

OHA Regular Meeting of the Board of  
Commissioners  
Thursday, May 2, 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 (04/04/2024)

**OMAHA HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS REGULAR MEETING MINUTES**  
1823 Harney St, Omaha, Nebraska 68102  
8:30 a.m. April 4, 2024

**STAFF PRESENT:** Joanie Poore, Brian Hansen, Michelle Therkildsen, Jody Holston, Sal Issaka, Lindsey Anderson, Philisa Smith, Susan Gilroy, Ashley Hatheway, Lindsey Anderson

*The meeting was called to order at 8:32 a.m.*

**1. ANNOUNCEMENT OF OPEN MEETINGS ACT:**

The meeting falls under the Open Meetings Act and copies of the law are available.

**2. ROLL CALL:** Commissioners Present:

David Levy, Chair  
Joel Dougherty, Vice Chair  
Tony Veland  
Cammy Watkins  
Jennifer Taylor  
Christine Johnson  
Danielle Goodwin

Commissioners Absent:

**3. PUBLIC COMMENTS:**

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

**4. REPORT OF THE CHIEF EXECUTIVE OFFICER**

Ms. Poore introduced Ashley Hatheway, OHA's new Chief Financial Officer. Ms. Poore also discussed LB840.

**5. ACTION ITEMS**

**5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION**

(All items listed under the Consent Agenda will be enacted by one motion unless a commissioner requires otherwise, in which event the item may be removed from the Consent Agenda and considered separately.)

**5.1.1. Minutes of Previous Special Board Meeting (03/28/2024)**

**5.1.2. Minutes of Previous Special Board Meeting (02/29/2024)**

**5.1.3. Minutes of Previous Regular Board Meeting (01/25/2024)**

**5.1.4. Finance/Procurement/Operations Committee Resolutions**

5.1.4.1. Resolution 2024-28 OHA Past Due Write-Offs

5.1.4.2. Resolution 2024-29 Access Control, Inteconex, Renewal

5.1.4.3. Resolution 2024-30 Electrical Services Pool of Vendors, Renewal

5.1.4.4. Resolution 2024-31 Flooring Replacement Services Pool of Vendors, Renewal

5.1.4.5. Resolution 2024-32 Generator Inspection and Maintenance, Interstate Power, Renewal

5.1.4.6. Resolution 2024-33 Lawncare and Landscaping Maintenance Services

- 5.1.4.7. Resolution 2024-34 Lead-Based Paint Consulting, Terracon, Renewal
- 5.1.4.8. Resolution 2024-35 Residential Real Estate, J Debinski, Renewal
- 5.1.4.9. Resolution 2024-36 HVAC Services
- 5.1.4.10. Resolution 2024-37 Roofing Services

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

Motion passed. Aye-7, Nay-0

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

## **5.2. ADDITIONAL ITEMS FOR CONSIDERATION**

### **5.2.1. Resolution 2024-38 NOAH Section 18 Application**

Mr. Hansen stated this resolution and Resolution 2024-39 are similar. Mr Hansen explained this resolution is for the submission of Section 18 Disposition Application for PBV conversion of 19 NOAH (North Omaha Affordable Homes) units.

**MOTION** by Commissioner Dougherty, seconded by Commissioner Johnson, to approve Resolution 2024-38 NOAH Section 18 Application.

Motion passed. Aye-7, Nay-0

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

### **5.2.2. Resolution 2024-39 NOAH RAD Application**

Mr. Hansen stated this resolution is for the submission of a RAD application for 5 NOAH units.

**MOTION** by Commissioner Goodwin, seconded by Commissioner Taylor, to approve Resolution 2024-39 NOAH RAD Application

Motion passed. Aye-7, Nay-0

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

Commissioner Goodwin – Aye

**5.2.3. Resolution 2024-40 Southside Terrace Phase I**

Mr. Hansen explained this resolution is to close on Phase 1 of the redevelopment of Southside Terrace.

**MOTION** by Commissioner Taylor, seconded by Commissioner Watkins, to approve Resolution 2024-40 Southside Terrace Phase I

Motion passed. Aye-7, Nay-0

Commissioner Dougherty – Aye

Commissioner Taylor – Aye

Commissioner Johnson – Aye

Commissioner Veland – Aye

Commissioner Watkins – Aye

Commissioner Levy – Aye

Commissioner Goodwin – Aye

**5.2.4. Resolution 2024-41 Master Development Agreement with Brinshore & City of Omaha**

Mr. Hansen explained this resolution is to approve a Master Development Agreement with Brinshore Development and the City of Omaha for the South Choice Neighborhoods Implementation Grant. Discussion ensued regarding termination right and the window/door security system that will be used once units are vacant.

**MOTION** by Commissioner Taylor, seconded by Commissioner Watkins, to approve Resolution 2024-41 Master Development Agreement with Brinshore & City of Omaha

Motion passed. Aye-6, Abstain-1, Nay-0

Commissioner Dougherty – Aye

Commissioner Taylor – Abstain

Commissioner Johnson – Aye

Commissioner Veland – Aye

Commissioner Watkins – Aye

Commissioner Levy – Aye

Commissioner Goodwin – Aye

**5.2.5. Resolution 2024-42 Construction Access Agreement for YES**

Mr. Hansen explained that OHA sold the former central office building at 540 S. 27<sup>th</sup> Street to Youth Emergency Services' (YES) affiliate corporation in 2023, and that they intend to construct housing and offices at the site. This resolution is to grant YES ingress and egress through and across the access lane on the west side of Jackson Tower expiring on or before December 31, 2025.

**MOTION** by Commissioner Johnson, seconded by Commissioner Taylor to approve Resolution 2024-42 Construction Access Agreement for YES

Motion passed. Aye-7, Nay-0

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

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

- **Housing Choice Voucher Program**

Ms. Smith discussed the SEMAP scoring and process improvement strategies.

- **Asset Management (Public Housing)**

- **Housing in Omaha, Inc.**

- **Rivver City Housing Connections**

- **Compliance**

- **Financials**

Ms. Anderson provided financial updates for February 2024.

- **Development**

- **Procurement/Contracting/Capital Budget**

- **Human Resources**

- **Family and Community Services**

- **Legal**

**7. NEW BUSINESS:**

There was no new business.

**8. EXECUTIVE SESSION:**

There was no need for an Executive Session.

**9. ADJOURNMENT:**

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

Motion passed. Aye-7, Nay-0

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

5.1.2. Finance/Procurement/Operations Committee Resolutions

5.1.2.1. Resolution 2024-43 OHA Past Due Write-Offs

## April 2024 Write off Report

Property/Resident Codes	Payment Plans	Late Fees on Payment Plans	Legal Fees	Maintenance Charges	Cleaning/Moveout Charges	NSF Fees	Rent	Security Deposits	Grand Total	Explanation of larger balances + \$1200.00
<b>Bayview</b>				<b>4969.17</b>			<b>2593</b>		<b>7562.17</b>	
<b>t0065540</b>				<b>4969.17</b>			<b>2593</b>		<b>7562.17</b>	
	Nov			4969.17			2593		7562.17	two & half month's rents & damages because of SWAT team breaking in when resident's son barricaded himself in after shooting at
<b>Farnam Building</b>				<b>54</b>	<b>15</b>	<b>45</b>	<b>47</b>		<b>161</b>	Door Dash delivery driver
<b>q0065583</b>				<b>54</b>	<b>15</b>	<b>45</b>			<b>114</b>	
	Oct		54	15	45				114	
<b>t0084926</b>							<b>47</b>		<b>47</b>	
	Oct						47		47	
<b>Benson Tower</b>				<b>125</b>	<b>405</b>		<b>1992</b>		<b>2522</b>	
<b>t0084913</b>							<b>139</b>		<b>139</b>	
	Jan						139		139	
<b>x0076595</b>				<b>125</b>	<b>180</b>		<b>838</b>		<b>1143</b>	sixteen months rent at \$50.00 due to court case & property
	Mar	125		180			838		1143	removal charges
<b>Crown Tower</b>					<b>145</b>		<b>256</b>		<b>401</b>	
<b>t0052875</b>					<b>145</b>		<b>256</b>		<b>401</b>	
	Mar			145			256		401	
<b>Evans Tower</b>				<b>70</b>		<b>500</b>	<b>1952</b>		<b>2522</b>	
<b>t0079095</b>				<b>70</b>		<b>500</b>	<b>1952</b>		<b>2522</b>	
	Mar	70			500		1952		2522	seven months rent & property removal charges
<b>Highland Tower</b>					<b>128.05</b>		<b>212</b>		<b>340.05</b>	
<b>t0053216</b>					<b>128.05</b>		<b>212</b>		<b>340.05</b>	
	Apr			128.05			212		340.05	
<b>Jackson Tower</b>				<b>70</b>		<b>270</b>	<b>1783</b>		<b>2123</b>	
<b>t0049341</b>				<b>70</b>		<b>270</b>	<b>1783</b>		<b>2123</b>	
	Mar	70			270		1783		2123	Four months rent & personal property removal
<b>KayJay Tower</b>				<b>35</b>			<b>1035</b>		<b>1070</b>	
<b>t0083766</b>				<b>35</b>			<b>1035</b>		<b>1070</b>	
	Feb	35					1035		1070	four months rent
<b>Park South Tower</b>				<b>320</b>		<b>1290</b>	<b>25</b>	<b>2791.4</b>	<b>4426.4</b>	
<b>q0077864</b>				<b>35</b>			<b>73</b>		<b>108</b>	
	Feb	35					73		108	
<b>t0079213</b>				<b>155</b>		<b>950</b>	<b>344.4</b>		<b>1449.4</b>	

Mar		155				950		344.4	1449.4	six months rent, property removal, & fridge replacement
<b>t0083437</b>		<b>35</b>				<b>140</b>		<b>3</b>	<b>178</b>	
Feb		35				140		3	178	
<b>t0084279</b>		<b>95</b>				<b>200</b>	<b>25</b>	<b>2371</b>	<b>2691</b>	
Feb		95				200	25	2371	2691	six months rent & property removal
<b>Scattered Site North East</b>	<b>800</b>	<b>305</b>	<b>100</b>	<b>99</b>	<b>3290</b>			<b>5011</b>	<b>9605</b>	
<b>t0064134</b>					<b>670</b>				<b>670</b>	
Mar					670				670	
<b>t0069357</b>		<b>130</b>		<b>99</b>	<b>2620</b>			<b>5011</b>	<b>7860</b>	
Mar		130		99	2620			5011	7860	six months rent, property removal, & interior paint(drywall damage, blue walls. Marker on walls)
<b>t0076823</b>	<b>800</b>	<b>175</b>	<b>100</b>						<b>1075</b>	
Mar	800	175	100						1075	Above resident unpaid payment plan
<b>Scattered Site South East</b>		<b>70</b>			<b>3226</b>			<b>4460</b>	<b>7756</b>	
<b>q0062928</b>					<b>976</b>				<b>976</b>	
Mar					976				976	
<b>t0082698</b>		<b>70</b>			<b>2250</b>			<b>4460</b>	<b>6780</b>	
Apr		70			2250			4460	6780	two & half month's rents full painting, drywall damages, cleaning charges personal proeprty removal broken blinds, shades,lights, shelves
<b>Southside Terrace</b>		<b>130</b>			<b>1504</b>	<b>174</b>		<b>9131</b>	<b>10939</b>	
<b>q0059389</b>								<b>655</b>	<b>655</b>	
Feb								655	655	
<b>q0079500</b>								<b>104</b>	<b>104</b>	
Feb								104	104	
<b>t0060163</b>					<b>215</b>			<b>177</b>	<b>392</b>	
Jan					215			177	392	
<b>t0060801</b>		<b>35</b>						<b>3712</b>	<b>3747</b>	
Apr		35						3712	3747	Five & half months of rent
<b>t0074548</b>		<b>25</b>			<b>395</b>			<b>3952</b>	<b>4372</b>	
Jan		25			395			3952	4372	Four months rent & personal property removal
<b>t0084927</b>					<b>894</b>				<b>894</b>	
Jan					894				894	
<b>x0078377</b>		<b>70</b>					<b>174</b>	<b>531</b>	<b>775</b>	
Apr		70					174	531	775	
<b>Underwood Tower</b>							<b>638</b>		<b>638</b>	
<b>t0078895</b>							<b>638</b>		<b>638</b>	
<b>Grand Total</b>	<b>800</b>	<b>1125</b>	<b>100</b>	<b>153</b>	<b>13682.22</b>	<b>2917</b>	<b>25</b>	<b>31263.4</b>	<b>50065.62</b>	

**RESOLUTION 2024-43**  
**AUTHORIZATION TO CHARGE OFF**  
**VACATED TENANT ACCOUNT RECEIVABLES**

**WHEREAS** a list of Charge Off for Vacated Tenant Account Receivables as of April 24,2024 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 \$50,065.62 which represents 27 tenants: and

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

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

This Resolution shall take effect immediately.

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David Levy, Chair  
OHA Board of Commissioners

**ATTEST**

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held May 2, 2024

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Joanie Poore, Secretary  
Housing Authority of the City of Omaha

5.1.2.2. Resolution 2024-44 Yardi Contract

**RESOLUTION NO. 2024 – 44**  
**YARDI ANNUAL SOFTWARE LICENSE**

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) has used Yardi Systems housing management software for its public housing, Section 8, and other affordable housing programs since 2003;

**WHEREAS**, the Yardi housing management software system is proprietary software available only from Yardi Systems and is not supported or maintained by third parties;

**WHEREAS**, OHA staff recommends that the Board of Commissioners of the Housing Authority of the City of Omaha approve a contract for the Yardi Systems software license in an amount not to exceed \$325,000.00 for a one-year term, and 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 authorizes a contract for the Yardi Systems software license in an amount not to exceed \$325,000.00 for a one-year term, and with an option to renew for three additional one-year terms.

\_\_\_\_\_  
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 May 2, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary

5.1.2.3. Resolution 2024-45 Deck Replacement Services

# Memorandum



To: The Board of Commissioners  
From: Charles Karl, Capital Improvements Manager  
Date: May 2<sup>nd</sup>, 2024  
Re: Recommendation for Contract – Deck replacement services

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## **RECOMMENDED ACTION:**

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve contracts with HHERS, LLC for \$89,000, and with Pinnacle GC, Inc. for \$44,000 to provide deck replacement services for 25 single-family and plex homes. The contract terms will be a six-month initial period with the option to renew for one additional six-month period, for a total of one year with Board of Commissioner approval.

## **EXPLANATION:**

In 2023, OHA contracted professional home inspections on virtually all single-family homes. Analysis of the inspection reports identified 25 homes in need of deck replacement. OHA staff conducted site visits at all homes and used observations and report data to develop a scope of work for each home, including demolition and replacement of one or more structures at each address.

## **METHOD OF PROCUREMENT:**

OHA invited qualified firms to present bids on a scope of work for deck replacement services. The Invitation for Bid (IFB) was published on 2 consecutive Wednesdays, March 20<sup>th</sup> and March 27<sup>th</sup>, 2024. The solicitation was posted in The Daily Record and 21 local companies were contacted. The pre-bid conference was held on March 28<sup>th</sup>, 2024, with representatives from seven companies attending. OHA received five bids for the IFB prior to the deadline of 2:00 PM CST on April 18<sup>th</sup>, 2024. The bid amounts received are listed on page 2 of this memorandum.

## **PROJECT COST:**

Not to exceed \$133,000 total contract amount, with \$89,000 for 3 lots with a total of 19 homes to HHERS, and \$73,000 for 2 lots with a total of 6 homes to Pinnacle. The total contract amount includes a calculated approximate increase of 12% over the bid amount as an allowance for additional repairs which may result from the contractors’ full inspection of property exterior.

**MBE/WBE & SECTION 3:** HHERS, LLC            MBE  
Pinnacle GC, Inc.        Section 3

**SOURCE OF FUNDS:**            2022 Capital Funds Program Formula Grant

**SPONSOR(S):**                    Charles Karl, Capital Improvements Manager  
Jennifer Dexter, Procurement Manager

**RECOMMENDED BY:**            Joanie Poore, CEO

Summary of bids received for deck replacement:

	HHERS	Pinnacle	Chris Bourg	Artisan	Future
<i>Lot 1:</i>	\$23,456.96	\$35,344.51	<i>not responsive</i>	\$41,129.20	<i>No bid</i>
<i>Lot 2:</i>	\$37,162.50	\$35,274.19	<i>not responsive</i>	\$49,812.20	<i>No bid</i>
<i>Lot 3:</i>	\$21,286.68	\$26,520.00	<i>not responsive</i>	\$32,668.60	\$36,773.00
<i>Lot 4:</i>	\$34,650.32	\$45,175.92	<i>not responsive</i>	<i>declined award</i>	\$48,893.00
<i>Lot 5:</i>	\$21,465.06	\$4,032.51	<i>not responsive</i>	\$5,000.00	<i>No bid</i>

**RESOLUTION NO. 2024 – 45**  
**CONTRACT FOR DECK REPLACEMENT SERVICES**

**WHEREAS**, OHA desires contracted services to provide deck replacement services for 25 scattered site units;

**WHEREAS**, OHA conducted a public procurement process in accord with HUD regulations and OHA policies, issuing an Invitation for Bids in March 2024;

**WHEREAS**, the lowest bids for the work were submitted by HHERS, LLC and Pinnacle GC, Inc.;

**WHEREAS**, staff recommends that the OHA Board of Commissioners approve a contract with HHERS, LLC in an amount not to exceed \$89,000, and for a contract term of six months with the option to renew for one additional six-month term, to provide deck replacement services;

**WHEREAS**, staff recommends that the OHA Board of Commissioners approve a contract with Pinnacle GC, Inc. in an amount not to exceed \$44,000, and for a contract term of six months with the option to renew for one additional six-month term, to provide deck replacement services;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves contracts with HHERS, LLC in an amount not to exceed \$89,000, and Pinnacle GC, Inc. in an amount not to exceed \$44,000, for a contract term of six months with the option to renew for one additional six-month term, to provide deck replacement 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 meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held May 2, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary

5.1.2.4. Resolution 2024-46 Water Heater Services

# Memorandum



To: The Board of Commissioners  
From: Charles Karl, Capital Improvements Manager  
Date: May 2<sup>nd</sup>, 2024  
Re: Recommendation for Contract – Water Heater Replacement

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## **RECOMMENDED ACTION:**

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with Eyman Plumbing, Inc. to provide water heater replacement services for 113 of OHA’s single family homes for an amount not to exceed (NTE) of \$255,000 total. The contract term will be a six-month initial period with the option to renew for two additional six-month periods, for a total of one year and six months with Board of Commissioner approval.

## **EXPLANATION:**

In 2023, OHA contracted professional home inspections on virtually all single family and plex homes. Analysis of the inspection reports identified 113 homes whose water heaters had reached the end of their useful life and warranted replacement. OHA staff used report data to develop a scope of work including replacement of the water heater, and any additional work needed to bring related venting up to code.

## **METHOD OF PROCUREMENT:**

OHA invited qualified firms to present bids on a scope of work for water heater replacement services. The Invitation for Bid (IFB) was published on 2 consecutive Thursdays: February 22<sup>nd</sup> and February 29<sup>th</sup>, 2024. The solicitation was posted in The Daily Record and 24 local companies were contacted. The pre-bid conference was held on February 29<sup>th</sup>, 2024, with representatives from three companies attending. OHA received 3 bids for the IFB prior to the deadline of 11:00 AM CST on April 1<sup>st</sup>, 2024. The bid amounts are listed on page 2 of this memorandum.

## **PROJECT COST:**

The total contract amount shall not exceed \$255,000. This amount includes a \$90,000 increase over the bid amount as an allowance for chimney liner replacement and additional repairs which may result from the contractor’s full inspection of each home’s water heater location, venting, and related infrastructure. Chimney liner replacement is a separately priced contingency item at \$750 per address. While it’s possible that only a portion of homes will require this service, if every home in the contract requires it, the additional cost over the bid amount would be approximately \$85,000.

**MBE/WBE & SECTION 3:** N/A

**SOURCE OF FUNDS:** 2022 Capital Funds Program Formula Grant

**SPONSOR(S):** Charles Karl, Capital Improvements Manager  
Jennifer Dexter, Procurement Manager

**RECOMMENDED BY:** Joanie Poore, CEO

Summary of Water Heater Replacement bids by lot:

<b>Lot</b>	<b>Eyman</b>	<b>Plumbrite</b>	<b>HHERS</b>
Lot 1	\$14,710	\$18,520	\$19,000
Lot 2	\$16,290	\$20,372	\$20,900
Lot 3	\$16,236	\$20,372	\$20,900
Lot 4	\$13,239	\$16,668	\$17,100
Lot 5	\$13,239	\$16,668	\$17,100
Lot 6	\$14,765	\$20,372	\$20,900
Lot 7	\$16,181	\$20,372	\$20,900
Lot 8	\$16,181	\$20,372	\$20,900
Lot 9	\$17,816	\$22,224	\$22,800
Lot 10	\$13,239	\$16,668	\$17,100
Lot 11	\$13,239	\$16,668	\$17,100
<i>Chimney Liner</i>	<i>\$750</i>	<i>no bid</i>	<i>\$2,200</i>

**RESOLUTION NO. 2024 – 46**  
**CONTRACT FOR WATER HEATER REPLACEMENT SERVICES**

**WHEREAS**, staff of the Omaha Housing Authority (OHA) requires a contractor to provide water heater replacement services at 113 scattered site properties;

**WHEREAS**, OHA conducted a public procurement process in accord with HUD regulations and OHA policies, issuing an Invitation for Bids in February 2024;

**WHEREAS**, OHA received three bids for this project, with the lowest bid submitted by Eyman Plumbing, Inc; and

**WHEREAS**, staff recommends that the OHA Board of Commissioners approve a contract with Eyman Plumbing, Inc. in an amount not to exceed \$255,000, and for a contract term of six-months with an option to renew for two additional six-month terms, to provide water heater replacement services;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with Eyman Plumbing, Inc. in an amount not to exceed \$255,000, and for a contract term of six-months with an option to renew for two additional six-month terms, to provide water heater replacement 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 meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held May 2, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary

5.1.2.5. Resolution 2024-47 Window Replacement Services

# Memorandum



To: The Board of Commissioners  
From: Charles Karl, Capital Improvements Manager  
Date: May 2<sup>nd</sup>, 2024  
Re: Recommendation for Contract – Window Replacement

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## **RECOMMENDED ACTION:**

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with TCI General Contracting Services, LLC to provide window replacement services for nine of OHA’s single family homes, for an amount not to exceed (NTE) of \$75,000 total. The contract term will be a six-month initial period with the option to renew for one additional six-month period, for a total of one year with Board of Commissioner approval.

## **EXPLANATION:**

In 2023, OHA contracted professional home inspections on virtually all single family and plex homes. Analysis of the inspection reports identified nine homes in need of window replacement. OHA staff used report data to develop a scope of work including replacement of windows, window trim, and window coverings.

## **METHOD OF PROCUREMENT:**

OHA invited qualified firms to present bids on a scope of work for window replacement services. The Invitation for Bid (IFB) was published on 2 consecutive Wednesdays: March 20<sup>th</sup> and March 27<sup>th</sup>, 2024. The solicitation was posted in The Daily Record and seven local companies were contacted. The pre-bid conference was held on March 28<sup>th</sup>, 2024, with representatives from three companies attending. OHA received six bids for the IFB prior to the deadline of April 11<sup>th</sup>, 2024 at 2:00 PM CST. The bid totals received were:

TCI	Pinnacle	Excel	HHERS	Future	Rife
\$64,848.00	\$74,974.37	\$99,718.00	\$102,999.96	\$104,370.00	\$164,544.00

## **PROJECT COST:**

The total contract amount shall not exceed \$75,000. This amount includes a calculated increase of approximately 15% over the bid amount as an allowance for additional repairs which may result from the contractor’s full inspection of the window openings and adjacent areas.

**MBE/WBE & SECTION 3:** TCI General Contracting Services, LLC - MBE

**SOURCE OF FUNDS:** 2022 Capital Funds Program Formula Grant

**SPONSOR(S):** Charles Karl, Capital Improvements Manager  
Jennifer Dexter, Procurement Manager

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2024 – 47**  
**CONTRACT FOR WINDOW REPLACEMENT SERVICES**

**WHEREAS**, staff of the Omaha Housing Authority (OHA) requires a contractor to provide window replacement services at nine scattered site properties;

**WHEREAS**, OHA conducted a public procurement process in accord with HUD regulations and OHA policies, issuing an Invitation for Bids in March 2024;

**WHEREAS**, OHA received six bids for this project, with the lowest bid submitted by TCI General Contracting Services, LLC; and

**WHEREAS**, staff recommends that the OHA Board of Commissioners approve a contract with TCI General Contracting Services, LLC in an amount not to exceed \$75,000, and for a contract term of six-months with an option to renew for one additional six-month term, to provide window replacement services;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with TCI General Contracting Services, LLC in an amount not to exceed \$75,000, and for a contract term of six-months with an option to renew for one additional six-month term, to provide window replacement 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 meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held May 2, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary

5.1.3. Development/External Affairs/Public Relations Committee Resolutions

5.1.3.1. Resolution 2024-48 Chambers Court Disposition Application

**RESOLUTION NO. 2024 – 48**  
**SUBMISSION OF HUD SECTION 18 DISPOSITION APPLICATION: CHAMBERS COURT**

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) has determined to reposition its public housing portfolio, which may include disposition of public housing properties, in accord with asset management principles and OHA’s mission and OHA’s obligations as steward of limited federal funds;

**WHEREAS**, Chambers Court, located about 2110 N. 16<sup>th</sup> Street and containing 70 total units, has operated at significant loss for several years, which costs are subsidized by OHA and limit the resources available for OHA’s effective operations and services in accord with its mission;

**WHEREAS**, OHA staff in consultation with HUD has determined that disposition of Chambers Court is the best and only option for this property, given its excessive costs;

**WHEREAS**, OHA staff has been planning repositioning options for the Chambers Court for several years and has engaged in consultation with HUD, the OHA Board, the HIO Board, the City of Omaha, the Central Advisory Committee of resident leaders, and the residents of the property;

**WHEREAS**, Chambers Court is owned by Housing in Omaha, Inc. (HIO), and staff will request HIO Board approval for disposition; however submission of a Section 18 application to HUD requires OHA Board approval because it would remove units from OHA’s housing inventory;

**WHEREAS**, staff has consulted with the OHA Board in regard to all material parts of the Section 18 disposition application including the justification for disposition; the proposed method of disposition; the proposed use of proceeds; and relocation plans; and

**WHEREAS**, OHA staff recommends that the OHA Board of Commissioners authorize OHA staff to submit a Section 18 application to HUD for disposition of Chambers Court;

**NOW, THEREFORE, BE IT RESOLVED THAT** the OHA Board of Commissioners hereby authorizes staff to submit a Section 18 application to HUD for disposition of Chambers Court.

\_\_\_\_\_  
David Levy, Chairman  
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Assistant Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held May 2, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary  
Housing Authority of the City of Omaha

# ERNIE CHAMBERS COURT

2110 N. 16<sup>TH</sup> St

<b>No. Units</b>	<b>70</b>	<b>Building Size</b>	<b>5 Buildings 1- 2092 sq. ft. Bld.2 -40069. Bld. 3 -23796.sq. ft. Bld. 4 21407sq/ ft. Bld. 5 23406</b>
<b>Property Type</b>	<b>Multifamily</b>	<b>Year Built</b>	<b>1909</b>
<b>Property Style</b>	<b>Apartments Walk up</b>	<b>Site Size</b>	<b>3.1571 acres</b>



## Unit Mix Information

<b>Unit Size</b>	<b>Public Housing</b>	<b>Tax Credit</b>	<b>Total</b>
<b>1 BR</b>	<b>0</b>	<b>9</b>	<b>9</b>
<b>2 BR</b>	<b>20</b>	<b>22</b>	<b>42</b>
<b>3 BR</b>	<b>9</b>	<b>4</b>	<b>23</b>
<b>4 BR</b>	<b>3</b>	<b>3</b>	<b>6</b>
<b>Total</b>	<b>32</b>	<b>38</b>	<b>70</b>

5.1.3.2. Resolution 2024-49 Sale of 2219 Lothrop Street

## RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT

**THIS RESIDENTIAL REAL ESTATE PURCHASE AND SALE AGREEMENT** (this “**Agreement**”) is made and entered into by and between OMAHA HOUSING AUTHORITY (collectively, “**Seller**”) and SPARK, a Nebraska nonprofit corporation (collectively, “**Purchaser**”) and shall be effective as of the date this Agreement is fully executed by both Seller and Purchaser (the “**Effective Date**”).

### RECITALS

A. Seller is the owner of that certain real property commonly known as 2219 Lothrop Street, Omaha, Nebraska 68110 (Parcel ID #: 1527250000), together with all improvements and fixtures thereon, all privileges, rights, easements, and appurtenances pertaining thereto, including all right, title and interest in and to any adjacent streets, alleys, passages, and other rights-of-way or appurtenances included in, adjacent to, or used in connection with the Property (the following, together with all of the foregoing, the “**Property**”):

EAST FIFTY THREE FEET (53’) OF LOTS SIX (6) AND SEVEN (7), BLOCK NINETEEN (19), KOUNTZE PLACE AN ADDITION TO THE CITY OF OMAHA, AS SURVEYED, PLATTED AND RECORDED IN DOUGLAS COUNTY, NEBRASKA.

B. Purchaser now desires to purchase the Property and Seller agrees to sell the Property to Purchaser subject to the terms and conditions in this Agreement.

**NOW, THEREFORE**, in consideration of, and based upon, the foregoing Recitals and the mutual promises in this Agreement and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both parties, the parties agree as follows:

1. Conveyance by Seller. Subject to the terms and conditions in this Agreement, Seller agrees to sell and Purchaser agrees to purchase the Property. Seller agrees to convey title to the Property to Purchaser by special warranty deed free and clear of all liens, encumbrances, and special taxes levied or assessed, except for easements and covenants now of record.

2. Purchase Price. Purchaser agrees to pay for the Property the sum of Seventeen Thousand Five Hundred and No/100 Dollars (\$17,500.00) (“**Purchase Price**”) on the following terms: Five Thousand and No/100 Dollars (\$5,000.00) as an earnest money deposit (the “**Deposit**”), which Purchaser shall deposit within three (3) business days of the Effective Date with Omni Title Services (the “**Title Company**”) as escrow agent pursuant to this Agreement, and the balance of Purchase Price, subject to prorations and credits provided for in this Agreement, to be paid in cash, cashier’s check, or the wire transfer of immediately available funds in accordance with Purchaser and Seller’s escrow instructions at the time of closing of this transaction and delivery of the special warranty deed (the “**Closing**”).

3. Personal Property. There shall be no personal property included in the sale.

4. Conditions to Purchaser’s Obligation to Close. Purchaser’s obligations under this Agreement are specifically conditioned upon Purchaser’s satisfaction of all of the following conditions:

(a) Title Insurance. Within three (3) business days of the Effective Date, Seller shall request a commitment for title insurance (the “**Title Commitment**”) issued in favor of Purchaser in the amount of the Purchase Price, and agreeing to issue, upon fulfillment of the specific requirements, a policy of title insurance insuring Purchaser’s interest in the Property. Purchaser agrees to deliver, within thirty (30) days of Purchaser’s receipt of the Title Commitment, any objections Purchaser has to Seller’s title to the Property. In the event Purchaser delivers written notice of any meritorious defect(s) in Seller’s title to Seller pursuant to this Section, Seller, after receiving such notice, may elect to either: (i) cure the title defects to which Purchaser objected within thirty (30) days after Seller’s receipt of such notice, or (ii) do nothing. If Seller is not

willing or able to cure the title defects within such thirty (30) day period, Purchaser shall have the right to either: (i) terminate this Agreement and receive a full refund of the Deposit, or (ii) waive the objections and proceed to Closing.

(b) Inspection Period. Within the ninety (90) day period (the "Inspection Period") following the Effective Date, Purchaser, at its expense, shall have the right to conduct an economic feasibility study and inspect, examine or review, as it pertains to the Property, conditions or factors of physical condition, proposed development restrictions and zoning for Purchaser's intended use, surface and subsurface conditions; and environmental matters so as to enable Purchaser to determine the existence of any conditions or factors that would prohibit, in Purchaser's sole and absolute opinion, the economic feasibility, the adequacy or financing of the Property or the marketability thereof to prospective tenants. At Purchaser's option, such inspections, examinations or reviews may be conducted by one or more surveyors, engineers, contractors, appraisers, environmental consultants, accountants or architects, the expense of which shall be borne solely by Purchaser. If Purchaser is not satisfied, in its sole and absolute discretion, with respect to any conditions or factors disclosed by Purchaser's inspections of the Property, then Purchaser may terminate this Agreement, for any reason or no reason, at any time prior to expiration of the Inspection Period and the Deposit shall be refunded to Purchaser including any accrued interest. Purchaser and its agents shall continue to have the right to conduct inspections, re-inspections, analyses and feasibility studies regarding the Property at any time prior to Closing, upon prior notice to Seller.

Seller shall allow Purchaser at all reasonable times during the Inspection Period complete access to the Property. In the event this Agreement is terminated or the transaction contemplated herein does not close for any reason, Purchaser shall, at its sole expense, restore the Property to its former condition. In addition, Seller shall provide Purchaser with access to, and Purchaser shall have the right to copy at Purchaser's sole expense, the following documentation to the extent the same is in Seller's possession (the "Inspection Period Documentation"):

(a) All soils reports, compaction tests, and related data performed or completed to date or other reports or tests, if any, involving the Property.

(b) All environmental reports, if any, engineering reports, if any, surveys, if any, or any other existing information held by Seller relating to the condition of the Property, as reasonably requested by Purchaser.

Purchaser shall repair any damage resulting to the Property resulting from any activities permitted hereunder and will indemnify, defend and hold harmless the Seller from and against and any and all claims, damages, liabilities, costs, fines, and other expenses, including reasonable attorneys' and engineers' fees, incurred by or threatened against the Seller a result of or in connection with Purchaser's exercise or the exercise by Purchaser's contractors, agents, employees, officers, directors, and representatives of the rights granted to Purchaser in this Section 4. The foregoing indemnification and hold harmless agreement will survive the Closing.

If Purchaser terminates this Agreement pursuant to this Section, neither party shall have any further rights or obligations hereunder other than those obligations that are specifically provided to survive termination of this Agreement. If Purchaser fails to terminate this Agreement as set forth in this Section, Purchaser shall be deemed to have waived the contingencies herein and the parties shall proceed to Closing.

5. Costs, Expenses and Prorations. Costs and expenses to be paid by cash, certified or cashier's check, or by wire transfer at or prior to Closing, as follows:

(a) Transfer. Seller agrees to pay the documentary stamp taxes incident to recording the special warranty deed and all fees for recording such deed.

(b) Title and Escrow: Seller and Purchaser agree to each pay one-half of the costs related to the Title Commitment and related title insurance policy and the costs of any escrow fee. Seller shall further pay all costs of correcting defects in title (including any recording fees attributable thereto). Purchaser shall pay all costs associated with endorsements requested by Purchaser on the title insurance policy.

(c) Assessments. Seller agrees to pay any homeowner association dues, if any, and assessments due and payable until time of Closing (as defined below) and any assessments for paving, curb, sidewalk, utilities, or other public improvements that are ordered, under construction, or previously constructed by a public authority as of the date of Closing.

(d) Attorney's Fees. Each party shall pay their own respective attorney's fees, if any, associated with this transaction.

(e) Real Estate Taxes. All consolidated real estate taxes which become delinquent in the year in which Closing takes place shall be treated as though all are current taxes, and those taxes shall be prorated as of the Closing Date.

6. Escrow. Seller and Purchaser agree that the escrow services for this transaction shall be provided by the Title Company. Title Company shall act as a fiduciary for both Seller and Purchaser for those actions contemplated in this Agreement. Title Company is authorized to withhold from Seller's proceeds all sums sufficient to satisfy Seller's obligations under this Agreement. Title Company, unless otherwise directed in writing by the parties, shall not disburse any funds or deliver or record any documents until it has received and unconditionally collected into its escrow account all of the funds required to be paid by this Agreement, determined that all terms of this Agreement have been satisfied and that the requirements for title insurance have been fulfilled.

7. Closing. The Closing shall take place no later than **June 15, 2024** (or on such other date as Purchaser and Seller shall mutually agree) ("**Closing Date**"). This Agreement shall in no manner be construed to convey title to the Property to Purchaser or to give Purchaser any right to take possession thereof prior to the time specified in this Agreement. The Closing shall be handled by the Title Company at the office of the Title Company or at a location or locations otherwise mutually agreeable to the parties, including electronically.

8. Possession. Seller shall deliver possession of the Property at Closing.

9. No Agents. Purchaser and Seller each represent and warrant to the other party that all negotiations relative to this Agreement have been carried on by Purchaser and Seller directly without any person who may be entitled to any brokerage or finder's fee or other commission. Purchaser and Seller agree to hold the other harmless from and indemnify the other against any claim made by any person claiming to have been employed by such party as a broker, finder, or agent in connection with the transaction contemplated by this Agreement.

10. Risk of Loss. Until the Closing Date, Seller shall have all risk of destruction, loss, or damage by fire or other casualty to the Property. Purchaser assumes all risk of destruction, loss, or damage by fire or other casualty to the Property as of Closing.

11. Sanitary and Improvement District. The Property is not located in a Sanitary and Improvement District.

12. Title. Title to the Property is to be taken in the name of SPARK, a Nebraska nonprofit corporation, or as otherwise requested by Purchaser.

13. Time is of the Essence. Time is of the essence with respect to this Agreement.

14. Representations of Seller. Seller represents to Purchaser as of the Effective Date and to be recertified as of Closing, that there are no parties in possession of the Property, or any part thereof, as lessees or sublessees and there are and will be no unrecorded liens created by Seller against any of the Property which will not be satisfied out of the Purchase Price or from other funds of Seller at or prior to Closing.

15. Default. If Purchaser or Seller fails or refuses to consummate this transaction without cause according to the terms of this Agreement, then the Title Company shall, at its option, retain the Deposit until disbursement of the Deposit is agreed upon in writing by Purchaser and Seller, or deposit the Deposit with a court of competent jurisdiction. Upon Purchaser's default under this Agreement, and failure to cure, Seller may, as its sole option, retain the Deposit, which shall be paid to Seller by Title Company, as liquidated damages as Seller's sole remedy; it being the agreement of the parties that upon the happening of such event, Seller may have sustained damages, the exact amount of which would not be easily ascertained and the Deposit is agreed by the parties to be equitable compensation to Seller for the actual loss which may have been sustained.

16. Notices. Any notices required hereunder shall be given either by certified mail, postage prepaid, return receipt requested, by hand delivery, express delivery service or by electronic mail with receipt acknowledged by recipient. Any such notice given by mail shall be deemed given three (3) days after the deposit in the mail as aforesaid; and any notice given by hand delivery, express delivery service, or electronic mail shall be deemed given when received. All notices shall be given to the following addresses and any party may change an address for such notice by notice in accordance with this Section:

Seller:  
Omaha Housing Authority

\_\_\_\_\_  
\_\_\_\_\_  
Email: \_\_\_\_\_

Purchaser:  
Spark  
1111 N 13<sup>th</sup> Street  
Suite 311  
Omaha, NE 68102  
Email: \_\_\_\_\_

17. Binding Effect; Benefits. Purchaser shall not assign this Agreement without Seller's consent. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, personal representatives, successors, and assigns. Notwithstanding anything to the contrary in this Agreement, nothing in this Agreement, expressed or implied, is intended to confer on any person other than the parties to this Agreement or their respective heirs, personal representatives, successors, and assigns any right, remedy, obligation, or liability under or by reason of this Agreement.

18. Invalidity. If any provisions of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement shall not be impacted thereby and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law.

19. Issues of Interpretation. Notwithstanding the fact that this Agreement was prepared by the attorney for a party, the parties confirm that they have reviewed, negotiated, and adopted this Agreement as the joint agreement and understanding of the parties. This Agreement shall be construed as a whole and any presumption that ambiguities are to be resolved against the primary drafting party shall not apply.

20. Counterparts. This Agreement may be executed in any number of counterparts, each of which, when so executed and delivered, shall be deemed an original, but such counterparts shall together constitute one and the same instrument.

21. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Nebraska.

22. Entire Agreement. This Agreement contains the entire understanding and agreement of the parties with respect to the subject matter of this Agreement, and no representations or promises have been made by either party except as expressly set forth in this document. This Agreement may not be modified or amended except in writing by both parties.

[NO FURTHER TEXT ON THIS PAGE]

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first above written.

**PURCHASER:**

SPARK, a Nebraska nonprofit corporation

By: \_\_\_\_\_

Date: \_\_\_\_\_

**SELLER:**

OMAHA HOUSING AUTHORITY

By: \_\_\_\_\_

Date: \_\_\_\_\_

**Acceptance by Escrow Holder:**

Omni Title Services acknowledges that it has received a copy of the fully executed original of the foregoing Real Estate Purchase and Sale Agreement and agrees to act as Title Company and escrow agent thereunder and to be bound by and perform the terms thereof as such terms apply to either Title Company or escrow agent. The escrow agent agrees to accept, hold, return and/or disburse the Deposit referred to in such Agreement strictly in accordance with the provisions thereof.

Dated: March \_\_\_\_, 2024

Omni Title Services

By: \_\_\_\_\_

Name:

Title:



**RESOLUTION NO. 2024 – 49**  
**SALE OF VACANT LOT 2219 LOTHROP**

**WHEREAS**, the Housing Authority of the City of Omaha owns a number of vacant lots acquired several years ago and for which OHA has no immediate or projected future use, including a vacant lot known as 2219 Lothrop Street;

**WHEREAS**, OHA staff have negotiated a purchase agreement with Spark, an Omaha non-profit corporation, for OHA sale of the vacant lot; and

**WHEREAS**, OHA staff recommends the Board of Commissioners approve the sale of 2219 Lothrop Street to Spark for \$17,500.00;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves the sale of 2219 Lothrop Street to Spark for \$17,500.00 and authorizes OHA’s CEO, Joanie Poore, to take such actions and execute such documents as necessary to effect the 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 May 2, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary

5.1.3.3. Resolution 2024-50 Amend Section 32 Applications

# Memorandum

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To: OHA Board of Commissioners  
From: Brian Hansen, General Counsel  
Date: May 2, 2024  
Re: Amend HUD Section 32 approvals regarding 6 units

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## **RECOMMENDED ACTION:**

OHA staff recommends that the Board authorize amendments to Section 32 applications (DDA0008899 and DDA0009818) to remove 6 units from these approved applications.

## **EXPLANATION:**

OHA entered into an MOU with Habitat for Humanity in which OHA agreed to sell certain scattered site units to Habitat for the purpose of promoting affordable homeownership opportunities. OHA received HUD approval for Section 32 disposition of 37 units for this purpose. In 2019-2021, OHA sold 31 units to Habitat. Habitat's priorities and funding changed, and Habitat does not intend to purchase the remaining 6 units approved in OHA's Section 32 applications.

The 6 units were approved by HUD for disposition under Section 32, which is limited to homeownership programs, and our Section 32 homeownership program applications were specific to sale to Habitat. OHA staff recommends that we amend our Section 32 applications, to remove these 6 units. If HUD approves our request, these 6 units would remain in OHA's public housing portfolio and would have the same status as all other OHA public housing units.

2942 MARTHA ST  
2024 N 60 ST  
4835 ERSKINE ST  
5319 N 48 AVE  
6714 N 35 ST  
2533 S 46 AVE

**RECOMMENDED BY:** Joanie Poore, CEO

**RESOLUTION NO. 2024 – 50**  
**AMENDMENT OF SECTION 32 APPLICATIONS**

**WHEREAS**, OHA received HUD approval of Section 32 homeownership program disposition applications for sale of 37 single-family homes to Habitat for Humanity;

**WHEREAS**, in 2019-2021, OHA sold 31 homes to Habitat, however Habitat’s funding and priorities changed, and Habitat did not purchase the other 6 homes, which are listed by address in the Memo;

**WHEREAS**, OHA wishes to restore the 6 single-family homes to its public housing program and to be available for repositioning;

**WHEREAS**, HUD requires that OHA amend its Section 32 applications to remove these 6 units from the applications; and

**WHEREAS**, OHA staff recommends that the Board approve amendments to OHA’s Section 32 applications (DDA0008899 and DDA0009818) to remove six units from the applications;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves amendments to OHA’s Section 32 applications (DDA0008899 and DDA0009818) to remove six units from the applications, and hereby authorizes the CEO, Joanie Poore, to take such actions and execute such documents as needed to amend the Section 32 applications.

\_\_\_\_\_  
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 May 2, 2024.

\_\_\_\_\_  
Joanie Poore, Secretary

## 6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

### 6.1. Housing Choice Voucher Program

# Memorandum



To: Board of Commissioners  
 From: Philisa Smith HCV Director  
 Date: May 2, 2024  
 Re: Monthly Utilization Report

**PERIOD ENDING MARCH 31, 2024**

**VOUCHER UTILIZATION SUMMARY**

All Vouchers	Utilization 2023	Allocation	Issued Current Month	Jan	Feb	Mar	Current Mo % Leased
	All Other Vouchers	4988	57	3579	3616	3622	72%
Emergency Vouchers	142	15	100	100	105	74%	
Fair Share Vouchers	24	14	0	0	4	0%	
HA Owned Vouchers	21	0	21	22	21	100%	
Home Ownership Vouchers	65	0	65	64	65	100%	
Incremental Vouchers	20	1	0	0	0	0%	
Mainstream Vouchers	115	0	94	96	96	81%	
Portable Vouchers	80	5	71	79	80	100%	
Project Based Vouchers	210	16	166	164	190	90%	
Tenant Protection Vouchers	183	0	169	181	183	100%	
VASH Vouchers	157	23	108	110	114	75%	
VASH Vouchers (PBV)	0	0	36	36	36	100%	
<b>Total Vouchers</b>	<b>6005</b>	<b>121</b>	<b>4405</b>	<b>4468</b>	<b>4516</b>	<b>75%</b>	

Other Housing	Utilization 2023	Allocation	Issued	Jan	Feb	Mar	Current Mo % Leased
	HOME TBRA	30	1	29	23	29	96%
Mod Rehab	36	1	35	33	35	97%	

HUD Delinquency Rate	SEMAP	Jan	Feb	Mar
	95%	93.66%	93.66%	92.80%

# Memorandum



To: Board of Commissioners  
 From: Philisa Smith HCV Director  
 Date: May 2, 2024  
 Re: Monthly Utilization Report

**PERIOD ENDING MARCH 31, 2024**

**NSPIRE INSPECTION SUMMARY**

2024	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	213	235	249									
Section 8 Fail	156	139	162									
Section 8 Follow ups	186	163	162									
Quality Control Pass	12	10	5									
Quality Control Fail	0	2	3									
Special, Complaint, Inconclusive	7	13	10									
<b>Monthly Total S8 Inspections Conducted</b>	<b>574</b>	<b>562</b>	<b>591</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

2024 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted												

5/20/2024 Weather Extension Results	May											
Pass					*							
Fail					*							

# Memorandum



To: Board of Commissioners  
From: Philisa Smith HCV Director  
Date: May 2, 2024  
Re: Monthly Utilization Report

**PERIOD ENDING MARCH 31, 2024**

**HCV 2023 ANNUAL RECERTIFICATION SUMMARY**

<b>Annual Recertifications 2023</b>	<b>Annuals Due Monthly</b>	<b>Annuals Incomplete</b>
1	464	1
2	369	6
3	375	3
4	419	11
5	401	12
6	332	15
7	358	28
8	343	10
9	411	39
10	398	24
11	389	18
12	430	43
<b>Totals</b>	<b>4689</b>	<b>210</b>

\*Please note that starting from April 5th, 2024, families must complete the annual recertification process online via the portal. If the family fails to complete the process after receiving the second notice, they will automatically be scheduled for an in-office appointment to complete the online recertification in person. An OHA staff person will assist the family during this appointment.

Furthermore, as of April 16th, 2024, the total number of incomplete annual recertifications is 116.

## 6.2. Asset Management (Public Housing)

# OHA Property Management Report

March 31, 2024

## PUBLIC HOUSING

Development			Occupancy				Tenant Accounts Receivable					Net Operating Income				PHAS
Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied	Trend	TAR Balance	Tenant Revenue	Prev Mo TAR Ratio	Current Mo TAR Ratio	TAR Trend	YTD Actual	YTD Budget	YTD Variance	YTD Actual Non-Cash	MASS Points (of 25)
Towers	Florence Tower	106	3	4	96.2%	↓	\$ 40,726	\$ 20,380	1.79	2.00	↑	\$ (46,551)	\$ (8,656)	\$ (37,895)	\$ (19,732)	17
	Benson Tower	143	4	6	95.8%	↓	\$ 45,889	\$ 30,510	1.67	1.50	↓	\$ (76,965)	\$ (48,096)	\$ (28,869)	\$ (39,936)	13
	Jackson Tower	207	12	16	92.3%	↓	\$ 70,069	\$ 44,820	1.43	1.56	↑	\$ (159,884)	\$ (72,706)	\$ (87,178)	\$ (114,135)	9
	Park South Tower	221	16	17	92.3%	↓	\$ 46,316	\$ 49,525	1.03	0.94	↓	\$ (196,542)	\$ (81,630)	\$ (114,912)	\$ (139,277)	8
	Highland Tower	106	2	1	99.1%	↑	\$ 33,996	\$ 27,531	0.93	1.23	↑	\$ (102,627)	\$ (23,353)	\$ (79,274)	\$ (70,589)	21
	Pine Tower	143	7	3	97.9%	↑	\$ 19,612	\$ 30,789	0.62	0.64	↑	\$ (55,904)	\$ (7,101)	\$ (48,803)	\$ (23,501)	17
Elderly	Evans Tower	110	5	9	91.8%	↑	\$ 30,278	\$ 29,772	1.12	1.02	↓	\$ (97,559)	\$ (7,738)	\$ (89,821)	\$ (81,996)	6
	Crown Tower	149	16	15	89.6%	↑	\$ 24,250	\$ 39,077	0.55	0.62	↑	\$ (154,625)	\$ (111,250)	\$ (43,375)	\$ (52,338)	5
	Underwood Tower	104	4	3	97.1%	↑	\$ 11,161	\$ 31,461	0.35	0.35	-	\$ (110,227)	\$ (10,351)	\$ (99,876)	\$ (87,352)	17
	Kay Jay Tower	117	1	2	98.3%	↓	\$ 15,902	\$ 36,417	0.28	0.44	↑	\$ (122,523)	\$ (14,001)	\$ (108,522)	\$ (93,914)	20
Multi Family	Southside	356	0	0	100.0%	-	\$ 54,245	\$ 83,080	0.52	0.65	↑	\$ (250,446)	\$ 8,412	\$ (258,858)	\$ (215,323)	21
	Chambers Court	32	1	1	96.9%	-	\$ 36,639	\$ 33,716	0.96	1.09	↑	\$ (97,807)	\$ (45,531)	\$ (52,276)	\$ (51,921)	NA
	Farnam	20	0	0	100.0%	-	\$ 7,035	\$ 8,733	1.28	0.81	↓	\$ (47,085)	\$ 4,415	\$ (51,500)	\$ (34,688)	NA
	Park Villa	24	1	0	100.0%	↑	\$ 5,281	\$ 6,120	1.32	0.86	↓	\$ (40,529)	\$ 25,707	\$ (66,236)	\$ (11,241)	12
	Bayview	12	0	0	100.0%	-	\$ 12,137	\$ 3,511	2.26	3.46	↑	\$ (5,206)	\$ 22,301	\$ (27,507)	\$ (3,523)	NA
Single Family Homes/ Duplexes	Scat-Site North East	225	11	9	96.0%	↑	\$ 63,217	\$ 83,406	0.74	0.76	↑	\$ 43,909	\$ (54,266)	\$ 98,175	\$ 75,664	16
	N. Omaha Afford Homes	24	0	0	100.0%	-	\$ 15,903	\$ 12,763	1.14	1.25	↑	\$ (38,239)	\$ (8,873)	\$ (29,366)	\$ 5,268	NA
	Crown I	16	0	0	100.0%	-	\$ 3,522	\$ 6,479	0.39	0.54	↑	\$ 4,082	\$ 9,663	\$ (5,581)	\$ 5,631	NA
	Crown II	12	0	0	100.0%	-	\$ 1,265	\$ 3,014	0.40	0.42	↑	\$ (13,991)	\$ (5,642)	\$ 8,349	\$ (3,259)	NA
	Scat-Site South East	137	4	7	94.9%	↓	\$ 25,177	\$ 57,685	0.48	0.44	↓	\$ 40,505	\$ (5,266)	\$ 45,771	\$ 63,891	12
	Scat-Site North West	115	2	2	98.3%	-	\$ 27,934	\$ 53,176	0.52	0.53	↑	\$ 5,109	\$ (31,650)	\$ 36,759	\$ 16,978	20
	Keystone Crown Creek	37	1	0	100.0%	↑	\$ 407	\$ 14,336	-0.23	0.03	↑	\$ (87,793)	\$ (64,446)	\$ (23,347)	\$ (38,059)	NA
	Scat-Site South West	75	0	0	100.0%	-	\$ 2,087	\$ 33,050	0.17	0.06	↓	\$ 4,300	\$ (9,417)	\$ 13,717	\$ 16,704	20
<b>Total</b>		<b>2491</b>	<b>90</b>	<b>95</b>	<b>96.2%</b>	<b>↓</b>	<b>\$ 593,048</b>	<b>\$ 739,351</b>	<b>0.51</b>	<b>0.80</b>	<b>↑</b>	<b>\$ (1,606,598)</b>	<b>\$ (539,475)</b>	<b>\$ (1,050,425)</b>	<b>\$ (896,648)</b>	<b>13.76</b>



## OHA Maintenance Report 3/31/2024

Region	Property	PH Units	Physical			Work Orders Completion						MR
			PASS Points (out of 40)	2022 REAC Score	2023/24 REAC Score	Total Complete	% Complete On-Time	# Open	Prev Mo % Open	% Open / Units	# Open Trend	# Not Ready 60+ Days
North	Evans	110	28.8	72		53	0%	7	33%	6%	↓	1
	Florence	106	33.2	83		33	79%	24	92%	23%	↓	1
	Underwood	104	32.8	82		48	77%	23	101%	22%	↓	0
North Central	Benson	143	34	85		49	100%	21	8%	15%	↑	0
	Crown	149	35.2	88		25	100%	64	1%	43%	↑	0
Central	Jackson	207	35.2	58	88	415	100%	13	6%	6%	↓	1
	ParkSouth	221	38	78	95	53	94%	10	59%	5%	↓	10
South	Pine	143	34.4	86		105	39%	64	49%	45%	↓	0
	KayJay	117	28.8	72		94	89%	14	11%	12%	-	0
	Highland	106	28.8	72		72	78%	24	24%	23%	↓	0
SS	Southside	356	33.6	53	84	171	0%	58	17%	16%	↓	n/a
Single Family	SCNE	225	25.6	64		417	26%	309	176%	137%	↓	8
	SCSE	137	27.2	68		216	25%	172	104%	126%	↑	1
	SCNW	115	28	70		245	21%	215	173%	187%	↑	0
	SCSW	75	17.2	43		72	44%	142	81%	189%	↑	0
Multi Family	Keystone	37	24.8	62		52	23%	42	173%	114%	↓	0
	Chambers	32	37.2	26	93	119	55%	37	216%	116%	↓	0
	Farnam	20	32	56	80	65	86%	15	150%	75%	↓	0
	ParkVilla	24	NA	NA		17	0%	10	29%	42%	↑	0
	NOAH	24	25.6	64		30	13%	24	133%	100%	↓	0
	Crown1	16	36.8	40	92	14	7%	16	94%	100%	↓	0
	Crown2	12	33.2	63	83	11	9%	13	108%	108%	-	0
	Bayview	12	36	69	90	30	47%	18	225%	150%	↓	0
	Villas		NA	NA	NA	30	47%	18	63%	56%	↓	0
Trades	Paint		NA	NA	NA	127	37%	118	NA	NA	NA	NA
	PestControl		NA	NA	NA	1429	97%	0	NA	NA	NA	NA

OHA PASS Score	2491	31.3	TOTAL / AVE	50%	1471	21	57%	↓	22
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# OHA Board Report Summary

## Asset Management – April 2024 Board Meeting

### PHAS

OHA's MASS (Management Assessment Subsystem) score **decreased** from 15.2 in February, to 13.76 in March. OHA's goal is to achieve at least 15 points overall and 22 points in as many properties as possible (of 25 possible points). The decrease was due to occupancy decrease and rental collections

### Occupancy

The overall occupancy rate for public housing **decreased** from 96.3% in February to 96.2 in March. OHA's goal is to be at 96% occupancy and strive toward 98% in as many properties as possible. 12 of 23 properties achieved occupancy rates of 98% or higher. OHA has requested occupancy exemptions for units that are off-line due to the pending insurance claim at Crown Tower (described below). If approved, this will positively impact occupancy for that location.

Occupancy rates for affordable housing have stayed at 83.8% Market-rate housing occupancy remained the same at 75%. Arbor Villa is no longer leasing due to CNI South redevelopment efforts, which is impacting overall occupancy at the Villas. We have also started the boarding up process at this location which includes 8 units and laundry room so far.

### Tenant Accounts Receivable

OHA's TAR ratio (past due rent/ total rent due) for public housing **increased** from 0.79 to 0.80. Past due rent in public housing increased by \$42k. Tenant revenue increased by \$39k.

### Maintenance

REAC scores for Farnam and Jackson are in, Farnam scored 80 while Jackson scored 88, raising OHA's overall PASS score to 31/40 (78%). The DAWG's security project for vacant units at Southside and Arbor is underway, and the two buildings in Phase 1 at Southside have been secured. On-time completion rates for work orders decreased from 55% to 50%. The total number of outstanding work orders has decreased from 1,740 to 1,470.

### Capital Improvements

The obligation date for the 2022 grant is 5/11/24 and it is on track to be met with projects that approved, or pending approval in the May 2<sup>nd</sup>, 2024 Board Meeting.

### **Completed Projects**

- Mold Remediation at Crown Tower (Phase 1)
- Southside roof/gutter repairs
- A&E Design for Plumbing Stacks at Towers & Farnam (preparing solicitation)
- Underwood Office Flooring Replacement
- Scatted Site Southeast Hail Damage Repairs
- Window Replacement at Spencer 57 Replacements
- Southside concrete repairs

### **Procurement Completed – Work in Progress**

#### **Towers**

- Security Fencing at Park South – substantially complete, final activation pending resolution of tenant concerns / RA issues
- Elevator Cell Dialers - Anticipated completion 5/2024
- Park South Jackson & Underwood Boiler Replacement – anticipated completion in 8/2024
- HVAC Replacements at Crown – anticipated completion in 6/2024
- Security Enhancements (Access Control/Cameras) - in progress
- Carpet Removal at Crown and Evans – anticipated completion in 2024

#### **Multi-Family/ Mixed Finance**

- Capital Needs Assessments (multiple sites) - in progress
- A&E for Exterior Waterproofing/Repairs at Alamo, Bayview & Farnam – in progress
- Lead Risk Assessments – developing a schedule
- Radon Testing – in progress

#### **Single Family**

- Lead Based Paint Remediation at Scattered Sites – anticipated completion in 05/2024
- Electrical Panel Replacements – anticipated completion in 05/2024
- Lead Based Paint Bath Remodels at Scattered Sites – anticipated completion 07/2024
- Lead Risk Assessments – ongoing: SCSE and SCNE completed, SCNW in progress
- Roofing/Siding at Single Family Homes – Board approved, work begins May 2024
- HVAC Replacement at Single Family Homes – Board approved, work begins May 2024

#### **Planning Phase**

- Water Heater Replacement at SFH's – pending Board approval, beginning May 2024
- Decks at SFH's – pending Board approval, work begins May 2024

- Windows at Single Family Homes – pending Board approval, work begins May 2024
- Kay Jay Exterior Painting – solicitation in progress
- NSPIRE Code Updates (GFCI, Smoke/CO Detectors, door sweeps) - developing scope
- Park Villa Site/Drainage work – developing scope
- Air Handler/Water Damage Repairs at Jackson – working with insurance company

6.3. Housing in Omaha, Inc.

6.4. River City Housing Connections

6.5. Compliance

# Memorandum

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To: The Board of Commissioners  
From: Susan Gilroy, Director of Compliance  
Date: May 2, 2024  
Re: Compliance Department Update- March 2024

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## Intake Department

During the month of March, 425 families applied for public housing. There was a total of 41 approved applications in March. The breakdown for approved applications is 38 one-bedrooms, 2 two-bedrooms, 1 three-bedroom and 0 four-bedrooms. There were 3 new applications for Farnam Apartments and 1 for Chambers Court straight tax credit apartments. We received 3 new applications for Villas North.

There were 62 applications withdrawn from the waiting list during February with 47 for no response, 6 for applicant requests, 5 not eligible to apply, 2 owed monies to other PHAs, 1 over-income and 1 for failed background checks.

We continue to process mainly one-bedroom applications to fill the current vacant ready units unless the Leasing Coordinators send back expired files to Intake for other bedrooms sizes that are needed.

The Intake Department currently has two position openings that we are interviewing for.

## Recertifications

HUD's monthly Re-examination Delinquency Report for March is still trending downward and is now at 91.22% from 91.95% last month. During March, staff completed many of the oldest files-40. Since most of the completion dates are in later months due to the 30-day notice requirement, the monthly delinquency rate isn't going to show this right away. We continue to assign staff new "Hot Files" as we move closer to working current files.

The interim completion rate remained at 81% for the interims reported between January and December. Outstanding interim files are also part of the "Hot File" lists. The completion of interim reported income changes continues to be an emphasis in the department. Once our open positions are filled, we plan to re-organize the workload and assign one member of staff the interim recertifications to improve the completion time.

Public housing recertifications have the same issues as Section 8 reported at the Board meeting last month with lack of staffing to be the biggest factor. We continue to go out to the towers and Southside each month to see families to assist with on-line process. Families in scattered sites who cannot be assisted over the phone have in person appointments scheduled here at Central Office.

The 2024 Public Housing Utility Allowance rent changes effective 3/1/24 were processed during March and should be completed by the end of April unless they have an outstanding interim or annual.

We currently have 4 Housing Compliance Specialists in training mode with one new staff starting 4/22/24. Their assistance will be a great help in getting the annual and interim recertifications back on

track and completed timelier once there on the job training is completed. 3 of the new staff are already seeing appointments and have gone through the Rent Café training.

We will be attending the resident meetings in May to report on the upcoming HOTMA changes as required with residents. Our ACOP committee started meeting weekly in April and we plan to have it ready for board review and public comment by July.

Process Improvements

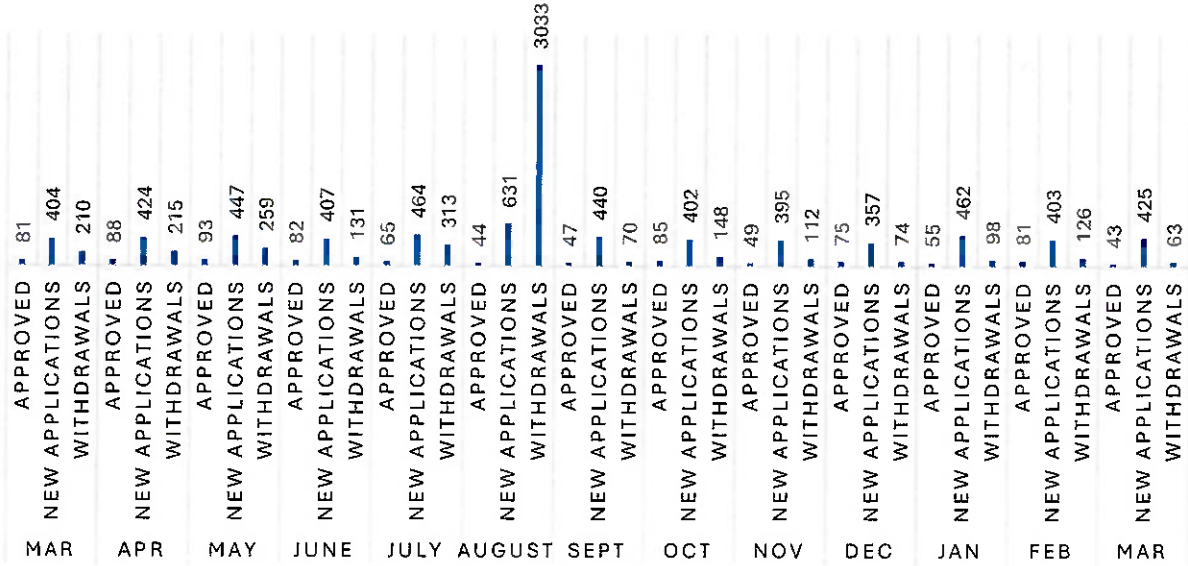
During the month of March, Nicole worked with staff from Section 8, Property Management, Compliance, and PH Intake departments with the wait list annual report, bank Reconciliations with Finance for audit, RAD conversion and letters for Property Management Regions. Rent Café training sessions were conducted for Property Management and HR staff. Nicole met with both PH and Section 8 Intake staff and managers to go over the Best Practices for Waitlist for families that are on both wait lists. There were 18 cases submitted to Yardi.

There were 131 requests from staff for assistance as outlined below:

Requests by Department/Product:

Capital Improvements	2
Compliance	5
Executive	1
Finance	10
HR	14
Inspections	1
IT	1.
Leasing	1
Legal	3
Maintenance	14
PH Intake	9
Property Management	22
Procurement	1
Public Safety	1
Requests for Training	5
Section 8	41
Product:	
Adobe	
Aspire	
Docu-sign	
Excel	
OHA Website	
Yardi P2P	
Yardi Rent Cafe	
Yardi Voyager	
YardiOne	
Yardi Vendor Cafe	

## PUBLIC HOUSING INTAKE WAITING LIST MARCH 2024



# Memorandum



To: The Board of Commissioners  
 From: Susan Gilroy, Director of Compliance  
 Date: May 2, 2024  
 Re: Intake Approved Applications March 2024

**Intake Department  
 Month of March 2024**

New Public Housing Applications	<b>425</b>
New Villas Housing Applications	<b>3</b>
New Farnam Straight Tax Credit Housing Applications	<b>3</b>
New Chambers Straight Tax Credit Housing Applications	<b>1</b>
Approved Public Housing Applications	<b>41</b>
Approved Applications for Villas	<b>0</b>
Approved Applications for Chambers Straight Tax Credit	<b>0</b>
Approved Applications for Farnam Apts Straight Tax Credit	<b>0</b>

Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four
		<b>38</b>	<b>2</b>	<b>1</b>

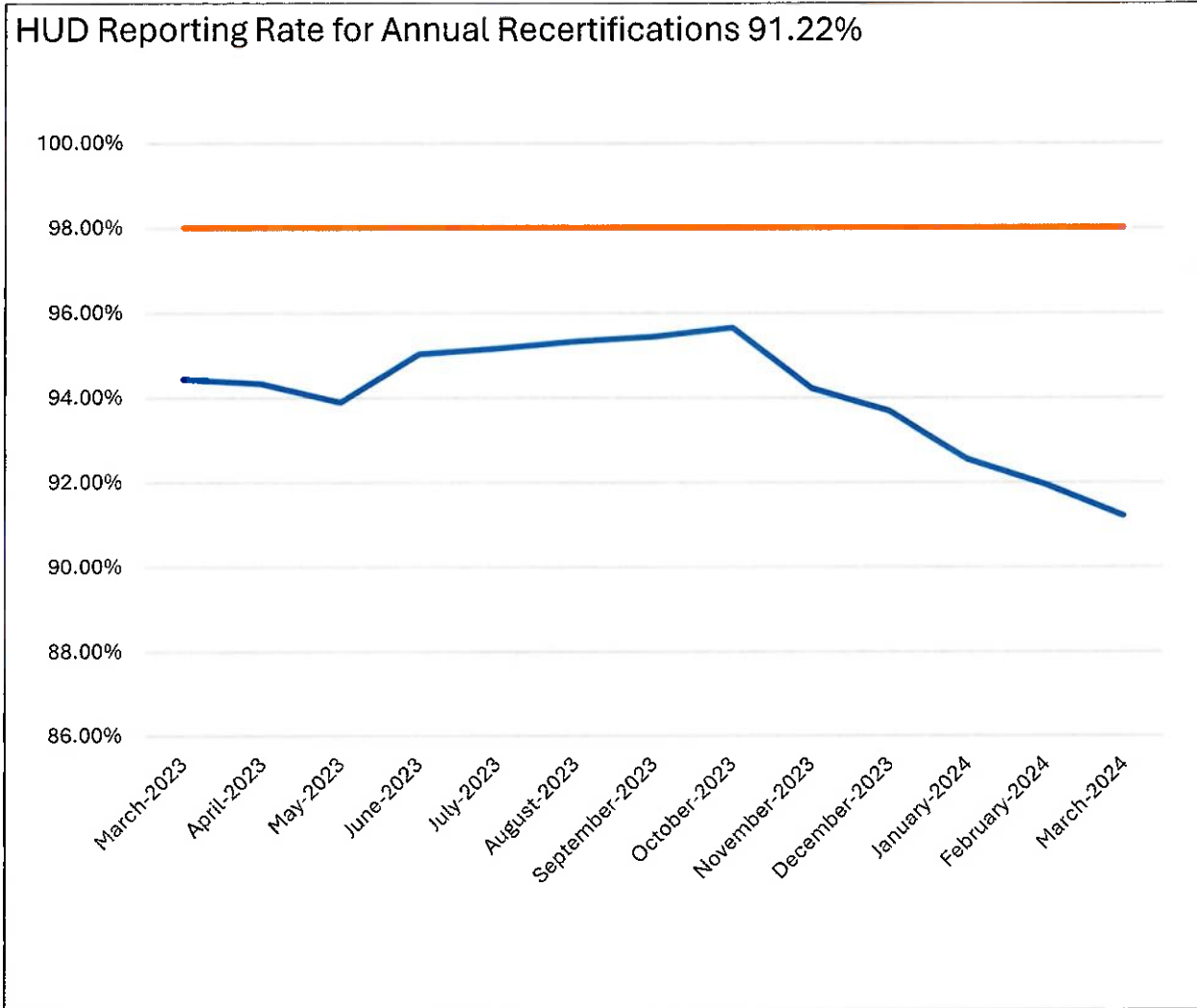
Villas Applications Approved	Two	Three
	<b>North Villas</b>	<b>0</b>
<b>Arbor Villa</b>	<b>0</b>	<b>0</b>

Chambers Court Straight Tax Credit Applications Approved	One	Two	Three	Four
		<b>0</b>	<b>0</b>	<b>0</b>

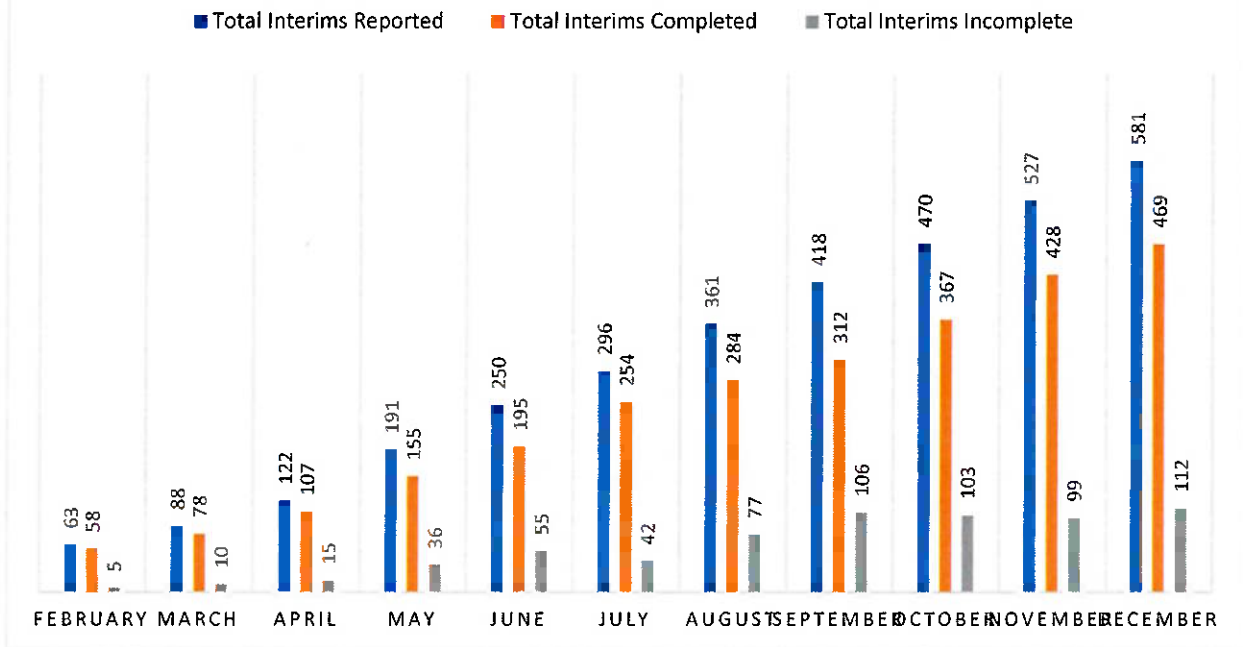
Farnam Apartments Straight Tax Credit Applications Approved	Two	Three
		<b>0</b>

<b>Applications Withdrawn from PH Wait List</b>	<b>62</b>	
<b>No Response During Full Application Process</b>	<b>47</b>	
<b>Over Income</b>	<b>1</b>	
<b>Not Eligible to Apply</b>	<b>5</b>	
<b>Failed Background Check</b>	<b>1</b>	
<b>Applicant Request</b>	<b>6</b>	
<b>Owes Debt to other PHA</b>	<b>2</b>	

	HUD Goal
	Actual



## INTERIM COMPLETION RATE JANUARY - DECEMBER 2023



54 residents reported new changes during the month of December. Housing Compliance Staff continued completion of outstanding carryover files during this month. Overall, staff processed a total 41 interim files over the month.

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

## 6.6. Financials

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Mar 2024

Book = Accrual ; Tree = ysi\_bs

	Current Balance	Beginning Balance (Month)	Net Change	Jan 1st Beginning Balance	YTD Net Change
<b>ASSETS</b>					
CASH AND CASH EQUIVALENTS	13,746,981	10,998,114	2,748,868	12,541,979	1,205,003
OTHER ACCOUNTS RECEIVABLE	458,706	362,861	95,844	668,185	(209,479)
A/R INTER-PROPERTY	841,848	744,127	97,722	715,591	126,257
A/R - TENANT	728,767	644,174	84,593	599,154	129,613
A/R PROMISSORY NOTES	3,144,290	3,138,535	5,755	3,136,905	7,385
ACCRUED INTEREST RECEIVABLE	359,745	359,745	0	359,745	0
PREPAID ASSETS	367,722	497,733	(130,011)	326,898	40,824
INTER-FUND DUE FROM	2,001,418	1,914,571	86,847	2,447,191	(445,773)
<b>TOTAL CURRENT ASSETS</b>	<b>21,649,478</b>	<b>18,659,861</b>	<b>2,989,617</b>	<b>20,795,647</b>	<b>853,831</b>
FIXED ASSETS	31,298,594	31,407,422	(108,828)	31,665,545	(366,950)
NOTES RECEIVABLE	1,347,673	1,347,673	0	1,347,673	0
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
PREPAID LEASE COSTS	4,640,570	4,640,570	0	4,640,570	0
ACCUMULATED AMORTIZATION	(4,416,383)	(4,416,383)	0	(4,416,383)	0
LT INTER-PROPERTY	913,265	913,265	0	913,265	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
<b>TOTAL NON-CURRENT ASSETS</b>	<b>38,209,059</b>	<b>38,317,887</b>	<b>(108,828)</b>	<b>38,576,009</b>	<b>(366,950)</b>
<b>TOTAL ASSETS</b>	<b>59,858,538</b>	<b>56,977,748</b>	<b>2,880,789</b>	<b>59,371,657</b>	<b>486,881</b>
<b>LIABILITIES AND EQUITY</b>					
<b>LIABILITIES</b>					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	503,604	397,527	106,077	897,400	(393,796)
A/P OTHER	3,846,194	376,771	3,469,423	376,771	3,469,423
A/P GENERAL PARTNER	2,625,492	2,625,492	0	2,625,492	0
ACCRUED FEES	792,462	694,741	97,722	666,205	126,257
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	10,818	10,917	(99)	215,810	(204,991)
COMP ABSENCES - CURRENT	202,035	202,035	0	202,035	0
TENANT SECURITY DEPOSIT	738,313	741,785	(3,472)	789,108	(50,795)
UNEARNED REVENUE	307,339	300,068	7,271	311,465	(4,126)
CURRENT PORTION OF DEBT	1,699,581	1,699,581	0	1,707,649	(8,068)
OTHER CURRENT LIABILITIES	440,405	440,405	0	440,405	0
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO	2,237,325	1,893,841	343,484	2,334,447	(97,122)
<b>TOTAL CURRENT LIABILITIES</b>	<b>13,453,566</b>	<b>9,433,160</b>	<b>4,020,406</b>	<b>10,616,783</b>	<b>2,836,782</b>
LONG TERM DEBT	13,254,247	13,254,247	0	13,254,247	0
FSS ESCROW	617,559	592,307	25,252	574,211	43,348
TOTAL LT ACCRUED FEES	913,264	913,264	0	913,264	0
COMP ABSENCES-LONG TERM	392,185	392,185	0	392,185	0
LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>17,567,689</b>	<b>17,542,437</b>	<b>25,252</b>	<b>17,524,341</b>	<b>43,348</b>
<b>TOTAL LIABILITIES</b>	<b>31,021,254</b>	<b>26,975,597</b>	<b>4,045,658</b>	<b>28,141,124</b>	<b>2,880,130</b>
<b>EQUITY</b>					
NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0	27,758,697	0
RETAINED EARNINGS	8,885,021	10,049,889	(1,164,868)	11,278,271	(2,393,250)
UNRESTRICTED NET POSITION	(4,309,616)	(4,309,616)	0	(4,309,616)	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
<b>TOTAL EQUITY</b>	<b>28,837,283</b>	<b>30,002,152</b>	<b>(1,164,868)</b>	<b>31,230,533</b>	<b>(2,393,250)</b>

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Mar 2024

Book = Accrual ; Tree = ysi\_bs

	<b>Current Balance</b>	<b>Beginning Balance (Month)</b>	<b>Net Change</b>	<b>Jan 1st Beginning Balance</b>	<b>YTD Net Change</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>59,858,538</b>	<b>56,977,748</b>	<b>2,880,789</b>	<b>59,371,657</b>	<b>486,881</b>
<b>TOTAL OF ALL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

New Agency Structure after FMR (7agency2)

### Budget Comparison

Period = Mar 2024

Book = Accrual ; Tree = ysi\_is

		PTD	PTD		YTD	YTD	YTD
		Actual	Budget	Variance	Actual	Budget	Variance
<b>700-0000</b>	<b>REVENUES</b>						
<b>701-0000</b>	<b>TENANT REVENUES</b>						
703-0000	DWELLING RENTS	675,891	617,275	58,616	1,987,472	1,849,932	137,540
703-0500	DWELLING RENTS SUBSIDY	39,730	30,231	9,499	115,367	90,693	24,674
704-0100	LATE FEES	16,745	11,617	5,128	49,657	35,200	14,457
704-0110	LATE FEES {P-NOTES}	125	0	125	125	0	125
704-0200	LEGAL FEES	2,891	22,562	(19,671)	3,791	67,686	(63,895)
704-0300	MAINTENANCE FEES	23,054	25,013	(1,959)	40,859	71,311	(30,453)
704-0500	OTHER TENANT REVENUE	5,285	4,837	448	14,138	18,752	(4,614)
704-0600	BAD DEBT RECOVERY	0	0	0	0	0	0
704-0700	FRAUD RECOVERY REVENUE	972	300	672	1,197	900	297
<b>704-9999</b>	<b>TOTAL TENANT REVENUES</b>	<b>764,693</b>	<b>711,835</b>	<b>52,858</b>	<b>2,212,606</b>	<b>2,134,474</b>	<b>78,132</b>
<b>705-0000</b>	<b>HUD GRANTS AND SUBSIDY</b>						
706-0000	REVENUES-HUD SUBSIDY	354,541	747,997	(393,456)	1,723,570	2,243,990	(520,420)
706-0010	HOUSING ASST PAYMENTS	3,192,558	3,463,693	(271,135)	9,415,169	10,391,078	(975,909)
706-0020	ONGOING ADMIN FEES EARNED	308,215	345,856	(37,641)	905,676	1,037,568	(131,892)
706-0100	REVENUES - HUD CAPITAL - HARD COSTS	66,850	132,594	(65,743)	321,615	397,780	(76,165)
706-0200	REVENUES - HUD CAPITAL - SOFT COSTS	469,225	562,698	(93,473)	758,886	1,688,094	(929,208)
<b>706-9999</b>	<b>TOTAL HUD GRANTS AND SUBSIDY</b>	<b>4,391,390</b>	<b>5,252,837</b>	<b>(861,447)</b>	<b>13,124,916</b>	<b>15,758,511</b>	<b>(2,633,595)</b>
<b>707-0000</b>	<b>TOTAL FEE REVENUE</b>						
707-0010	MANAGEMENT FEE	182,644	150,427	32,216	543,461	451,282	92,180
707-0030	BOOKKEEPING FEE	50,452	96,398	(45,945)	147,855	289,194	(141,339)
707-0040	FRONT LINE SERVICE FEE	194,139	228,900	(34,761)	560,194	686,700	(126,506)
707-0050	FRONT LINE SERVICE FEE {IT}	42,219	7,364	34,855	99,330	22,092	77,238
<b>707-9999</b>	<b>TOTAL FEE REVENUE</b>	<b>469,455</b>	<b>483,089</b>	<b>(13,634)</b>	<b>1,350,840</b>	<b>1,449,268</b>	<b>(98,428)</b>
708-0000	OTHER GOV'T GRANTS/DONATIONS	21,575	58,055	(36,480)	55,977	256,705	(200,728)
<b>708-9999</b>	<b>TOTAL OTHER GOV'T GRANTS DONATIONS</b>	<b>21,575</b>	<b>58,055</b>	<b>(36,480)</b>	<b>55,977</b>	<b>256,705</b>	<b>(200,728)</b>

New Agency Structure after FMR (7agency2)

### Budget Comparison

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Book = Accrual ; Tree = ysi\_is

		PTD	PTD		YTD	YTD	YTD
		Actual	Budget	Variance	Actual	Budget	Variance
<b>710-0000</b>	<b>INVESTMENT INCOME</b>						
711-0100	INTEREST INCOME - MAIN	2,432	2,925	(493)	7,622	8,775	(1,153)
<b>711-0199</b>	<b>TOTAL INTEREST INCOME - MAIN</b>	<b>2,432</b>	<b>2,925</b>	<b>(493)</b>	<b>7,622</b>	<b>8,775</b>	<b>(1,153)</b>
711-0200	INTEREST INCOME - OTHER	0	832	(832)	0	2,496	(2,496)
<b>711-0299</b>	<b>TOTAL NON-CASH INT INCOME {HIO}</b>	<b>0</b>	<b>832</b>	<b>(832)</b>	<b>0</b>	<b>2,496</b>	<b>(2,496)</b>
712-0000	INTEREST INCOME - RESTRICTED FUNDS	1,241	90	1,151	3,638	270	3,368
<b>712-1999</b>	<b>INT INCOME - RESTRICT FUNDS</b>	<b>1,241</b>	<b>90</b>	<b>1,151</b>	<b>3,638</b>	<b>270</b>	<b>3,368</b>
<b>714-0000</b>	<b>OTHER INCOME</b>						
715-0000	NON-DWELLING RENTS	34,696	37,566	(2,870)	115,640	112,699	2,941
715-0100	MISCELLANEOUS INCOME	200	110	90	475	330	145
715-0150	COMMISION INCOME	4,365	6,638	(2,272)	18,126	19,913	(1,787)
715-0200	ADMINISTRATIVE FEES	2,158	40	2,118	5,598	120	5,478
715-0300	DONATIONS - GENERAL	2	0	2	7	0	7
715-5000	DEVELOPERS FEES	0	16,667	(16,667)	0	50,000	(50,000)
717-0000	INSURANCE PROCEEDS	0	0	0	0	0	0
<b>719-9999</b>	<b>TOTAL OTHER INCOME</b>	<b>41,421</b>	<b>61,020</b>	<b>(19,600)</b>	<b>139,845</b>	<b>183,061</b>	<b>(43,216)</b>
<b>799-9999</b>	<b>TOTAL REVENUES</b>	<b>5,692,206</b>	<b>6,570,684</b>	<b>(878,478)</b>	<b>16,895,444</b>	<b>19,793,560</b>	<b>(2,898,116)</b>
<b>900-0000</b>	<b>EXPENSES</b>						
<b>900-0100</b>	<b>OPERATING EXPENSES</b>						
<b>901-0000</b>	<b>ADMINISTRATIVE EXPENSES</b>						
<b>910-0000</b>	<b>ADMINISTRATIVE SALARIES</b>						
911-0000	ADMIN SALARIES	501,964	550,893	48,929	1,405,936	1,652,680	246,745
911-0200	ALLOC ADMIN SALARIES	(28,428)	16,200	44,628	(53,164)	48,600	101,764
<b>911-9900</b>	<b>TOTAL ADMIN SALARIES</b>	<b>473,537</b>	<b>567,093</b>	<b>93,557</b>	<b>1,352,771</b>	<b>1,701,280</b>	<b>348,509</b>
912-0000	AUDIT EXPENSE	0	7,112	7,112	48,375	21,335	(27,040)

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913-0000	MANAGEMENT FEE	213,259	156,650	(56,608)	574,076	469,951	(104,125)
913-0020	BOOKKEEPING FEE	17,790	96,488	78,698	115,192	289,463	174,270
913-0030	NIFA MONITORING FEE	0	394	394	4,020	2,598	(1,422)
<b>913-9999</b>	<b>TOTAL ADMINISTRATIVE FEE</b>	<b>231,049</b>	<b>260,644</b>	<b>29,595</b>	<b>741,664</b>	<b>783,347</b>	<b>41,683</b>
915-0000	ADMIN EMPLOYEE BENEFITS	5,642	5,158	(484)	16,971	15,483	(1,488)
915-0100	ALLOC ADMIN EMP BENEFITS	0	3,450	3,450	0	10,351	10,351
915-0600	ER MEDICAL/DENTAL INS - ADMIN	120,137	123,929	3,792	374,739	371,785	(2,954)
915-0700	ER PENSION - ADMIN	25,652	31,834	6,181	77,262	95,501	18,239
915-0800	ER TAXES-ADMIN	36,882	43,388	6,506	111,802	130,166	18,364
<b>915-9999</b>	<b>TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>188,314</b>	<b>207,760</b>	<b>19,446</b>	<b>580,774</b>	<b>623,285</b>	<b>42,511</b>
916-0100	LEGAL SERVICES - OUTSIDE	10,285	7,244	(3,041)	31,007	21,732	(9,275)
916-0200	TRAINING/CONFERENCE	3,448	4,418	969	11,210	13,253	2,043
916-0265	STAFF MEETING/RETREAT	98	463	365	1,592	1,388	(204)
916-0300	TRAVEL	3,447	2,550	(897)	3,895	7,651	3,756
916-0400	MILEAGE	498	615	116	1,106	1,845	739
916-0401	ADMIN VEHICLE - FUEL	0	146	146	58	439	381
916-0402	ADMIN VEHICLE - MTCE & REPAIR	0	310	310	144	930	786
916-0410	ADMIN VEHICLE - LICENSE	0	2	2	0	6	6
916-0500	PUBLICATIONS	(576)	30	606	(266)	92	358
916-0600	MEMBERSHIPS	1,429	3,111	1,682	2,667	9,332	6,665
916-0650	PAYROLL PROCESSING FEE	5,144	4,843	(301)	16,968	14,528	(2,440)
916-0700	TELEPHONE	48,894	7,759	(41,135)	61,436	23,277	(38,160)
916-0751	SAFETY EQUIPMENT/SUPPLIES	1,695	302	(1,393)	6,742	906	(5,836)
916-0753	SAFETY TRAINING	0	10	10	0	30	30
916-0800	LEGAL SERVICES - INTERNAL	28,428	612	(27,815)	53,232	1,837	(51,395)
916-0801	ALLOC INTERNAL LEGAL EXP	2,391	12,354	9,963	2,706	37,061	34,355
916-0810	PRINTER SUPPLIES AND EXP	1,197	1,430	234	4,426	4,291	(134)
916-0815	SOFTWARE EXP	24,085	26,172	2,088	75,227	78,517	3,290
916-0900	FORMS AND PRINTING	0	191	191	0	572	572

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		Actual	Budget	Variance	Actual	Budget	Variance
916-0950	OFFICE EXPENSE	250	183	(67)	250	549	299
916-1000	OFFICE FURNISHINGS	0	302	302	2,376	906	(1,470)
916-1001	POSTAGE	5,287	4,217	(1,070)	19,797	12,650	(7,147)
916-1002	OFFICE SUPPLIES	5,474	5,253	(221)	13,844	15,758	1,914
916-1003	OFFICE EQUIPMENT LEASES	2,728	2,393	(335)	8,051	7,178	(873)
916-1004	COMPUTER SUPPLIES	0	117	117	0	351	351
916-1005	COMPUTER EQUIPMENT	5,940	4,391	(1,549)	19,376	13,172	(6,204)
916-1006	NETWORK COMMUNICATION	6,222	6,821	599	17,126	20,464	3,339
916-1007	ADVERTISING /NEWSPAPER ADS	(1,048)	166	1,214	(959)	498	1,457
916-1008	CABLE TV	2,782	0	(2,782)	2,782	0	(2,782)
916-1009	EMPLOYEE HIRING & ADMIN EXP	5,265	2,113	(3,152)	11,841	6,345	(5,496)
916-1010	CONSULTING	61,797	39,308	(22,490)	105,170	115,923	10,753
916-1011	BANK FEE	0	631	631	3,273	1,920	(1,353)
916-1012	SECT 8 PORT OUT ADMIN FEES	1,246	0	(1,246)	3,130	0	(3,130)
916-1014	LATE FEES	51	2	(49)	524	6	(518)
916-1015	MISCELLANEOUS EXPENSE	2,193	879	(1,314)	1,707	2,637	930
916-1025	FEES - PERMITS	0	35	35	2,092	105	(1,987)
916-1030	PROPERTY TAX	9,503	1,747	(7,756)	9,503	5,240	(4,263)
916-1060	RENTAL EXPENSE	0	1,659	1,659	(328)	4,978	5,306
916-2000	LAND ACQUISITION EXPENSE	0	31	31	0	93	93
916-3001	IT SUPPORT - CONTR SERV	18,344	20,456	2,111	55,657	61,367	5,710
916-3002	PROFESSIONAL FEES	0	2,500	2,500	0	7,500	7,500
916-3999	PROFESSIONAL/CONTR SERV	191	0	(191)	381	0	(381)
<b>916-9999</b>	<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>256,687</b>	<b>165,764</b>	<b>(90,922)</b>	<b>547,743</b>	<b>495,327</b>	<b>(52,415)</b>
918-0010	FRONT LINE SERVICE FEES	0	0	0	0	0	0
919-0000	FEE FOR SERVICE	42,219	8,532	(33,688)	99,330	25,595	(73,734)
<b>919-0999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>42,219</b>	<b>8,532</b>	<b>(33,688)</b>	<b>99,330</b>	<b>25,595</b>	<b>(73,734)</b>
<b>919-9999</b>	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>1,191,805</b>	<b>1,209,793</b>	<b>17,988</b>	<b>3,322,282</b>	<b>3,628,834</b>	<b>306,553</b>

New Agency Structure after FMR (7agency2)

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		PTD	PTD		YTD	YTD	YTD
		Actual	Budget	Variance	Actual	Budget	Variance
<b>920-0500</b>	<b>RESIDENT SERVICES SALARIES</b>						
921-0000	RESIDENT SERVICES SALARIES	4,149	4,067	(82)	11,449	12,201	752
921-0100	RESIDENT SERVICE CASUAL LABOR	6,225	7,450	1,225	18,750	22,350	3,600
<b>921-9990</b>	<b>TOTAL RESIDENT SERV SALARIES</b>	<b>10,374</b>	<b>11,517</b>	<b>1,143</b>	<b>30,199</b>	<b>34,551</b>	<b>4,352</b>
922-0000	RELOCATION EXPENSES	35,909	12,143	(23,766)	136,409	36,429	(99,980)
922-0200	RELOCATION - SECURITY DEPOSITS	0	0	0	793	0	(793)
922-0300	RELOCATION - MOVING EXPENSE	690	357	(333)	934	1,072	137
922-0400	RELOCATION - UTILITY DEPOSITS	0	0	0	0	0	0
<b>922-9999</b>	<b>TOTAL RELOCATION EXPENSE</b>	<b>36,599</b>	<b>12,500</b>	<b>(24,099)</b>	<b>138,136</b>	<b>37,500</b>	<b>(100,636)</b>
923-0600	ER MEDICAL/DENTAL INS - RES SERV	1,816	280	(1,536)	5,449	840	(4,609)
923-0700	ER PENSION - RES SERV	228	218	(10)	685	655	(30)
923-0800	ER TAXES-RES SERV	294	324	30	885	971	86
<b>923-9999</b>	<b>TOTAL RESIDENT SERV EMP BENEFITS</b>	<b>2,338</b>	<b>822</b>	<b>(1,516)</b>	<b>7,018</b>	<b>2,466</b>	<b>(4,553)</b>
924-0000	YOUTH ACTIVITIES	0	0	0	0	0	0
924-0003	YOUTH ACTIVITIES - SCHOLARSHIPS	0	0	0	4,782	0	(4,782)
<b>924-0099</b>	<b>TOTAL YOUTH ACTIVITIES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,782</b>	<b>0</b>	<b>(4,782)</b>
924-0100	RESIDENT SERVICES EXPENSE	718	3,206	2,488	718	9,619	8,901
924-0101	RESIDENT SERVICES EVENTS & ACTIVITIES	844	0	(844)	6,904	0	(6,904)
924-0200	RESIDENT SERV DIRECT FUNDING	0	0	0	(130)	0	130
924-0210	RESIDENT FUND - STIPENDS	1,409	1,766	358	10,206	5,300	(4,907)
924-0230	RESIDENT FUND - MEETING EXPENSES	317	183	(134)	2,576	550	(2,026)
924-0290	RESIDENT FUND - OTHER	441	0	(441)	4,369	0	(4,369)
<b>924-0299</b>	<b>TOTAL RESIDENT FUND</b>	<b>3,729</b>	<b>5,156</b>	<b>1,427</b>	<b>24,643</b>	<b>15,469</b>	<b>(9,174)</b>
924-0300	FRONT LINE SERVICE FEE	154,125	156,628	2,503	441,156	469,884	28,727
<b>924-9999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>154,125</b>	<b>156,628</b>	<b>2,503</b>	<b>441,156</b>	<b>469,884</b>	<b>28,727</b>
<b>925-9900</b>	<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>207,165</b>	<b>186,623</b>	<b>(20,542)</b>	<b>645,935</b>	<b>559,869</b>	<b>(86,066)</b>
<b>925-9999</b>	<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>207,165</b>	<b>186,623</b>	<b>(20,542)</b>	<b>645,935</b>	<b>559,869</b>	<b>(86,066)</b>

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<b>930-0000</b>	<b>UTILITY EXPENSES</b>						
931-0000	UTILITY - WATER	30,260	42,142	11,882	110,931	127,073	16,142
932-0000	UTILITY - ELECTRIC	144,216	141,208	(3,008)	525,839	423,609	(102,230)
933-0000	UTILITY - GAS	33,817	45,955	12,138	159,346	137,866	(21,480)
938-0000	UTILITY - SEWER	42,330	54,587	12,257	155,608	163,761	8,153
938-0100	ALLOC SEWER	0	88	88	0	264	264
<b>939-9999</b>	<b>TOTAL UTILITY EXPENSES</b>	<b>250,623</b>	<b>283,980</b>	<b>33,357</b>	<b>951,723</b>	<b>852,572</b>	<b>(99,151)</b>
<b>940-0000</b>	<b>TOTAL MAINTENANCE</b>						
<b>940-5000</b>	<b>MAINTENANCE SALARIES</b>						
941-0000	MAINTENANCE SALARIES	236,554	250,799	14,245	669,363	752,398	83,035
941-0100	MAINTENANCE CASUAL LABOR	17,969	15,556	(2,414)	56,834	46,666	(10,168)
941-0200	ALLOC MAINT SALARIES	0	3,384	3,384	(44)	5,312	5,356
<b>941-9999</b>	<b>TOTAL MAINTENANCE SALARIES</b>	<b>254,524</b>	<b>269,739</b>	<b>15,215</b>	<b>726,153</b>	<b>804,377</b>	<b>78,224</b>
942-0100	APPLIANCES	28,554	17,913	(10,641)	56,086	53,740	(2,345)
942-0150	DWELLING EQUIPMENT	0	0	0	675	0	(675)
942-0200	PAINT	8,200	7,313	(887)	17,594	21,938	4,344
942-0300	CLEANING SUPPLIES	2,956	3,252	296	7,389	9,755	2,366
942-0400	HVAC MATERIALS	3,352	2,709	(643)	10,788	8,127	(2,661)
942-0500	LANDSCAPING MATERIALS	1,031	401	(630)	1,031	1,204	172
942-0600	PLUMBING MATERIALS	26,465	14,629	(11,837)	55,204	43,886	(11,318)
942-0700	ELECTRICAL MATERIALS	12,112	2,506	(9,606)	23,760	7,518	(16,242)
942-0800	GASOLINE USAGE FOR MAINT VEHICLES	3,747	3,585	(162)	8,749	10,756	2,006
942-0810	MAINTENANCE VEHICLE - LICENSE	0	0	0	0	0	0
942-0850	PEST CONTROL SUPPLIES	4,560	1,686	(2,875)	10,748	5,057	(5,691)
942-0900	MAINTENANCE TOOLS	294	2,376	2,081	5,348	7,127	1,779
942-1000	MAINTENANCE MATERIALS	50,004	38,212	(11,792)	109,840	114,636	4,796
942-1010	MAINTENANCE EQUIPMENT	65	677	612	1,574	2,030	456
942-1050	Early Pay Discount	(8,851)	0	8,851	(8,942)	0	8,942

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942-1100	FEE FOR SERVICE	0	0	0	0	0	0
<b>942-9900</b>	<b>TOTAL MAINTENANCE MATERIALS</b>	<b>132,489</b>	<b>95,258</b>	<b>(37,231)</b>	<b>299,843</b>	<b>285,773</b>	<b>(14,069)</b>
943-0100	ELEVATORS - CONTRACTED SERV	16,754	12,685	(4,069)	17,834	38,055	20,221
943-0200	HVAC - CONTRACTED SERV	41,020	90,825	49,805	87,610	272,476	184,865
943-0300	LAWNS - CONTRACTED SERV	19,125	14,542	(4,583)	19,125	41,197	22,072
943-0400	MATS/UNIFORMS - CONTRACTED SVCE	322	576	254	1,080	1,728	648
943-0500	PEST CONTROL - CONTRACTED SERV	324	0	(324)	1,024	0	(1,024)
943-0600	SNOW REMOVAL - CONTRACTED SERV	5,610	8,116	2,506	59,828	54,038	(5,790)
943-0700	TRASH - CONTRACTED SERV	38,712	19,422	(19,290)	101,319	58,265	(43,055)
943-0750	LANDFILL FEES - CONTRACTED SERV	251	457	205	538	1,370	831
943-0800	CLEANING - CONTRACTED SERV	48,855	59,674	10,819	163,060	179,022	15,962
943-0900	PAINTING - CONTRACTED SERV	19,232	11,004	(8,229)	51,970	33,011	(18,959)
943-1000	ARBORIST - CONTRACTED SERV	700	8,994	8,294	2,500	24,982	22,482
943-1100	FLOORING REPL - CONTRACTED SERV	58,023	25,326	(32,698)	90,063	75,977	(14,086)
943-1200	OUTDOOR CLEANING - CONTRACTED SERV	0	33	33	4,650	98	(4,552)
943-1300	CONCRETE WORK - CONTRACTED SERV	0	4,646	4,646	4,305	13,938	9,633
943-1400	ELECTRICAL - CONTRACTED SERV	3,701	10,601	6,900	14,382	31,803	17,421
943-1500	LANDSCAPE - CONTRACTED SERV	0	23,096	23,096	300	69,287	68,987
943-1600	PLUMBING - CONTRACTED SERV	23,017	21,528	(1,489)	51,783	64,584	12,801
943-1700	ROOF REPAIRS - CONTRACTED SERV	0	48,695	48,695	0	146,084	146,084
943-1710	EXTERIOR REPAIRS - CONTRACTED SERV	0	44,037	44,037	8,402	132,112	123,710
943-1800	VEHICLE MAINTENANCE & REPAIR	5,042	4,946	(96)	13,367	14,839	1,472
943-1850	MAINTENANCE EQUIPMENT REPAIR	0	831	831	0	2,492	2,492
943-1900	WINDOWS/DOORS REPL - CONTRACTED SERV	117,312	45,832	(71,481)	131,659	137,495	5,836
943-1950	VACANT TURNOVER - CONTRACTED SERV	5,346	270	(5,076)	17,246	810	(16,436)
943-2000	INSPECTIONS - CONTRACTED SERV	1,420	2,594	1,174	4,860	7,781	2,921
943-2200	INTERIOR REPAIRS - CONTRACTED SERV	39,081	93,147	54,066	55,424	279,442	224,017
943-2300	Fire Safety - Contracted Services	52,405	12,894	(39,511)	81,398	38,681	(42,717)
943-2500	OTHER - OUTSIDE MAINT	0	0	0	0	0	0

New Agency Structure after FMR (7agency2)

### Budget Comparison

Period = Mar 2024

Book = Accrual ; Tree = ysi\_is

		PTD	PTD		YTD	YTD	YTD
		Actual	Budget	Variance	Actual	Budget	Variance
943-2600	HAZMAT - CONTRACTED SERV	188,070	36,337	(151,733)	217,965	109,011	(108,954)
943-2800	RADON - CONTRACTED SERV	1,885	0	(1,885)	1,885	0	(1,885)
943-3100	ALLOC INSPECTIONS EXPENSE	0	2,173	2,173	0	6,520	6,520
<b>943-9999</b>	<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>686,208</b>	<b>603,278</b>	<b>(82,930)</b>	<b>1,203,576</b>	<b>1,835,095</b>	<b>631,519</b>
945-0000	MAINTENANCE EMPLOYEE BENEFITS	(202)	71	273	(178)	213	391
945-0100	ALLOC MAINT EMP BENEFITS	0	(2,663)	(2,663)	(19)	(7,990)	(7,971)
945-0600	ER MED/DENTAL INS - MAINT	65,531	63,387	(2,144)	196,228	190,157	(6,071)
945-0700	ER PENSION - MAINT	12,147	13,212	1,065	36,268	39,636	3,368
945-0800	ER TAXES - MAINT	17,300	17,518	218	53,221	52,552	(668)
945-1600	ER MED/DENTAL INS - GROUND CREW	0	3,700	3,700	0	11,100	11,100
945-1700	ER PENSION - GROUND CREW	0	555	555	0	1,665	1,665
945-1800	ER TAXES - GROUND CREW	0	10,886	10,886	0	32,658	32,658
<b>945-9100</b>	<b>TOTAL MAINT EMPLOYEE BENEFITS</b>	<b>94,776</b>	<b>106,665</b>	<b>11,889</b>	<b>285,519</b>	<b>319,991</b>	<b>34,472</b>
<b>949-9999</b>	<b>TOTAL MAINTENANCE EXPENSES</b>	<b>1,167,996</b>	<b>1,074,939</b>	<b>(93,057)</b>	<b>2,515,091</b>	<b>3,245,236</b>	<b>730,145</b>
<b>950-0000</b>	<b>PROTECTIVE SERVICE EXPENSES</b>						
<b>950-0100</b>	<b>PROTECTIVE SERVICE SALARIES</b>						
951-0000	SECURITY SALARY	11,578	34,000	22,422	37,891	102,000	64,109
<b>951-0199</b>	<b>TOTAL PROTECTIVE SERV SALARIES</b>	<b>11,578</b>	<b>34,000</b>	<b>22,422</b>	<b>37,891</b>	<b>102,000</b>	<b>64,109</b>
951-0200	FRONT LINE SERVICE FEES	40,014	50,524	10,510	119,037	151,572	32,535
<b>951-9999</b>	<b>TOTAL FEE FOR SERVICE</b>	<b>40,014</b>	<b>50,524</b>	<b>10,510</b>	<b>119,037</b>	<b>151,572</b>	<b>32,535</b>
952-0000	GUARDS - CONTRACTED SECURITY	0	0	0	9,544	0	(9,544)
952-0100	SECURITY & MONITORING	5,698	1,534	(4,164)	13,817	4,602	(9,215)
952-0300	SECURITY - CONTRACTED SERV	1,792	4,242	2,449	2,880	12,725	9,846
953-0000	SECURITY EQUIPMENT & MATERIALS	6,526	4,343	(2,183)	44,185	13,028	(31,157)
<b>953-9999</b>	<b>TOTAL SECURITY EXPENSE</b>	<b>14,016</b>	<b>10,118</b>	<b>(3,898)</b>	<b>70,426</b>	<b>30,355</b>	<b>(40,070)</b>
955-0600	ER MEDICAL/DENTAL INS - SECURITY	5,046	5,000	(46)	14,529	15,000	471
955-0700	ER PENSION - SECURITY	401	1,870	1,469	1,685	5,610	3,925
955-0800	ER TAXES - SECURITY	888	2,720	1,832	3,116	8,160	5,044

New Agency Structure after FMR (7agency2)

### Budget Comparison

Period = Mar 2024

Book = Accrual ; Tree = ysi\_is

		PTD	PTD		YTD	YTD	YTD
		Actual	Budget	Variance	Actual	Budget	Variance
955-9999	TOTAL SECURITY EMPLOYEE BENEFITS	6,335	9,590	3,255	19,330	28,770	9,440
959-9999	TOTAL PROTECT SERVICE EXPENSES	71,943	104,233	32,289	246,684	312,698	66,014
960-0000	GENERAL EXPENSES						
960-0100	INSURANCE EXPENSES						
961-0000	INSURANCE - LIABILITY	25,975	27,056	1,081	78,560	81,170	2,609
961-0050	INSURANCE - PROPERTY	111,153	64,626	(46,528)	333,460	193,877	(139,583)
961-0100	INSURANCE - WORKERS COMP	25,815	23,790	(2,025)	52,141	71,370	19,229
961-9999	TOTAL INSURANCE EXP	162,944	115,472	(47,471)	464,162	346,417	(117,745)
964-0000	BAD DEBT EXPENSE	(2,489)	20,270	22,759	85,237	60,810	(24,427)
964-9999	TOTAL BAD DEBT EXPENSE	(2,489)	20,270	22,759	85,237	60,810	(24,427)
967-0000	MORTGAGE INTEREST	0	0	0	12,059	0	(12,059)
967-0190	TOTAL LOAN INTEREST	0	0	0	12,059	0	(12,059)
969-9999	TOTAL GENERAL EXPENSES	160,454	135,742	(24,712)	561,457	407,227	(154,230)
972-9990	TOTAL OPERATING EXPENSES	3,049,988	2,995,311	(54,677)	8,243,173	9,006,437	763,264
972-9995	NON-OPERATING EXPENSES						
972-9999	HAP EXPENSES						
973-0000	HAP EXPENSE	3,345,803	3,250,846	(94,957)	9,888,202	9,752,538	(135,664)
973-0200	HAP EXPENSE - PORTABLE	24,447	38,333	13,886	54,598	115,000	60,402
973-0500	UTILITY REIMBURSEMENT	156,272	143,404	(12,868)	475,920	430,211	(45,709)
973-9999	TOTAL HAP EXPENSES	3,526,522	3,432,583	(93,939)	10,418,720	10,297,750	(120,970)
974-0000	DEPRECIATION EXPENSE	280,565	237,561	(43,004)	775,785	712,682	(63,103)
974-0299	TOTAL DEPR & AMORT EXPENSE	280,565	237,561	(43,004)	775,785	712,682	(63,103)
979-9900	TOTAL NON-OPERATING EXPENSES	3,807,087	3,670,144	(136,943)	11,194,505	11,010,431	(184,074)
979-9999	TOTAL EXPENSES	6,857,075	6,665,454	(191,620)	19,437,678	20,016,868	579,190
999-0010	INTERPROJECT EXCESS CASH TRANSFER IN	0	1,439	(1,439)	0	4,318	(4,318)

New Agency Structure after FMR (7agency2)

**Budget Comparison**

Period = Mar 2024

Book = Accrual ; Tree = ysi\_is

		PTD	PTD		YTD	YTD	YTD
		Actual	Budget	Variance	Actual	Budget	Variance
999-0030	TRANSFERS BET PROGRAMS & PROJECTS - IN	0	269,684	(269,684)	866,305	809,053	57,252
999-0040	TRANSFERS BET PROGRAMS & PROJECTS - OUT	0	284,218	284,218	717,320	852,655	135,335
999-0100	OPERATING TRANSFER - IN	0	0	0	24,614	0	24,614
999-0110	OPERATING TRANSFER - OUT	0	0	0	24,614	0	(24,614)
<b>999-0999</b>	<b>TOTAL TRANSFERS</b>	<b>0</b>	<b>13,095</b>	<b>13,095</b>	<b>(148,984)</b>	<b>39,285</b>	<b>188,269</b>
999-1000	PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0
<b>999-1999</b>	<b>TOTAL PRIOR PERIOD ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>999-9990</b>	<b>NET OPERATING INCOME (LOSS)</b>	<b>(1,164,868)</b>	<b>(107,866)</b>	<b>(1,057,003)</b>	<b>(2,393,250)</b>	<b>(262,594)</b>	<b>(2,130,656)</b>

Public Housing (7pubhsg)

**Budget Comparison**

Period = Mar 2024

Book = Accrual ; Tree = ysl\_is

	PTD	PTD		YTD	YTD	YTD	YTD
	Actual	Budget	Variance	Actual	Budget	Variance	Last Year
<b>REVENUE</b>							
<b>TOTAL TENANT REVENUE</b>	655,884	591,034	64,850	1,895,973	1,773,103	122,870	1,837,150
<b>TOTAL HUD GRANTS AND SUBSIDY</b>	354,541	747,997	(393,456)	1,723,570	2,243,990	(520,420)	1,511,908
<b>TOTAL OTHER GOV'T GRANTS DONATIONS</b>	0	16,173	(16,173)	0	48,518	(48,518)	67,230
<b>INVESTMENT INCOME</b>							
<b>TOTAL INTEREST INCOME - MAIN</b>	2,250	2,925	(675)	7,050	8,775	(1,725)	7,508
<b>TOTAL NON-CASH INT INCOME {HIO}</b>	0	832	(832)	0	2,496	(2,496)	0
<b>INT INCOME - RESTRICT FUNDS</b>	497	0	497	1,456	0	1,456	1,357
<b>TOTAL OTHER INCOME</b>	27,800	38,405	(10,604)	99,432	115,215	(15,783)	169,080
<b>TOTAL REVENUE</b>	<b>1,040,972</b>	<b>1,397,366</b>	<b>(356,394)</b>	<b>3,727,480</b>	<b>4,192,097</b>	<b>(464,617)</b>	<b>3,594,233</b>
<b>EXPENSES</b>							
<b>OPERATING EXPENSES</b>							
<b>ADMINISTRATIVE EXPENSES</b>							
TOTAL ADMIN SALARIES	81,915	90,476	8,561	226,010	271,427	45,417	205,539
TOTAL ADMINISTRATIVE FEE	124,114	109,249	(14,864)	406,418	327,748	(78,669)	252,100
TOTAL ADMIN EMPLOYEE BENEFITS	33,778	33,245	(533)	94,768	99,735	4,967	100,360
TOTAL OTHER ADMIN EXPENSES	57,159	45,610	(11,548)	140,220	134,831	(5,389)	229,300
TOTAL FEE FOR SERVICE	38,324	7,862	(30,462)	90,165	23,586	(66,580)	57,846
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>335,290</b>	<b>286,442</b>	<b>(48,847)</b>	<b>957,581</b>	<b>857,326</b>	<b>(100,254)</b>	<b>845,145</b>
<b>RESIDENT SERVICE EXPENSES</b>							
TOTAL RESIDENT SERV SALARIES	10,374	11,342	968	30,199	34,026	3,827	12,538
TOTAL RELOCATION EXPENSE	550	4,602	4,052	(970)	13,805	14,775	4,263
TOTAL RESIDENT SERV EMP BENEFITS	2,338	822	(1,516)	7,018	2,466	(4,553)	0
TOTAL RESIDENT FUND	102	2,521	2,419	102	7,563	7,461	258
TOTAL FEE FOR SERVICE	141,360	143,775	2,414	404,549	431,324	26,775	436,258
<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>154,724</b>	<b>163,061</b>	<b>8,337</b>	<b>440,898</b>	<b>489,184</b>	<b>48,285</b>	<b>453,316</b>
<b>TOTAL UTILITY EXPENSES</b>	<b>245,451</b>	<b>273,273</b>	<b>27,822</b>	<b>904,265</b>	<b>819,818</b>	<b>(84,446)</b>	<b>1,020,624</b>
<b>TOTAL MAINTENANCE</b>							
TOTAL MAINTENANCE SALARIES	210,641	218,564	7,924	598,551	655,693	57,142	589,018
TOTAL MAINTENANCE MATERIALS	109,961	83,909	(26,053)	240,068	251,726	11,657	285,738
TOTAL MAINT SERVICES AND CONTRACTS	230,599	182,930	(47,668)	607,751	577,382	(30,369)	614,927
TOTAL MAINT EMPLOYEE BENEFITS	71,410	91,972	20,562	223,806	275,916	52,110	319,373
<b>TOTAL MAINTENANCE EXPENSES</b>	<b>622,610</b>	<b>577,375</b>	<b>(45,235)</b>	<b>1,670,177</b>	<b>1,760,717</b>	<b>90,540</b>	<b>1,809,056</b>
<b>PROTECTIVE SERVICE EXPENSES</b>							
TOTAL FEE FOR SERVICE	36,722	48,477	11,755	109,366	145,431	36,065	164,216
TOTAL SECURITY EXPENSE	10,914	3,999	(6,916)	25,181	11,996	(13,185)	13,219
<b>TOTAL PROTECT SERVICE EXPENSES</b>	<b>47,637</b>	<b>52,476</b>	<b>4,839</b>	<b>134,547</b>	<b>157,427</b>	<b>22,880</b>	<b>177,435</b>
<b>GENERAL EXPENSES</b>							
TOTAL INSURANCE EXP	80,545	79,054	(1,491)	233,813	237,163	3,349	246,106
TOTAL BAD DEBT EXPENSE	(860)	17,751	18,612	76,881	53,253	(23,627)	99,967
<b>TOTAL GENERAL EXPENSES</b>	<b>79,685</b>	<b>96,805</b>	<b>17,121</b>	<b>310,694</b>	<b>290,416</b>	<b>(20,278)</b>	<b>346,073</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,485,397</b>	<b>1,449,433</b>	<b>(35,964)</b>	<b>4,418,162</b>	<b>4,374,889</b>	<b>(43,273)</b>	<b>4,651,649</b>
<b>NON-OPERATING EXPENSES</b>							
TOTAL HAP EXPENSES	13,340	14,820	1,480	40,112	44,460	4,348	72,154
TOTAL DEPR & AMORT EXPENSE	218,538	159,814	(58,724)	555,636	479,441	(76,195)	526,839
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>231,878</b>	<b>174,634</b>	<b>(57,244)</b>	<b>595,748</b>	<b>523,901</b>	<b>(71,847)</b>	<b>598,992</b>
<b>TOTAL EXPENSES</b>	<b>1,717,274</b>	<b>1,624,066</b>	<b>(93,208)</b>	<b>5,013,910</b>	<b>4,898,790</b>	<b>(115,120)</b>	<b>5,250,641</b>
TOTAL TRANSFERS	0	(108,711)	(108,711)	24,614	(326,134)	(350,748)	0
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	96
<b>NET OPERATING INCOME (LOSS)</b>	<b>(676,303)</b>	<b>(117,989)</b>	<b>(558,313)</b>	<b>(1,311,043)</b>	<b>(380,559)</b>	<b>(930,484)</b>	<b>(1,656,505)</b>

OHA Foundation (4found)

### Budget Comparison

Period = Mar 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
<b>700-0000 REVENUES</b>						
719-9999 TOTAL OTHER INCOME	2	0	2	7	0	7
<b>799-9999 TOTAL REVENUES</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>7</b>	<b>0</b>	<b>7</b>
<b>900-0000 EXPENSES</b>						
913-9999 TOTAL ADMINISTRATIVE FEE	0	0	0	8,625	0	(8,625)
916-9999 TOTAL OTHER ADMIN EXPENSES	0	0	0	586	0	(586)
919-9999 TOTAL ADMINISTRATIVE EXPENSES	0	0	0	9,211	0	(9,211)
924-0099 TOTAL YOUTH ACTIVITIES	0	0	0	4,782	0	(4,782)
924-0299 TOTAL RESIDENT FUND	0	0	0	5,000	0	(5,000)
925-9900 TOTAL OTHER RESIDENT SERVICES	0	0	0	9,782	0	(9,782)
925-9999 TOTAL RESIDENT SERVICE EXPENSES	0	0	0	9,782	0	(9,782)
<b>972-9990 TOTAL OPERATING EXPENSES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18,993</b>	<b>0</b>	<b>(18,993)</b>
<b>972-9995 NON-OPERATING EXPENSES</b>						
974-0000 DEPRECIATION EXPENSE	61	0	(61)	183	0	(183)
974-0299 TOTAL DEPR & AMORT EXPENSE	61	0	(61)	183	0	(183)
979-9900 TOTAL NON-OPERATING EXPENSES	61	0	(61)	183	0	(183)
<b>979-9999 TOTAL EXPENSES</b>	<b>61</b>	<b>0</b>	<b>(61)</b>	<b>19,177</b>	<b>0</b>	<b>(19,177)</b>
<b>999-9990 NET OPERATING INCOME (LOSS)</b>	<b>(59)</b>	<b>0</b>	<b>(59)</b>	<b>(19,170)</b>	<b>0</b>	<b>(19,170)</b>

C/O - after FMR 2016 (7fdscnt)

**Budget Comparison**

Period = Mar 2024

Book = Accrual ; Tree = ysi\_is

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
<b>700-0000</b>	<b>REVENUES</b>						
704-9999	TOTAL TENANT REVENUES	2,391	18,228	(15,837)	9,551	54,684	(45,133)
707-9999	TOTAL FEE REVENUE	469,455	479,715	(10,260)	1,350,840	1,439,146	(88,306)
708-9999	TOTAL OTHER GOV'T GRANTS DONATIONS	0	0	0	0	82,540	(82,540)
711-0199	TOTAL INTEREST INCOME - MAIN	31	0	31	98	0	98
719-9999	TOTAL OTHER INCOME	177	8,443	(8,266)	345	25,330	(24,985)
799-9999	TOTAL REVENUES	472,054	506,386	(34,332)	1,360,834	1,601,700	(240,865)
<b>900-0000</b>	<b>EXPENSES</b>						
<b>900-0100</b>	<b>OPERATING EXPENSES</b>						
911-9900	TOTAL ADMIN SALARIES	268,252	350,591	82,339	777,952	1,051,774	273,822
913-9999	TOTAL ADMINISTRATIVE FEE	0	51,333	51,333	3,228	153,999	150,771
915-9999	TOTAL ADMIN EMPLOYEE BENEFITS	102,450	127,462	25,012	330,002	382,396	52,395
916-9999	TOTAL OTHER ADMIN EXPENSES	150,765	57,044	(93,721)	276,276	171,165	(105,111)
919-9999	TOTAL ADMINISTRATIVE EXPENSES	521,467	586,430	64,963	1,387,457	1,759,334	371,877
922-9999	TOTAL RELOCATION EXPENSE	36,178	2,865	(33,313)	136,793	8,596	(128,197)
924-0299	TOTAL RESIDENT FUND	3,380	2,313	(1,067)	15,959	6,939	(9,020)
925-9900	TOTAL OTHER RESIDENT SERVICES	39,559	5,178	(34,380)	152,752	15,535	(137,217)
925-9999	TOTAL RESIDENT SERVICE EXPENSES	39,559	5,178	(34,380)	152,752	15,535	(137,217)
939-9999	TOTAL UTILITY EXPENSES	4,155	12	(4,143)	15,599	36	(15,563)
941-9999	TOTAL MAINTENANCE SALARIES	0	39	39	(70)	117	187
942-9900	TOTAL MAINTENANCE MATERIALS	(6,186)	524	6,710	(4,865)	1,572	6,437
943-9999	TOTAL MAINT SERVICES AND CONTRACTS	7,968	9,669	1,701	23,975	29,007	5,032
945-9100	TOTAL MAINT EMPLOYEE BENEFITS	4,464	7	(4,457)	13,516	21	(13,494)
949-9999	TOTAL MAINTENANCE EXPENSES	6,247	10,239	3,992	32,556	30,717	(1,839)
951-0199	TOTAL PROTECTIVE SERV SALARIES	11,578	34,000	22,422	37,891	102,000	64,109
953-9999	TOTAL SECURITY EXPENSE	2,492	1,451	(1,041)	6,674	4,353	(2,321)

C/O - after FMR 2016 (7fdscnt)

**Budget Comparison**

Period = Mar 2024

Book = Accrual ; Tree = ysi\_is

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
955-9999	TOTAL SECURITY EMPLOYEE BENEFITS	6,335	9,590	3,255	19,330	28,770	9,440
959-9999	TOTAL PROTECT SERVICE EXPENSES	20,405	45,041	24,636	63,895	135,123	71,228
961-9999	TOTAL INSURANCE EXP	16,287	14,210	(2,077)	38,071	42,630	4,559
964-9999	TOTAL BAD DEBT EXPENSE	0	0	0	545	0	(545)
967-0190	TOTAL LOAN INTEREST	0	0	0	12,059	0	(12,059)
969-9999	TOTAL GENERAL EXPENSES	16,287	14,210	(2,077)	50,675	42,630	(8,045)
972-9990	TOTAL OPERATING EXPENSES	608,120	661,111	52,991	1,702,934	1,983,375	280,441
974-0299	TOTAL DEPR & AMORT EXPENSE	4,279	1,132	(3,147)	42,808	3,396	(39,412)
979-9900	TOTAL NON-OPERATING EXPENSES	4,279	1,132	(3,147)	42,808	3,396	(39,412)
979-9999	TOTAL EXPENSES	612,398	662,243	49,845	1,745,742	1,986,771	241,029
999-0030	TRANSFERS BET PROGRAMS & PROJECTS - IN	0	59,777	(59,777)	717,320	179,331	537,990
999-0100	OPERATING TRANSFER - IN	0	0	0	24,614	0	24,614
999-0999	TOTAL TRANSFERS	0	(59,777)	(59,777)	(741,934)	(179,331)	562,603
999-9990	NET OPERATING INCOME (LOSS)	(140,344)	(96,079)	(44,265)	357,026	(205,741)	562,767

Section 8 Administrative (7fin8adm)

### Budget Comparison

Period = Mar 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
<b>700-0000 REVENUES</b>						
704-9999 TOTAL TENANT REVENUES	1,230	200	1,030	3,090	600	2,490
706-9999 TOTAL HUD GRANTS AND SUBSIDY	298,837	335,611	(36,774)	885,458	1,006,833	(121,375)
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	0	41,882	(41,882)	0	125,647	(125,647)
719-9999 TOTAL OTHER INCOME	2,158	0	2,158	5,598	0	5,598
<b>799-9999 TOTAL REVENUES</b>	<b>302,224</b>	<b>377,693</b>	<b>(75,469)</b>	<b>894,146</b>	<b>1,133,080</b>	<b>(238,934)</b>
<b>900-0000 EXPENSES</b>						
<b>900-0100 OPERATING EXPENSES</b>						
911-9900 TOTAL ADMIN SALARIES	119,392	111,491	(7,901)	341,812	334,474	(7,338)
913-9999 TOTAL ADMINISTRATIVE FEE	83,577	87,168	3,591	255,638	261,504	5,866
915-9999 TOTAL ADMIN EMPLOYEE BENEFITS	50,775	42,429	(8,346)	150,948	127,286	(23,662)
916-9999 TOTAL OTHER ADMIN EXPENSES	27,046	27,211	165	79,979	81,633	1,654
919-9999 TOTAL ADMINISTRATIVE EXPENSES	280,790	268,299	(12,491)	828,377	804,897	(23,481)
924-0299 TOTAL RESIDENT FUND	247	128	(119)	247	384	137
925-9900 TOTAL OTHER RESIDENT SERVICES	247	128	(119)	247	384	137
925-9999 TOTAL RESIDENT SERVICE EXPENSES	247	128	(119)	247	384	137
941-9999 TOTAL MAINTENANCE SALARIES	17,178	19,661	2,483	44,957	58,983	14,026
942-9900 TOTAL MAINTENANCE MATERIALS	0	0	0	66	0	(66)
943-9999 TOTAL MAINT SERVICES AND CONTRACTS	1,281	1,292	11	2,553	3,876	1,323
945-9100 TOTAL MAINT EMPLOYEE BENEFITS	6,237	5,197	(1,040)	18,491	15,591	(2,900)
949-9999 TOTAL MAINTENANCE EXPENSES	24,696	26,150	1,454	66,065	78,450	12,385
961-9999 TOTAL INSURANCE EXP	5,908	5,380	(528)	12,900	16,141	3,241
<b>972-9990 TOTAL OPERATING EXPENSES</b>	<b>311,641</b>	<b>299,957</b>	<b>(11,684)</b>	<b>907,590</b>	<b>899,872</b>	<b>(7,718)</b>
<b>972-9995 NON-OPERATING EXPENSES</b>						
973-9999 TOTAL HAP EXPENSES	0	0	0	4,150	0	(4,150)

Section 8 Administrative (7fin8adm)

### Budget Comparison

Period = Mar 2024

Book = Accrual ; Tree = ysi\_is

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
974-0299	TOTAL DEPR & AMORT EXPENSE	1,293	1,303	10	3,878	3,909	31
979-9900	TOTAL NON-OPERATING EXPENSES	1,293	1,303	10	8,028	3,909	(4,119)
979-9999	TOTAL EXPENSES	312,934	301,260	(11,674)	915,617	903,781	(11,837)
999-9990	NET OPERATING INCOME (LOSS)	(10,709)	76,433	(87,142)	(21,472)	229,299	(250,771)

Section 8 Operating (7fin8op)

### Budget Comparison

Period = Mar 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
<b>700-0000 REVENUES</b>						
704-9999 TOTAL TENANT REVENUES	300	100	200	300	300	0
706-9999 TOTAL HUD GRANTS AND SUBSIDY	3,201,936	3,473,938	(272,002)	9,435,387	10,421,813	(986,426)
707-9999 TOTAL FEE REVENUE	0	3,374	(3,374)	0	10,122	(10,122)
708-9999 TOTAL OTHER GOV'T GRANTS DONATIONS	21,575	0	21,575	55,977	0	55,977
719-9999 TOTAL OTHER INCOME	0	40	(40)	0	120	(120)
<b>799-9999 TOTAL REVENUES</b>	<b>3,223,811</b>	<b>3,477,452</b>	<b>(253,641)</b>	<b>9,491,664</b>	<b>10,432,355</b>	<b>(940,691)</b>
<b>900-0000 EXPENSES</b>						
<b>900-0100 OPERATING EXPENSES</b>						
911-9900 TOTAL ADMIN SALARIES	0	1,508	1,508	0	4,524	4,524
913-9999 TOTAL ADMINISTRATIVE FEE	0	0	0	3,900	0	(3,900)
915-9999 TOTAL ADMIN EMPLOYEE BENEFITS	0	681	681	0	2,043	2,043
916-9999 TOTAL OTHER ADMIN EXPENSES	1,246	341	(905)	2,995	1,023	(1,972)
919-9999 TOTAL ADMINISTRATIVE EXPENSES	1,246	2,530	1,284	6,895	7,590	695
922-9999 TOTAL RELOCATION EXPENSE	0	0	0	793	0	(793)
924-0299 TOTAL RESIDENT FUND	0	3	3	525	9	(516)
925-9900 TOTAL OTHER RESIDENT SERVICES	0	3	3	1,318	9	(1,309)
925-9999 TOTAL RESIDENT SERVICE EXPENSES	0	3	3	1,318	9	(1,309)
941-9999 TOTAL MAINTENANCE SALARIES	0	506	506	0	1,518	1,518
943-9999 TOTAL MAINT SERVICES AND CONTRACTS	0	60	60	0	180	180
945-9100 TOTAL MAINT EMPLOYEE BENEFITS	0	181	181	0	543	543
949-9999 TOTAL MAINTENANCE EXPENSES	0	747	747	0	2,241	2,241
961-9999 TOTAL INSURANCE EXP	0	25	25	0	75	75
<b>972-9990 TOTAL OPERATING EXPENSES</b>	<b>1,246</b>	<b>3,305</b>	<b>2,059</b>	<b>8,213</b>	<b>9,915</b>	<b>1,702</b>
<b>972-9995 NON-OPERATING EXPENSES</b>						

Section 8 Operating (7fin8op)

### Budget Comparison

Period = Mar 2024

Book = Accrual ; Tree = ysi\_is

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
973-9999	TOTAL HAP EXPENSES	3,508,112	3,413,696	(94,416)	10,360,986	10,241,087	(119,899)
979-9900	TOTAL NON-OPERATING EXPENSES	3,508,112	3,413,696	(94,416)	10,360,986	10,241,087	(119,899)
979-9999	TOTAL EXPENSES	3,509,358	3,417,001	(92,358)	10,369,199	10,251,002	(118,197)
999-9990	NET OPERATING INCOME (LOSS)	(285,547)	60,451	(345,998)	(877,535)	181,353	(1,058,888)

HIO, Inc. (7hioinc)

**Budget Comparison**

Period = Mar 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
<b>700-0000 REVENUES</b>						
704-9999 TOTAL TENANT REVENUES	104,888	102,273	2,615	303,692	305,788	(2,095)
712-1999 INT INCOME - RESTRICT FUNDS	745	90	655	2,182	270	1,912
719-9999 TOTAL OTHER INCOME	11,283	14,132	(2,849)	34,464	42,397	(7,933)
<b>799-9999 TOTAL REVENUES</b>	<b>116,916</b>	<b>116,495</b>	<b>421</b>	<b>340,338</b>	<b>348,454</b>	<b>(8,116)</b>
<b>900-0000 EXPENSES</b>						
<b>900-0100 OPERATING EXPENSES</b>						
911-9900 TOTAL ADMIN SALARIES	3,977	13,027	9,050	6,997	39,082	32,084
913-9999 TOTAL ADMINISTRATIVE FEE	23,358	12,894	(10,465)	63,839	40,096	(23,744)
915-9999 TOTAL ADMIN EMPLOYEE BENEFITS	1,311	3,943	2,632	5,056	11,825	6,768
916-9999 TOTAL OTHER ADMIN EXPENSES	14,034	8,316	(5,718)	23,813	24,947	1,135
919-0999 TOTAL FEE FOR SERVICE	3,895	670	(3,225)	9,165	2,010	(7,155)
919-9999 TOTAL ADMINISTRATIVE EXPENSES	46,576	38,849	(7,727)	108,870	117,959	9,089
921-9990 TOTAL RESIDENT SERV SALARIES	0	175	175	0	525	525
922-9999 TOTAL RELOCATION EXPENSE	0	5,033	5,033	0	15,099	15,099
924-0299 TOTAL RESIDENT FUND	0	191	191	0	574	574
924-9999 TOTAL FEE FOR SERVICE	12,765	12,853	88	36,608	38,560	1,952
925-9900 TOTAL OTHER RESIDENT SERVICES	12,765	18,252	5,488	36,608	54,758	18,150
925-9999 TOTAL RESIDENT SERVICE EXPENSES	12,765	18,252	5,488	36,608	54,758	18,150
<b>939-9999 TOTAL UTILITY EXPENSES</b>	<b>1,017</b>	<b>10,696</b>	<b>9,679</b>	<b>31,860</b>	<b>32,718</b>	<b>859</b>
941-9999 TOTAL MAINTENANCE SALARIES	26,704	30,968	4,264	82,716	88,066	5,350
942-9900 TOTAL MAINTENANCE MATERIALS	24,200	10,825	(13,375)	40,991	32,476	(8,515)
943-9999 TOTAL MAINT SERVICES AND CONTRACTS	40,622	29,663	(10,960)	78,350	85,658	7,308
945-9100 TOTAL MAINT EMPLOYEE BENEFITS	12,665	9,308	(3,357)	29,707	27,920	(1,787)
949-9999 TOTAL MAINTENANCE EXPENSES	104,192	80,764	(23,428)	231,764	234,120	2,356

HIO, Inc. (7hioinc)

**Budget Comparison**

Period = Mar 2024

Book = Accrual ; Tree = ysi\_is

		PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
951-9999	TOTAL FEE FOR SERVICE	3,292	2,047	(1,245)	9,671	6,141	(3,530)
953-9999	TOTAL SECURITY EXPENSE	610	502	(108)	5,377	1,506	(3,870)
959-9999	TOTAL PROTECT SERVICE EXPENSES	3,902	2,549	(1,352)	15,048	7,648	(7,400)
961-9999	TOTAL INSURANCE EXP	60,203	16,803	(43,400)	179,377	50,408	(128,969)
964-9999	TOTAL BAD DEBT EXPENSE	(1,629)	2,519	4,148	7,811	7,556	(255)
969-9999	TOTAL GENERAL EXPENSES	58,574	19,322	(39,253)	187,188	57,965	(129,223)
972-9990	TOTAL OPERATING EXPENSES	227,025	170,432	(56,593)	611,336	505,167	(106,170)
972-9995	NON-OPERATING EXPENSES						
973-9999	TOTAL HAP EXPENSES	5,070	4,067	(1,003)	13,472	12,202	(1,270)
974-0000	DEPRECIATION EXPENSE	56,395	75,312	18,917	173,280	225,936	52,656
974-0299	TOTAL DEPR & AMORT EXPENSE	56,395	75,312	18,917	173,280	225,936	52,656
979-9900	TOTAL NON-OPERATING EXPENSES	61,465	79,379	17,914	186,752	238,138	51,386
979-9999	TOTAL EXPENSES	288,490	249,811	(38,679)	798,088	743,305	(54,783)
999-0030	TRANSFERS BET PROGRAMS & PROJECTS - IN	0	102,635	(102,635)	148,984	307,905	(158,921)
999-0999	TOTAL TRANSFERS	0	(102,635)	(102,635)	(148,984)	(307,905)	(158,921)
999-9990	NET OPERATING INCOME (LOSS)	(171,574)	(30,681)	(140,893)	(308,766)	(86,946)	(221,820)

New Agency Structure after FMR (7agency2)

### Budget Comparison

Period = Mar 2024

Book = Accrual ; Tree = ysi\_is

		PTD	PTD		YTD	YTD	YTD
		Actual	Budget	Variance	Actual	Budget	Variance
799-9999	REVENUES	5,692,206.19	6,570,683.69	-878,477.50	16,895,443.94	19,793,560.07	-2,898,116.13
979-9999	EXPENSES	6,857,074.66	6,665,454.48	-191,620.18	19,437,677.98	20,016,868.44	579,190.46
999-0999	TRANSFERS	0.00	13,095.05	13,095.05	-148,984.32	39,285.15	188,269.47
999-1999	PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
999-9990	NET OPERATING INCOME (LOSS)	-1,164,868.47	-107,865.84	-1,057,002.63	-2,393,249.72	-262,593.52	-2,130,656.20

Property = 7pubhsg 7cap

**Budget Comparison**

Period = Mar 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
<b>TOTAL REVENUES</b>	<b>1,577,047</b>	<b>2,092,657</b>	<b>(515,610)</b>	<b>4,807,981</b>	<b>6,277,972</b>	<b>(1,469,990)</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>1,902,085</b>	<b>1,860,506</b>	<b>(41,579)</b>	<b>4,991,130</b>	<b>5,608,108</b>	<b>616,979</b>
<b>TOTAL HAP EXPENSES</b>	<b>13,340</b>	<b>14,820</b>	<b>1,480</b>	<b>40,112</b>	<b>44,460</b>	<b>4,348</b>
<b>TOTAL EXPENSES</b>	<b>1,915,425</b>	<b>1,875,326</b>	<b>(40,099)</b>	<b>5,031,242</b>	<b>5,652,568</b>	<b>621,327</b>
<b>TOTAL TRANSFERS</b>	<b>0</b>	<b>175,507</b>	<b>175,507</b>	<b>741,934</b>	<b>526,521</b>	<b>(215,413)</b>
<b>DEPR &amp; AMORT EXPENSE</b>	<b>218,538</b>	<b>159,814</b>	<b>(58,724)</b>	<b>555,636</b>	<b>479,441</b>	<b>(76,195)</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(556,915)</b>	<b>(117,989)</b>	<b>(43,926)</b>	<b>(1,520,831)</b>	<b>(380,559)</b>	<b>(1,140,271)</b>

HIO, Inc. (7hioinc)

**Budget Comparison**

Period = Mar 2024

Book = Accrual

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
<b>TOTAL REVENUES</b>	<b>116,916</b>	<b>116,495</b>	<b>421</b>	<b>340,338</b>	<b>348,454</b>	<b>(8,116)</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>227,025</b>	<b>170,432</b>	<b>(56,593)</b>	<b>611,336</b>	<b>505,167</b>	<b>(106,170)</b>
<b>TOTAL HAP EXPENSES</b>	<b>5,070</b>	<b>4,067</b>	<b>(1,003)</b>	<b>13,472</b>	<b>12,202</b>	<b>(1,270)</b>
<b>TOTAL EXPENSES</b>	<b>232,095</b>	<b>174,499</b>	<b>57,596</b>	<b>624,808</b>	<b>517,369</b>	<b>107,439</b>
<b>TOTAL TRANSFERS IN</b>	<b>0</b>	<b>102,635</b>	<b>(102,635)</b>	<b>148,984</b>	<b>(307,905)</b>	<b>(158,921)</b>
<b>DEPR &amp; AMORT EXPENSE</b>	<b>56,395</b>	<b>75,312</b>	<b>18,917</b>	<b>173,280</b>	<b>225,936</b>	<b>52,656</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(171,574)</b>	<b>(30,681)</b>	<b>(140,893)</b>	<b>(308,766)</b>	<b>(86,946)</b>	<b>(221,820)</b>

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
Section 8 Operating (7fin8op)						
<b>Budget Comparison</b>						
Period = Mar 2024						
Book = Accrual						
	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
<b>TOTAL REVENUES</b>	<b>3,223,811</b>	<b>3,477,452</b>	<b>(253,641)</b>	<b>9,491,664</b>	<b>10,432,355</b>	<b>(940,691)</b>
<b>TOTAL EXPENSES</b>	<b>3,509,358</b>	<b>3,417,001</b>	<b>(92,358)</b>	<b>10,369,199</b>	<b>10,251,002</b>	<b>(118,197)</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(285,547)</b>	<b>60,451</b>	<b>(345,998)</b>	<b>(877,535)</b>	<b>181,353</b>	<b>(1,058,888)</b>

Section 8 Administrative (7fin8adm)						
<b>Budget Comparison</b>						
Period = Mar 2024						
Book = Accrual						
	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
<b>TOTAL REVENUES</b>	<b>302,225</b>	<b>377,693</b>	<b>(75,469)</b>	<b>894,146</b>	<b>1,133,080</b>	<b>(238,934)</b>
<b>TOTAL EXPENSES</b>	<b>311,641</b>	<b>301,260</b>	<b>(11,674)</b>	<b>915,617</b>	<b>903,781</b>	<b>(11,837)</b>
<b>DEPR &amp; AMORT EXPENSE</b>	<b>1,293</b>	<b>1,303</b>	<b>10</b>	<b>3,878</b>	<b>3,909</b>	<b>31</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(10,709)</b>	<b>76,433</b>	<b>(87,142)</b>	<b>(21,472)</b>	<b>229,299</b>	<b>(250,771)</b>

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
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Property = 7fdscent

**Budget Comparison**

Period = Mar 2024

Book = Accrual ; Tree = ysi\_is

	PTD Actual	PTD Budget	Variance	YTD Actual	YTD Budget	Variance
<b>TOTAL REVENUE</b>	<b>472,054</b>	<b>506,387</b>	<b>(34,332)</b>	<b>1,360,834</b>	<b>1,601,700</b>	<b>(240,865)</b>
<b>TOTAL EXPENSES</b>	<b>608,120</b>	<b>661,111</b>	<b>52,991</b>	<b>1,702,934</b>	<b>1,983,375</b>	<b>280,441</b>
<b>TOTAL TRANSFERS IN</b>	<b>0</b>	<b>59,777</b>	<b>(59,777)</b>	<b>741,934</b>	<b>179,331</b>	<b>562,603</b>
<b>TOTAL DEPR &amp; AMORT EXPENSE</b>	<b>4,279</b>	<b>1,132</b>	<b>(3,147)</b>	<b>42,808</b>	<b>3,396</b>	<b>(39,412)</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>(140,344)</b>	<b>(96,079)</b>	<b>(44,265)</b>	<b>357,026</b>	<b>(205,741)</b>	<b>562,767</b>

## 6.7. Development

# Memorandum

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To: OHA Board of Commissioners  
From: Brian Hansen, General Counsel  
Date: May 2, 2024  
Re: Development Report

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## Choice Neighborhoods Implementation Grant – Spencer Homes

Construction of Kennedy Square East is progressing on schedule. Building plans are on file with OHA staff and available upon request. Kennedy Square East has been rebranded as Maclom’s Place.

OHA / Brinshore closed on Kennedy Square West (MLK Building) in April 2024. Demolition of the vacant office building will begin soon. Kennedy West is being branded as MLK Square. This will be the final phase of the North CNI. Kennedy West will consist of 39 units in a four story building. Retail bays will front 30<sup>th</sup> Street and parking for residents will be available on the west side. OHA will provide 16 project based vouchers. The project is 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 the Southside Terrace redevelopment is anticipated for May 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 is ongoing. All families have been relocated from the two impacted buildings.

OHA, Brinshore and the City Planning Department met with architects at Holland Basham to begin planning of replacement housing for Southside at 61<sup>st</sup> and Arbor. This development will replace the HIO owned townhome development at 61<sup>st</sup> 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.

Design work for SST Phase 2 is progressing and an application for 4% tax credits was submitted in December 2023. Phase 2 will consist of 115 units in a mix of townhouses and a multi-family building. Current plans are available upon request.

Plans for 3030 Upland Parkway are attached. This will be a 74 unit development consisting of a 71 unit multifamily building and a three unit townhome development. An application for 9% tax credits will be submitted in May 2024. Plans are attached.

## 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 37<sup>th</sup> 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 Summer 2024.

### **Tower Repositioning Planning**

Planning for renovation and preservation for OHA's public housing towers through a variety of HUD redevelopment tools has started with OHA's RAD consultant, AH Forward, and development partner, Brinshore. OHA staff intends to present the board with more information in the coming months.

6.8. Procurement/Contracting/Capital Budgets

6.9. Human Resources

# Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: April 19, 2024

Re: Staffing Report Summary March 21, 2024 – April 19, 2024

## Total Open Positions 15

Position(s)	Number of Positions Open	Department	Status
Case Manager – Intensive Services	1	Intensive Services	Interviewing
Housing Compliance Specialist	1	Compliance	Interviewing
Housing Specialist	3	Housing Choice Voucher	Interviewing
Administrative Assistant	1	Public Housing Intake	Checking references
Maintenance Repairer	1	Property Management	Checking references
Inspection Clerk	1	Inspections	Checking references
Leasing Coordinator	1	Property Management	Reviewing applications
Housing Clerk	1	Public Housing Intake	Checking references
Quality Control Specialist	1	Compliance	Interviewing
Senior Director of Housing Operations	1	Property Management	Interviewing
HCV Program Coordinator	1	Housing Choice Voucher	Interviewing
Temp Painter - FT	1	Property Management	Reviewing Applications
Drywaller	1	Property Management	Reviewing Applications

## Total New Hires 5

Title	Number of Positions Filled	Department/Location
Maintenance Repairer	1	Property Management
Maintenance Manager	1	Property Management
Property Manager	1	Property Management
Housing Compliance Specialist	1	Compliance
Case Manager – Intensive Services	1	Intensive Services

## Total Transfers 0

Name	Old Title	New Title	Department	Date

**Total Promotions 1**

<b>Name</b>	<b>Old Title</b>	<b>New Title</b>	<b>Department</b>	<b>Date</b>
Marlin McClarty	PT Public Safety Officer	Public Safety Manager	Public Safety	04/14/2024

<b>Type of Termination</b>	<b>Number of Employees</b>
Involuntary	1
Voluntary	4

<b>Current Monthly Turnover Rate</b>
3.08%

<b>Annual Turnover Rate (5/2023 – 04/2024)</b>
40.68%

## 6.10. Family and Community Services

*Family and Community Services Department*

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**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*

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**Family and Community Services Department**


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**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	82
Study Centers (Youth & Adult)/Computer Lab (SS and TSF)	300+
Outreach Efforts	300+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	23
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	14
Number of New Enrollment (Case management)	5
Number of New Community Partnerships	12
Number of Cultural/Recreational Activities (Soccer training)	5
Referral to FSS/HOP	10
Food/Nutrition Program (TSF and OPS Summer Program)	500+
Service Coordination with Property Management	25

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

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

- Education
- Employment and Job Training
- Health/Wellness

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

***Family and Community Services Department***

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

Snapshot of Services/Referrals	The Impact (Households served)
Caseload to Date	142
New Enrollments	4
TANF Recipients	0
Face-to-Face Contact Visit	70
Virtual Contact Visit	0
Phone Visit	5
ROSS Employment Goals	0
Job Placement	0
Employed Full-Time	32
Employed Part-Time	15
Employment Referrals	19
Education Goals	0
Education Goals Met	90 MCC/UNO
Education Referrals	19
College Enrollment	5
Healthcare Coverage	40
Program Coordination Committee (PCC)	0
New PCC 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)	50
Job Readiness Training/Referral and Job Fair	Over 100
Direct Employment Leads/Flyers	Over 200
Post-Secondary Education (Certificate Programs/2/4-year University)	169

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**Family and Community Services Department**


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**Family Self-Sufficiency Program (HCV/PH) (FSS)**

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

Snapshot of Service Coordination	The Impact (Households served)
Intensive One-on-One Case Management (HCV & PH)	HCV-150 PH-31
TANF Recipients (Welfare to Work)	HCV-2 PH-0
Recommendation for Graduation	HCV-0 PH-0
Recommendation for Termination	HCV-0 PH-0
Program graduates	HCV-0 H-0
New Enrollment	HCV-3 PH-3
Employment/Job Training/Referrals (YTD)	72
Post-Secondary Education (YTD)	46
Employed full-time (YTD)	HCV-117 PH-20
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	15
Asset Development (Escrows)	<b>HCV-\$485,463.00</b> <b>PH-\$73,782.00</b> <b>Total-\$559,245.00.</b> <b>Forfeiture Total-\$28,684.00</b> <b>HCV-\$21,137.00</b> <b>PH-\$7,547</b>
Life Skills	31
Service Coordination (PCC)	5
In-Person Meetings	27

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

- *One tenant was approved for a home mortgage loan this month.*
- *One FSS tenant closed on a home using their Section Voucher.*
- *One FSS tenant was recommended for graduation this month.*
- *Three HCV/PH tenants enrolled in the FSS program this month.*
- *Currently, 79 OHA tenants are enrolled in either Career Forward or Spring classes at MCC. (Planning and agenda-building for our third cohort of Career Forward. This partnership continues to solidify our relationship with MCC as we pipeline FSS participants and OHA residents into career-centered educational opportunities. The program allows participants to earn college credit toward a degree*

### **Family and Community Services Department**

*program of their choice while earning an hourly stipend for time spent in the classroom. Support also includes an MCC-assigned coach, scholarship opportunities, and other benefits)*

- *Partnership with Creighton University Center for Promoting Health and Health Equalities to address four areas of focus (Vaccination, Physical Activities, Breastfeeding, and Nutrition)*
- *Staff attended EMPATH's Disrupt Poverty Conference in Boston. This conference brought together a diverse group of change-makers from across sectors to hear from the leading voices about what works in disrupting poverty. From promoting economic mobility in early childhood to affordable housing, guaranteed income, and eliminating the racial wealth gap. The FSS staff had the opportunity to hear from experts in these areas and those who have lived in poverty and successfully navigated the path toward economic stability.*
- *Recruiting over 100 OHA youth to attend and participate in the Simple Foundation GO-Global Youth Summit at CHI Center on May 17, 2024.*
- *Staff participated in NAHRO webinar training Establishing and Operating the Program Coordinating Committee for your FSS program. In this training, FSS staff learned the steps to establish a PCC and the requirements and provided the tools and knowledge to create and maintain the PCC.*
- 
- *Staff continue to meet with the Simple Foundation to strengthen our partnership with TSF and secure opportunities for resident youth, from afterschool and summer programming to paid internship opportunities.*
- *Novel Care- Home healthcare services- Provides professional and paraprofessional healthcare services to patients where they are most comfortable, their homes. This company assists with companion services, light housekeeping, transportation, and personal care, and it has a nurse on staff to assist with medical questions. They are Medicare and Medicaid certified and part of a network of multiple private insurance companies. This month, they visited and spoke to 32 Benson and Crown Tower tenants.*
- *We continued our partnership with Methodist College Mobile Diabetes Clinic. Nursing students will continue administering free on-site screenings for blood pressure, mass, Pre-diabetes, blood glucose, cholesterol, etc. (April event at Evans Tower)*
- *Partnership with RA, two OHA Resources Fairs are scheduled for Evans and Kay Jay Towers, with 17 community organizations attending.*
- *Quality Clinical Research- representatives visited our Pine, Evans, and Park North Tower. While at the tower, they could talk to residents about several studies offered in the upcoming months. Studies for Hypertension, Arthritis, COPD, and asthma in kids, to name a few. Quality Clinical Research also played bingo with the residents and gave out prizes at each building. More than 35 residents participated in each of the events. Quality Clinical Research continues to partner with OHA to assist with new research that will assist/help our residents' health needs.*
- *Catholic Charities visited our Evans Tower to play bingo and to assist residents with food pantries and rides to medical appointments. (25 Residents participated in the Bingo event.*
- *Staff participated in the NAHRO webinar training-Holistic Approach to Client Engagement. In this training, FSS staff learned how to build staff skills through education, technique development, and the application of motivational interviewing and trauma-informed care.*
- *FSS staff participated in the NAHRO webinar training and Bolts of Service Coordination. In this training, FSS staff learned case management essentials, the art of developing community resources and collaborations, and how to utilize client-centered communication techniques to build successful relationships with our clients.*

**Family and Community Services Department**

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- *OHA accepted the FY2023 FSS grant from HUD.*
- *Staff had a following meeting with the UNMC/NM Community Wellness Collaborative to establish a partnership to ensure residents and program participants are notified of health and wellness opportunities, as well as employment and educational opportunities in healthcare. (With this partnership, CWC can be noted as a referring source when participants apply to positions within Nebraska Medicine.)*
- *Partnership with The Simple Foundation to distribute over 400 Eid Halah food pantry boxes to families.*
- *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. This month, we have actively promoted scholarship opportunities to assist 82 OHA high school students in pursuing higher education. Our team has worked diligently to ensure students know these opportunities.*
- *All educational opportunities have remained a top priority; coordinators have continued to serve students and push toward a better future for all. (37 received the Scott Scholarship this month through UNO & MCC)*
- *The Scott Foundation donated an additional \$25,000 toward the MCC OHA student scholarship.*
- *10 tenants are still enrolled and striving in the MCC GED program.*
- *Continue our partnership and support with Heart Ministry for International Food Day. (Over 250 families participated)*
- *Family Self-Sufficiency coordinators continued to develop local strategies to connect participating families to public and private resources, increasing their earned income and financial empowerment, reducing or eliminating the need for welfare assistance, and making progress toward economic independence and self-sufficiency.*
- *Ongoing exchange of referrals with the Property Management team to address bedbug/housekeeping issues in the towers. (This month, we are planning a Resource fair at Evans and Kay Jay Tower)*
- *Partnership with United Health Care to provide educational information and health disparities workshops throughout OHA's towers. (Hosted three seminars, attended the Resources Fair, and served over 45 tenants with their insurance plans.)*
- *GOCA/ENCAP continued to provide critical services to OHA tower residents. (This month, 50 tenants were served)*
- *Continue our distribution of Heart Ministry Fresh Start Laundromat cards and pantry packs to OHA families. (30 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. (31 teams are registered to play in the Alliance and OHA/TSF Summer League)*
- *Continue our partnership with Charles Drew, Creighton University, Norvell Home Health Care, and ArchWell Health to address some health disparities in OHA towers.*
- *Continue our monthly follow-up/assessment with current high school seniors (69) on their performance in school, gather information on scholarships, GPAs, and college of interest information.*
- *Continued to work with 181 current OHA/TSF college students at MCC, Loyola University, Utah State, Oral Roberts, Oregon University, Iowa Western, Lincoln University-MO, Jackson State University, UNK, University of Wyoming, UNO, UNL, College of St. Central State Mary's, Creighton University, Southeast Community College, and Central Community College students to receive Scott Foundation Scholarship*

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***Family and Community Services Department***

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during the Fall and Spring semester. So far, the Scott Foundation has committed over \$275,000 annually.

- *Nitsch Insurance visited four (Jackson, Park North, Park South and Underwood). Nitsch Insurance communicated and helped 17 residents with updating their current insurance benefit.*
- *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.*
- *Community Resources and Employment Opportunities-Charles Drew, FNBO, Smithfield Food, Doubletree, Honey Well, Cox Communication, QLI, Hands of Heartland, North End, and Educare.*
- *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. (25 tenants served.)*

**UPCOMING EVENTS:**

- *Monthly CPHHE-Governance Committee & Journal Club meeting.*
- *United Way Monthly meeting.*
- *Monthly EOAA meeting.*
- *Build Your Resume Workshop May*
- *Job Search Basic Workshop-May*
- *Interview Essential Workshop-May*
- *Financial Literacy Workshop.*
- *Top-to-top meeting with United Way and Lozier Foundation.*
- *Time Management and Communication Skills Workshop*
- *Email Etiquette Workshop*
- *Critical Thinking Workshop*
- *First Impression Workshop-May*
- *Monthly Tenant Association and Central Advisory Council meetings.*
- *CNP & CNI meetings.*
- *Simple Foundation-GO, Global Youth Summit, May 17.*
- *Region VII Fair Housing Symposium April 10.*
- *Upcoming HUD-Webinar (Food & Nutrition, Digital Inclusion, Advancing Overdose Preventive, Using Trauma Inform Skill in Financial Coaching and Residents Social Isolation.*
- *OHA Resource Tour (EvansTower).*
- *Goodwill Resource Fair April 24.*
- *Celebrate Women's History Month-Diversity Dialogue at Creighton.*
- *OHA's Career Fair.*
- *Mother's Day Event.*
- *Vision Board event with OHA youth.*
- *HCV Briefings to discuss the FSS Program.*
- *HUD FSS office hours.*

***Family and Community Services Department***

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- *ROSS PCC meeting.*
- *MCC Earn while Learn cohort onboarding.*
- *HUD-Strong Families Resources Webinar.*
- *2024 HBCU College & Culture Enrichment Tour.*
- *Creighton CPHHE REACH partners meeting.*
- *HWS Budget/Allocation & monthly Partnership meeting.*
- *HWS/Goodwill/Urban League Career/Job Fairs.*
- *Continue recruiting for the FSS and ROSS SC programs.*

## 6.11. Legal

# Memorandum



To: OHA Board of Commissioners  
 From: Brian Hansen, General Counsel  
 Date: May 1, 2024  
 Re: Legal Matters

<i>Select Contracting v. OHA</i>	Breach of contract	08/18/23 P Complaint 11/12/23 OHA Answer filed 01/16/24 Proposed scheduling order filed Discovery in process 12/01/24 Estimated trial date	Douglas County District Court	PENDING
<i>Henry Lee, Hasani Lee, Toni Wiggins v. OHA</i>	Misc civil complaint	3/5/24 P Complaint filed 3/19/24 Amended Complaint filed 3/21/24 OHA served 4/15/24 OHA Motion to Dismiss filed 4/18/24 OHA Motion to Quash filed 4/25/24 OHA Objection filed 5/7/24 Hearing on OHA's Motions	Douglas County District Court	PENDING
<i>Hasani Lee and Toni Wiggins v. OHA</i>	Misc civil complaint	3/21/24 P Complaint filed 4/9/24 OHA served 5/9/24 OHA answer due	Douglas County District Court	PENDING
<i>Cribbs v. OHA</i> <i>Cribbs v. OHA</i>	Negligence et al.	12/29/23 P Complaints filed 04/25/24 OHA Answer filed	Douglas County District Court	PENDING

## TENANT & PROGRAM PARTICIPANT CLAIMS

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED?
<i>Booth v. OHA</i>	Removed to County court	09/09/22 T filed small claim 09/29/22 OHA transferred to civil court 09/30/22 OHA filed answer 04/10/24 Trial held– judge taking under advisement	Douglas County County Court	PENDING
<i>Carter v. OHA</i>	T discrimination	4/4/24 Decision: No Reasonable Cause	OHRR	YES
<i>Ziska v. OHA</i>	T discrimination	03/11/24 Notice of charge 03/25/24 OHA response submitted	HUD	PENDING
<i>Henry Lee v. OHA</i>	T discrimination	02/06/24 Notice of charge 03/06/24 Indefinite extension received	OHRRD	PENDING
<i>Johnson v. OHA</i>	T discrimination	3/25/24 Notice of charge 5/6/24 OHA response due	HUD	PENDING

**EMPLOYEE CLAIMS**

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED
<i>Harris v. OHA #1</i>	Employment discrimination	12/02/20 NEOC notice of complaint	NEOC	NO
<i>Harris v. OHA #2</i>	Employment discrimination	06/21/21 NEOC notice of complaint	NEOC	NO
<i>Harris v. OHA #3</i>	Employment discrimination	05/09/22 OHA received charge	NEOC	NO
<i>Harris v. OHA #4</i>	Employment discrimination	01/11/24 OHA received charge 03/11/24 OHA response submitted	NEOC	PENDING
<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	4/12/24 Decision: no reasonable cause	NEOC	YES
<i>Boatman v. OHA</i>	Employment discrimination	12/06/23 OHA received charge 02/01/24 OHA response submitted	NEOC	PENDING
<i>L.A.Thomas v. OHA</i>	Employment discrimination	03/05/24 OHA received charge 05/15/24 OHA response due	NEOC	PENDING
<i>G. Thomas v. OHA</i>	Employment discrimination	3/12/24 OHA received charge 5/6/24 OHA response due	NEOC	PENDING

**MARCH 2024 EVICTION CASES**

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment	1	2					3
Lease		1					1
Criminal/HSW			1	1			2
03/24 Totals	1	3	1	1			6
02/24 Totals	0	0	0	0	0	0	0
01/24 Totals	0	0	1	0	0	0	1
2023 Totals	107	191	40	74	0	2	414

7. NEW BUSINESS
8. EXECUTIVE SESSION
9. ADJOURNMENT