882,277)**.

- Public Housing (PH): had a net change of an increase of **\$126,011**.
- HIO: had a net change increase of **\$42,858**.
- Section 8 operating: had a net change decrease of **(\$439,859)**.
- Central Office: had a net change decrease of **(\$101,826)**.

Balance Sheet Variance Summary:

Accounts Receivable had a net change increase of **\$140,494**.

- Operating A/R had a net change decrease of **\$48,198**.
- A/R Inter-property had a net change increase of **(\$90,364)**.
- Tenant Receivables had a net change increase of **(\$97,231)**.
- A/R Promissory Notes had a net change increase of **(\$1,098)**.

Prepaid Assets had a net change decrease of **(\$80,293)**.

Fixed Assets had a net increase of **\$350,186**.

- Building Improvements – Totaled **\$209,418**.
 - Roofing, decking, concrete repairs, water proofing, elevator rebuild, flooring, HVAC.
- Monthly depreciation expense was **\$247,631**.

Total Liabilities had a net change increase of **\$794,794**.

Current Liabilities had a net change increase of **\$780,774**.

- Accounts Payable had a net change increase of **\$691,497**.
- 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 increase of **\$111,065**.
- Inter-fund Payable had a net change increase of **\$336,871**.

Memorandum



To: Board of Commissioners
From: Gary Hatfield, CFO
Date: December 18, 2023
Re: Finance Report

AGENCY BUDGET COMPARISON

Revenue was unfavorable to budget MTD by **(1,993,555)**

- Budgeted for the gain on sale of the scattered-site properties – **(\$271,605)**.
- Other Grant Revenues **none were** received vs **\$180,691** Budgeted.
- We received Capital Funding of **\$44,713** in Hard costs vs **\$1,030,950** budgeted and **\$426,774** in soft costs vs **\$306,915** Budgeted.
- Section 8 had a reduction in our operating subsidy of \$700,000 in the month. We requested funding for the shortfall and were awarded \$716,000 in additional funds in December.

Total Expenses were favorable to budget MTD by **\$588,445**

Admin Expenses: MTD budget variance was favorable to budget by **\$146,308**.

Resident Service Expenses: MTD budget variance was unfavorable **(\$9,255)**.

Utility Expenses: MTD budget variance was unfavorable **(\$87,385)**.

Maintenance Expenses: MTD budget variance was favorable to budget by **\$269,389**.

Protective Services Expenses: MTD budget variance was favorable to budget by **\$14,527**.

General Expenses: MTD budget variance was favorable **\$30,342**. No Bad Debts Board Meeting delayed. We will have November and December bad debts posted in December.

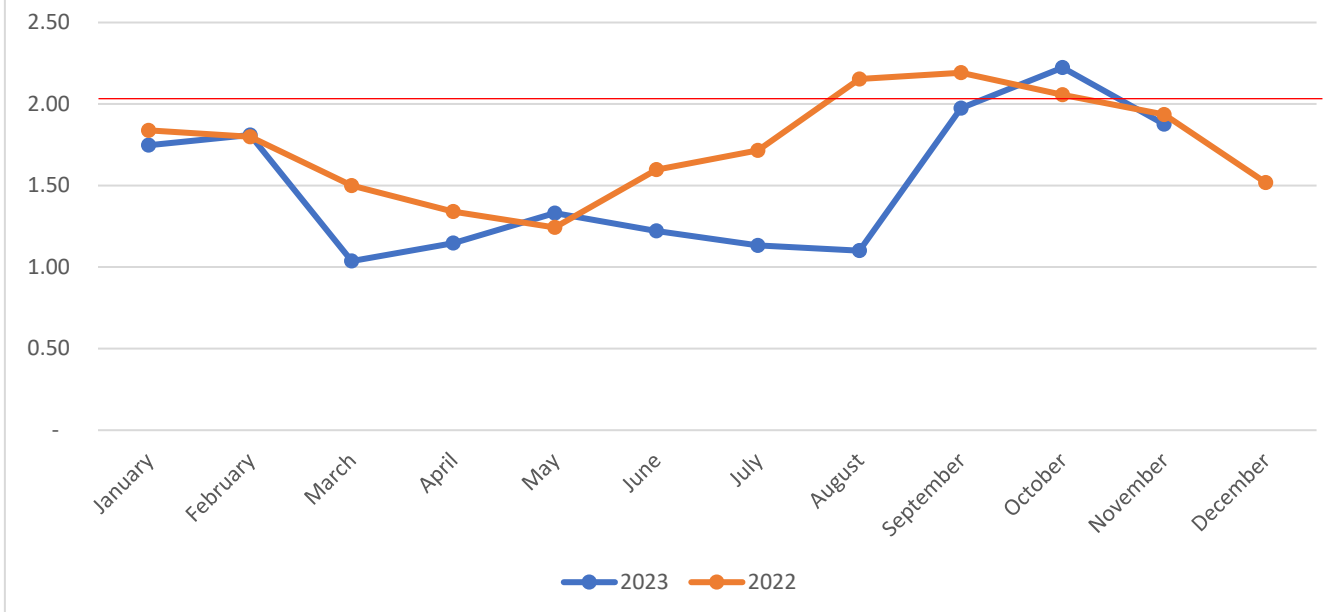
November 2023:

- **Adjusted Net Operating Income/ (Loss)** MTD was **(\$647,571)** with an unfavorable budget variance of **(\$1,310,811)** This is adding and subtracting back non-cash transactions which includes depreciation expense of \$247,648. The large loss was due to Section 8 having a reduction in our operating subsidy from HUD of \$700,000 in the month. We requested funding for the shortfall and were awarded \$716,000 in additional funds in December.

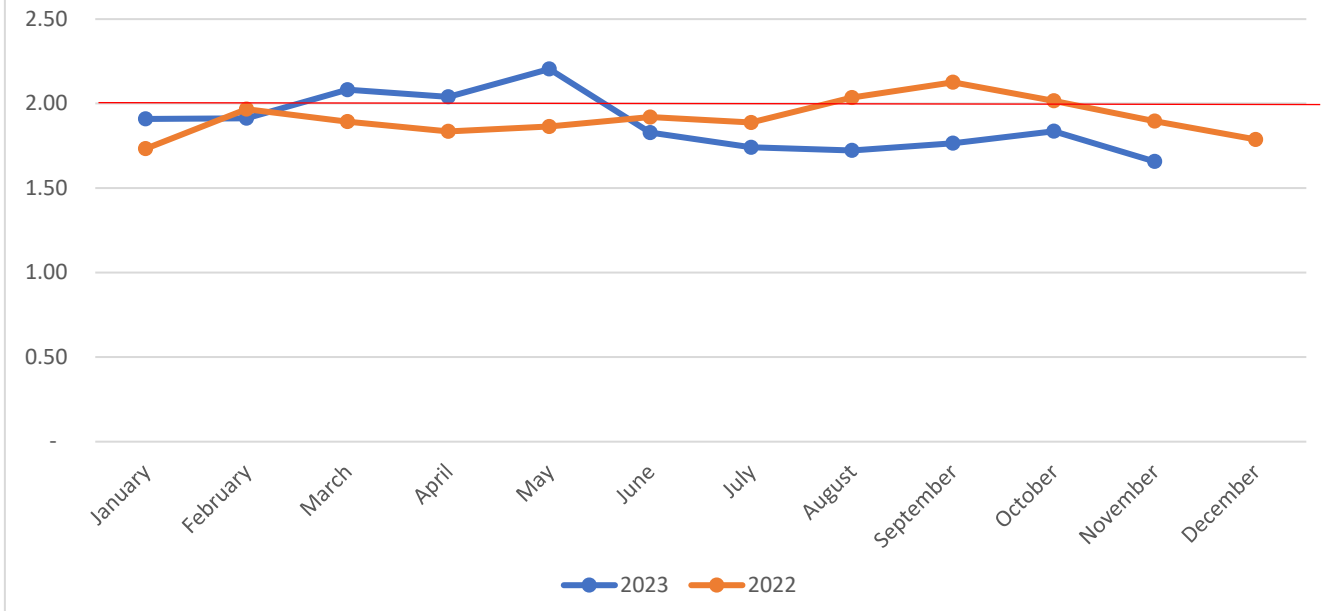
Public Housing:

- The MTD adjusted net operating income/ (loss) (43,453) budget variance was unfavorable (\$437,103).
- **HIO:**
 - The MTD adjusted net operating income/ (loss) \$11,178 budget variance was favorable \$12,110.
- **Central Office**
 - Adjusted Net Operating Income/ (Loss) MTD was (\$27,759) budget variance was unfavorable by (\$80,516)
- **Section 8 HAP:**
 - Adjusted Net Operating Income/ (Loss) MTD was (\$768,976) budget variance was unfavorable (\$769,627).
- **Section 8 Admin:**
 - Adjusted Net Operating Income/ (Loss) MTD was \$12,861. budget variance was unfavorable (\$22,588).

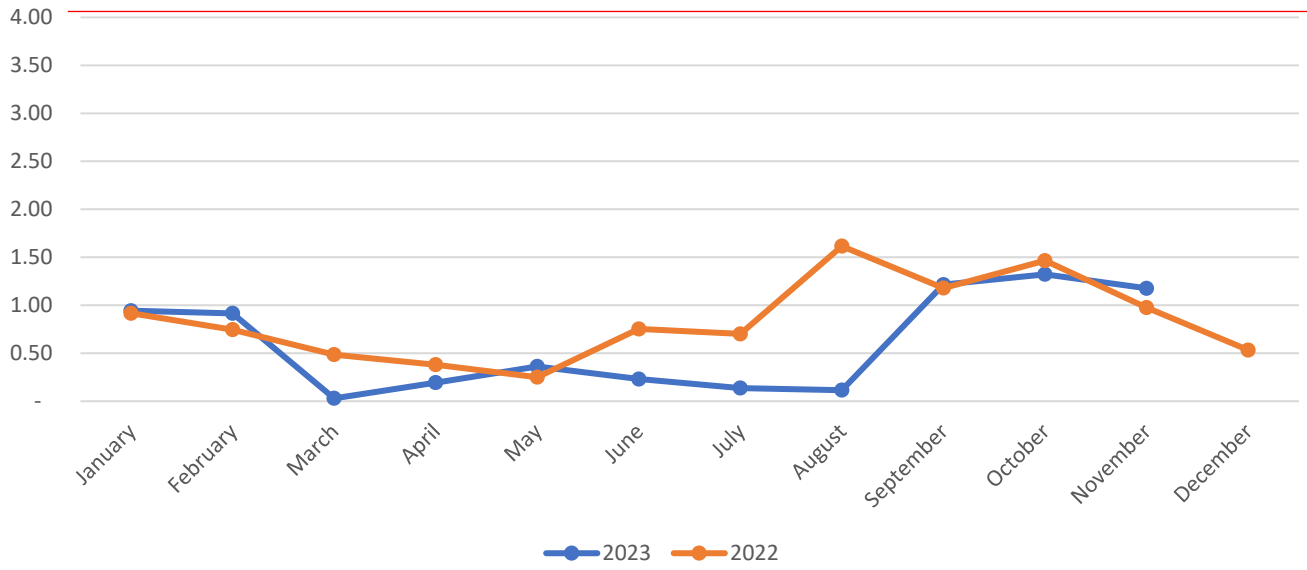
Quick Ratio Comparison
Public Housing



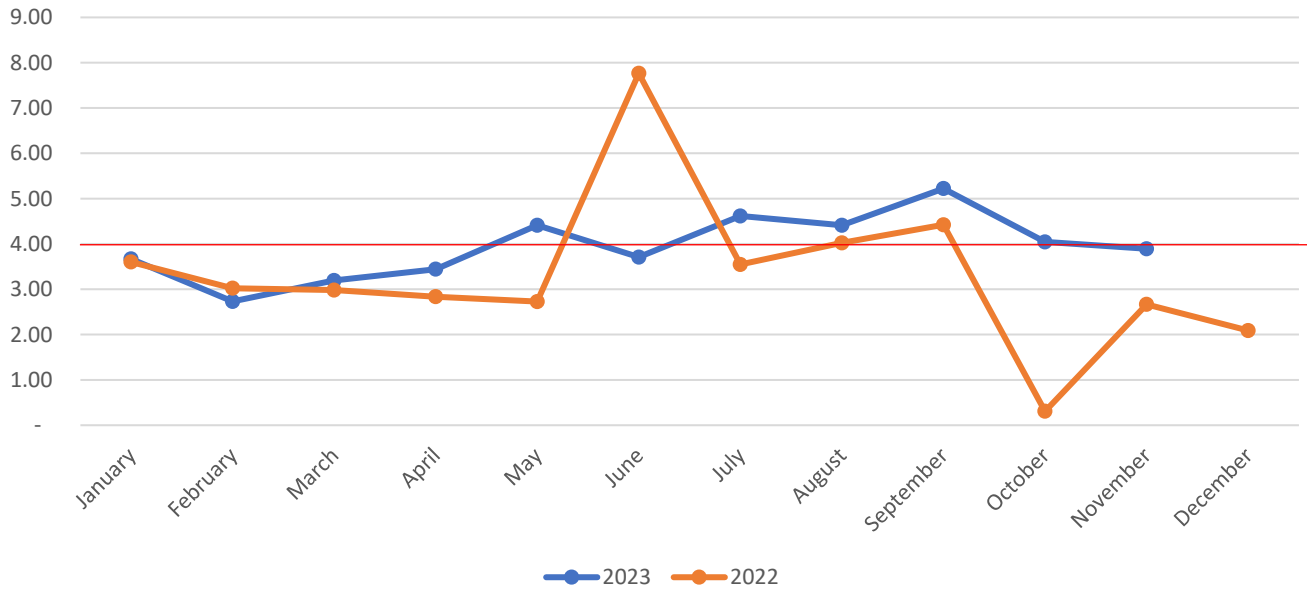
Quick Ratio Comparison
Agency Wide



MENAR Comparison Public Housing



MENAR Comparison Agency Wide



6.7. Development

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen, General Counsel
Date: January 22, 2024
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 have moved into the development as of the end of 2023.

Demolition of East Spencer is underway.

OHA / Brinshore anticipate closing on Kennedy Square West (MLK Building) in March 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

Financial closing on the first phase of Southside Terrace redevelopment is anticipated for March 2024. This phase will consist of a 92 unit multi-family building and has received a 4% LIHTC award from NIFA. HUD has approved the development proposal and due diligence for closing has started. All families who would be impacted are being relocated.

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 July 2024.

6.8. Procurement/Contracting/Capital Budgets



Capital Funds Board Report

1/12/2024

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			13,380.00	0.62%
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	5,806,273.99	96.48%	5,932,212.29	98.58%
CFP	2021	2/23/2021	2/22/2023	2/22/2025	5,808,517.00	5,804,994.56	99.94%	6,416,494.80	110.47%
CFP	2022	5/12/2022	5/11/2024	5/11/2026	7,114,398.00	3,740,254.43	52.57%	4,494,628.35	63.18%
CFP	2023	2/17/2023	2/16/2025	2/16/2027	7,173,205.00	2,569,421.75	35.82%	2,569,421.75	35.82%
Lead Based Paint	2019	8/30/2019	8/30/2023	8/30/2025	660,000.00	230,557.25	34.93%	618,457.75	93.71%
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%	153,855.14	62.29%

Specialty

At Risk ▲

CFP ▬

Lead Based Paint ▼

Grant Yr

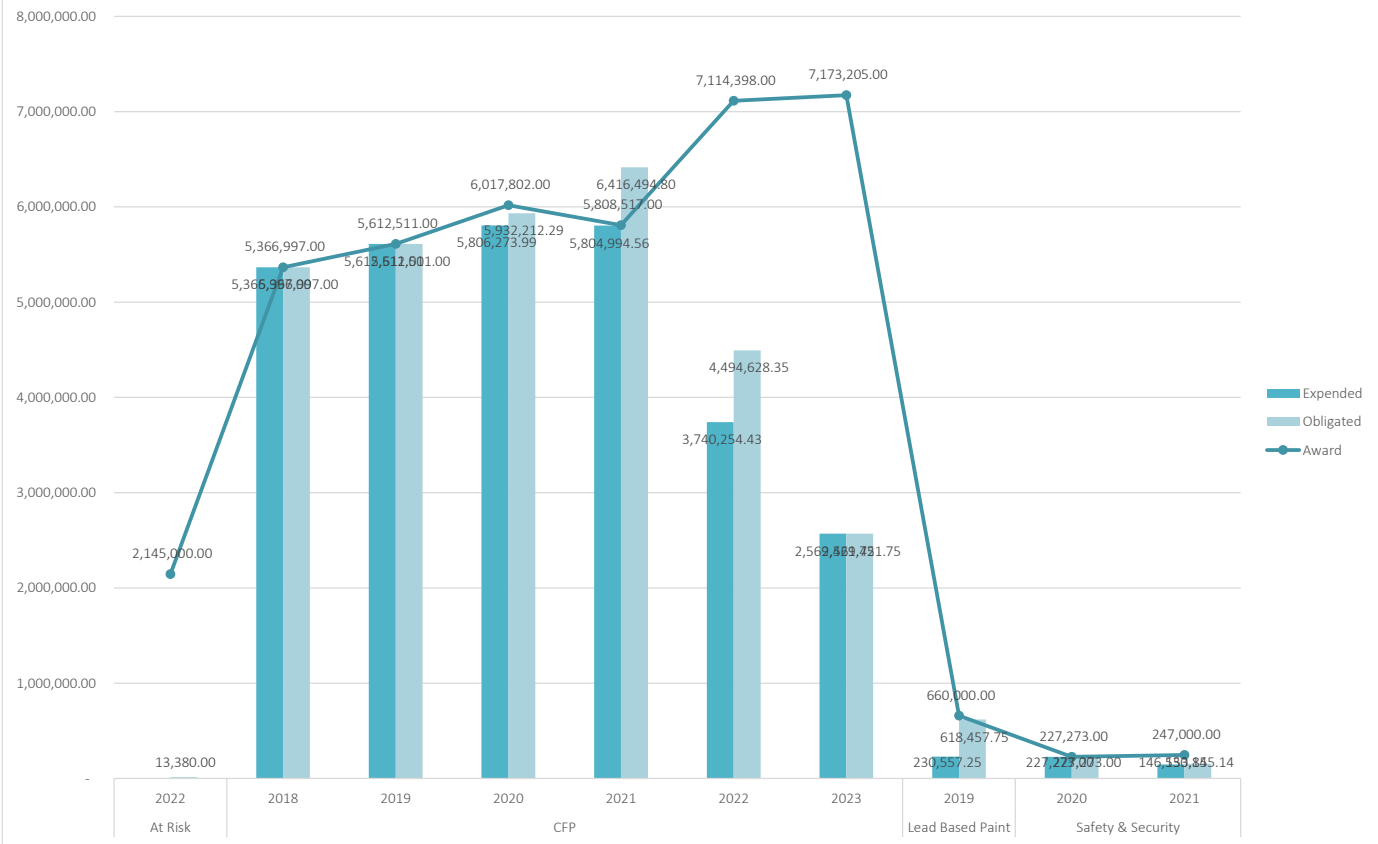
2018 ▲

2019

2020

2021

2022 ▼



Memorandum



To: The OHA Board of Commissioners
 From: Jennifer Dexter, Procurement Manager
 Date: January 25, 2024
 Re: Procurement Report for January 2023

Current Procurement Activity

Project	Type	Budget	Action Stage	Anticipated Board Month
Appliances	IFB	TBD	Published	March
Spencer 57 Window	Extension	No change	Awaiting Board Approval	January
Legal Services – Labor Relations	Renewal	No change	Awaiting Board Approval	January
Legal Services – General Litigation	Renewal	No change	Awaiting Board Approval	January
Legal Services – Affordable Housing Development	Renewal	No change	Awaiting Board Approval	January
Human Resource Services	Renewal	No change	Awaiting Board Approval	January
Commercial Real Estate Broker	Renewal	No Change	Awaiting Board Approval	January
Lead-Based Paint Consulting	Increase	\$100,000	Awaiting Board Approval	January

Contracts Executed – Approved by Previous Board Action

Vendor	Project	Contract Amount	MBE/WBE Section 3
FireGuard	Fire Safety & Suppression	\$310,000	None
Hayes Mechanical	Commercial HVAC	\$550,000	None
CVR Associates, Inc.	Resident Relocation	\$100,000	None
Crown Tower General Contractor	Future Construction Specialties	n/a	MBE/WBE

Procurements Executed – over \$30,000

Vendor	Project	Project Amount	MBE/WBE Section 3
Ken & Associates	Southside concrete repairs	\$37,825	MBE

6.9. Human Resources

Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: January 11, 2023

Re: Staffing Report Summary November 27, 2023 – January 11, 2024

Total Open Positions 11

Position(s)	Number of Positions Open	Department	Status
Property Manager	1	Property Management	Interviewing
Case Manager – Intensive Services	1	Property Management	Checking references
Drywaller	1	Property Management	Reviewing applications
Painter	1	Property Management	Reviewing applications
Senior Administrative Assistant	1	Housing Choice Voucher	Interviewing
Housing Compliance Specialist	1	Compliance	Interviewing
Leasing Coordinator	1	Property Management	Interviewing
Public Safety Officer – FT	1	Public Safety	Interviewing
Housing Specialist	2	Housing Choice Voucher	Reviewing applications
Quality Control Specialist	1	Compliance	Reviewing applications

Total New Hires 12

Title	Number of Positions Filled	Department/Location
FSS Coordinator II	1	Family & Community Services
Inspection Clerk	1	Inspections
Housing Compliance Specialist	1	Compliance
Public Safety Officer FT	1	Public Safety
Maintenance Repairer	3	Property Management
Painter	1	Property Management
Housing Specialist	1	Housing Choice Voucher
Case Manager-Intensive Services	2	Intensive Services
Property Manager	1	Property Manager

Total Transfers 1

Name	Old Title	New Title	Department	Date
Heather Larson	Scattered Site Property Manager	Housing Specialist – Waitlist	Housing Choice Voucher	12/24/23

Total Promotions 3

Name	Old Title	New Title	Department	Date
Jeremy Shirk	Scattered Site Property Manager	Senior Property Manager	Property Management	12/10/23
Jacqueline Davenport	Leasing Coordinator	Senior Administrative Assistant	Property Management	12/24/23
Henry Bedsual	Painter	Paint Crew Leader	Property Management	12/24/23

Type of Termination	Number of Employees
Involuntary	3
Voluntary	3

Current Monthly Turnover Rate
3.51%

Annual Turnover Rate (1/2023 – 12/2023)
38.60%

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	49
Study Centers (Youth & Adult)/Computer Lab (SS and TSF)	300+
Outreach Efforts	300+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	38
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	29
Number of New Enrollment (Case management)	15
Number of New Community Partnerships	30
Number of Cultural/Recreational Activities (Soccer training)	6
Referral to FSS/HOP	12
Food/Nutrition Program (TSF and OPS Summer Program)	500+
Service Coordination with Property Management	37

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	140
New Enrollments	2
TANF Recipients	0
Face-to-Face Contact Visit	50
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	90 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)	37
Job Readiness Training/Referral and Job Fair	Over 100
Direct Employment Leads/Flyers	Over 200
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-153 PH-28
TANF Recipients (Welfare to Work)	HCV-2 PH-0
Recommendation for Graduation	HCV-0 PH-0
Recommendation for Termination	HCV-1 PH-1
Program graduates	HCV-0 H-0
New Enrollment	HCV-4 PH-2
Employment/Job Training/Referrals (YTD)	135
Post-Secondary Education (YTD)	75
Employed full-time (YTD)	HCV-93 PH-12
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	63
Asset Development (Escrows)	HCV-\$496,469.00 PH-\$101, 264.00 Total-\$5597, 733.00 Forfeiture Total-\$16,945.00 HCV-\$14,390 PH-\$9,740
Life Skills	81
Service Coordination (PCC)	14
In-Person Meetings	27

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

- 4 HCV/PH tenants were approved for a home mortgage loan this month.
- 3 FSS SST tenants closed on a home using their Section Voucher.
- 3 Southside Home tenants purchased their homes through Habitat.
- 2 FSS tenants were recommended for graduation or graduated this month.
- 4 HCV and 2 PH tenants enrolled in the FSS program this month.
- MCC Career Forward updated 58 OHA students enrolled for the winter quarter at MCC. Recruiting for the next cohort starting in January. (22 from the fall 2023 cohort and 36 from Spring 2023 cohort)
- Continued our partnership with Methodist College Mobile Diabetes Clinic- Nursing students to continue administering an on-site free screening, Blood Pressure Mass, Pre-Diabetes, Blood Glucose, Cholesterol, etc.

Family and Community Services Department

- *Youth involvement remains a top priority for our organization. We have continued to develop and implement programs that empower and engage young people in our community. Last month, we focused on mentorship programs, skills training, educational needs, and leadership development opportunities. For this month, we have actively promoted scholarship opportunities to assist 60 deserving HS students in pursuing higher education. Our team has worked diligently to ensure that students are aware of these opportunities.*
- *All educational opportunities have remained a top priority; coordinators have continued to serve students and push toward a better future for all. (15 received the Scott Scholarship this month)*
- *FSS staff attended the National NAHRO conference and HUD FSS Office hours training.*
- *Staff continue to attend community resources meetings, including Charles Drew, One World Health Center, DED, DCHD, Creighton University, MCC, Habitat for Humanity, OPPD, Omaha 360, Empowerment Network, OPS, Nebraska Methodist College, TSF, Heart Ministry, etc.*
- *Still, 10 tenants are enrolled in the MCC GED program.*
- *Continue our partnership with Heart Ministry for International Food Day. (Over 250 families participated)*
- *15 OHA/TSF students attended Rockhurst University ID Camp in Kansas City and an Open House at the Champions Country Club Golf Course.*
- *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.*
- *Ongoing exchange of referrals with the Property Management team to address bedbug/housekeeping issues in the towers. (This month, conducted 96 home visits at Underwood Tower to assess work order needs)*
- *Partnership with United Health Care to provide educational information and health disparities workshops throughout OHA's towers. (We hosted 4 seminars this month and served over 100 tenants with their insurance plans.)*
- *GOCA/ENCAP continued to provide critical services to OHA tower residents. (This month, 49 tenants were served)*
- *Partnership with Select Wireless to assist tenants with the Affordable Connectivity Program (ACP). (This month, they presented to 39 tenants)*
- *OHA continued to work with partners to educate tenants about changes to their health care plans (This month, Nitsch Insurance served 150 tenants, and Always At Home Health Care served over 15 tenants).*
- *Continue our distribution of Heart Ministry Fresh Start Laundromat cards and pantry packs to OHA families. (33 Card were distributed this month at SST)*
- *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.)*
- *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.*
- *Continued to work with 176 current OHA/TSF college students at MCC, Loyola University, Utah State, Oral Roberts, Oregon University, Iowa Western, Lincoln University-MO, Jackson State University, UNK,*

Family and Community Services Department

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 donating another 40k)

- *Continued our partnership with The Simple Foundation for the 2023-24 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 78 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. (23 tenants served.)*

UPCOMING EVENTS:

- *CPHHE Journal Club meeting.*
- *Simple Foundation College Workshop*
- *Tenants Associations Elections.*
- *Methodist College Community Engagement.*
- *MCC Career Exploration Orientation.*
- *FY23 NOFO HUD-Webinar*
- *HUD-Strong Families Resources Webinar*
- *HUD-Addressing Residents' Social Isolation*
- *HUD Webinar-Helping Elderly Residents Age in Place with Support*
- *2024 HBCU College & Culture Enrichment meeting*
- *HUD-Immunization Webinar*
- *DCHD-COVID clinics*
- *African American Leadership Summit*
- *Toys for Tots & Goodfellows distribution.*
- *Creighton CPHHE REACH Grant MOU meeting.*
- *HWS monthly Partnership meeting.*
- *HWS/Goodwill/Urban League Career/Job Fairs.*
- *Continue recruiting for the FSS and ROSS SC programs.*
- *ORTF-Monthly Housing Committee meeting.*

6.11. Legal

Memorandum



To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: January 25, 2024

Re: Legal Matters

<i>Select Contracting v. OHA</i>	Breach of contract	08/18/23 P Complaint 11/12/23 OHA Answer filed Discovery in process	Douglas County District Court	PENDING
<i>Hasani Lee v. OHA</i>	Misc civil complaint	01/02/24 P Complaint filed 02/02/24 OHA Answer due	Douglas County District Court	PENDING

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 hearing continued to 12/07 12/07/23 Pretrial hearing continued to 02/01	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	OHRP	YES
<i>Davis v. OHA</i>	T discrimination	05/31/23 NEOC notice of complaint 07/01/23 OHA response submitted 11/14/23 NEOC interviews with OHA staff	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
<i>Carter v. OHA</i>	T discrimination	12/04/23 Notice of charge 01/10/24 OHA response submitted	OHRP	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 OHA received charge 03/17/23 Decision: No reasonable cause	NEOC	YES
<i>Heiman v OHA</i>	Employment discrimination	08/22/22 OHA received charge 03/17/23 Complaint withdrawn/dismissed	NEOC	YES
<i>Raymer v. OHA</i>	Employment discrimination	07/17/23 OHA received charge 09/15/23 OHA response submitted	NEOC	PENDING
<i>Miller v. OHA</i>	Employment discrimination	06/01/23 NEOC notice of complaint 09/14/23 OHA received charge 10/16/23 OHA response submitted	NEOC	PENDING
<i>Boatman v. OHA</i>	Employment discrimination	12/06/23 OHA received charge 02/02/24 OHA response due	NEOC	PENDING
<i>Harris v. OHA #4</i>	Employment discrimination	01/11/24 OHA received charge 02/10/24 OHA response due	NEOC	PENDING

NOV-DEC 2023 EVICTION CASES

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment	2						2
Lease							0
Criminal/HSW							0
11-12/23 Totals	2	0	0	0	0	0	2
10/23 Totals	15	7	4	16	3	0	45
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