

OHA Regular Meeting of the Board of
Commissioners
Thursday, January 30, 2025 8:30 AM
Jackson Tower
600 S 27th Street
Omaha, Ne 68123

1. ANNOUNCEMENT OF OPEN MEETINGS ACT
2. ROLL CALL
3. PUBLIC COMMENTS
4. REPORT OF THE CHIEF EXECUTIVE OFFICER
5. ACTION ITEMS
 - 5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION
 - 5.1.1. Minutes of Previous Regular Board Meeting (12/19/2024)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
1823 Harney St, Omaha, Nebraska 68102
8:30 a.m. December 19, 2024

STAFF PRESENT: Joanie Balk, Ashley Hatheway, Brian Hansen, Michelle Therkildsen, Philisa Smith, Latina Jackson, Sal Issaka, Charles Karl, Michael Wehling, Lindsey Anderson, Jennifer Dexter, Shannon Mahnke, Sarah Nothhorn

The meeting was called to order at 8:31 a.m.

1. ANNOUNCEMENT OF OPEN MEETINGS ACT:

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

2. ROLL CALL: Commissioners Present:

David Levy, Chair
Tony Veland
Jennifer Taylor
Christine Johnson
Alexis Bromley
Danielle Goodwin

Commissioners Absent:

Joel Dougherty, Vice Chair
Jennifer Taylor

3. PUBLIC COMMENTS:

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

4. AUDIT PRESENTATION

Mr. Larsen presented the 2023 OHA Audit.

5. REPORT OF THE CHIEF EXECUTIVE OFFICER

Ms. Balk kept her report brief due to the numerous action items, and introduced Shannon Mahnke, OHA's new Chief Operating Officer.

6. ACTION ITEMS

6.1. 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.)

6.1.1. Minutes of Previous Regular Board Meeting (11/07/2024)

6.1.2. Finance/Procurement/Operations Committee Resolutions

- 6.1.2.1. Resolution 2024-111 OHA Past Due Write Offs
- 6.1.2.2. Resolution 2024-112 Fire Safety & Suppression, Renewal
- 6.1.2.3. Resolution 2024-113 Commercial HVAC, Renewal
- 6.1.2.4. Resolution 2024-114 Relocation Specialist Services, Renewal
- 6.1.2.5. Resolution 2024-115 Property and Liability Insurance Renewal
- 6.1.2.6. Resolution 2024-116 Auto Insurance Renewal

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

Motion passed. Aye-5, Nay-0

- Commissioner Johnson – Aye
- Commissioner Bromley – Aye
- Commissioner Levy – Aye
- Commissioner Veland – Aye
- Commissioner Goodwin – Aye

6.2. ADDITIONAL ITEMS FOR CONSIDERATION

6.2.1. Resolution 2024-110 FY2025 Budget

Ms. Hatheway presented the 2025 Budget and discussed the effects of asset repositioning in 2025. Discussion ensued regarding LB840 and potential budget implications.

MOTION by Commissioner Goodwin, seconded by Commissioner Johnson, to approve Resolution 2023-110 FY2025 Budget

Motion passed. Aye-5, Nay-0

- Commissioner Johnson – Aye
- Commissioner Bromley – Aye
- Commissioner Levy – Aye
- Commissioner Veland – Aye
- Commissioner Goodwin – Aye

6.2.2. Resolution 2024-117 ACOP Chapter 7 Revisions

Ms. Gilroy presented the proposed ACOP Chapter 7 changes, noting that it has been brought current with all recent HUD requirements and guidance in only the areas that staff will apply prior to HOTMA (Housing Opportunity through Modernization Act) full implementation.

MOTION by Commissioner Veland, seconded by Commissioner Goodwin, to approve Resolution 2023-117 ACOP Chapter 7 Revisions

Motion passed. Aye-5, Nay-0

- Commissioner Johnson – Aye
- Commissioner Bromley – Aye
- Commissioner Levy – Aye
- Commissioner Veland – Aye
- Commissioner Goodwin – Aye

6.2.3. Resolution 2024-118 Administrative Plan Revisions

Ms. Smith explained changes to Chapters 1-19 of the Administrative Plan.

MOTION by Commissioner Johnson, seconded by Commissioner Goodwin, to approve Resolution 2023-118 Administrative Plan Revisions

Motion passed. Aye-5, Nay-0

- Commissioner Johnson – Aye
- Commissioner Bromley – Aye
- Commissioner Levy – Aye
- Commissioner Veland – Aye
- Commissioner Goodwin – Aye

6.2.4. Resolution 2024-119 RAD Pine Tower

Mr. Hansen explained this resolution is to approve OHA’s plan for repositioning of Pine Tower public housing development and authorize submission of an application to HUD for RAD/Section 18 blend conversion of Pine Tower. Mr. Hansen explained that OHA’s plans for Pine Tower include LIHTC-funded renovations. Mr. Hansen explained the timeline and that RAD conversions allow the property to access public and private funding sources while preserving the housing as affordable.

MOTION by Commissioner Goodwin, seconded by Commissioner Bromley, to approve Resolution 2023-119 RAD Pine Tower

Motion passed. Aye-5, Nay-0

- Commissioner Johnson – Aye
- Commissioner Bromley – Aye
- Commissioner Levy – Aye
- Commissioner Veland – Aye
- Commissioner Goodwin – Aye

6.2.5. Resolution 2024-120 Ratify Eric Johnson Nomination to HIO Board

Mr. Hansen explained that pursuant to the Housing in Omaha (HIO) by-laws, the OHA board of commissioners has authority to appoint members of the HIO Board of Directors.

MOTION by Commissioner Goodwin, seconded by Commissioner Johnson, to approve Resolution 2023-120 Ratify Eric Johnson Nomination to HIO Board.

Motion passed. Aye-5, Nay-0

- Commissioner Johnson – Aye
- Commissioner Bromley – Aye
- Commissioner Levy – Aye
- Commissioner Veland – Aye
- Commissioner Goodwin – Aye

6.2.6. Resolution 2024-121 FY 2023 Audit

MOTION by Commissioner Johnson, seconded by Commissioner Veland, to approve Resolution 2024-121 FY 2023 Audit

Motion passed. Aye-5, Nay-0

- Commissioner Johnson – Aye
- Commissioner Bromley – Aye
- Commissioner Levy – Aye
- Commissioner Veland – Aye
- Commissioner Goodwin – Aye

6.2.7. Resolution 2024-122 Delegation of Authority to CEO

Ms. Balk explained that this resolution pertains to her legal name change from Poore to Balk, which did occur in November 2024.

MOTION by Commissioner Bromley, seconded by Commissioner Goodwin, to approve Resolution 2024-122 Delegation of Authority to CEO

Motion passed. Aye-5, Nay-0

Commissioner Johnson – Aye
Commissioner Bromley – Aye
Commissioner Levy – Aye
Commissioner Veland – Aye
Commissioner Goodwin – Aye

6.2.8. Resolution 2024-123 Move March 6, 2024 Board Meeting to February 27, 2024

OHA staff explained changing the March meeting to occur in February is necessary to ensure the SEMAP is submitted timely.

MOTION by Commissioner Goodwin, seconded by Commissioner Johnson, to approve Resolution 2024-123 Move March 6, 2024 Board Meeting to February 27, 2024

Motion passed. Aye-5, Nay-0

Commissioner Johnson – Aye
Commissioner Bromley – Aye
Commissioner Levy – Aye
Commissioner Veland – Aye
Commissioner Goodwin – Aye

6.2.9 Resolution 2024- 124 Capital Improvements Five Year Action Plan 2025-2029

Mr. Karl presented the Capital Fund Program 5 year Action Plan.

MOTION by Commissioner Johnson, seconded by Commissioner Veland, to approve Resolution 2024-124 Capita Improvements Five Year Action Plan 2025-2029.

Motion passed. Aye-5, Nay-0

Commissioner Johnson – Aye
Commissioner Bromley – Aye
Commissioner Levy – Aye
Commissioner Veland – Aye
Commissioner Goodwin – Aye

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

- **Housing Choice Voucher Program**
- **Asset Management (Public Housing)**
- **Housing in Omaha, Inc.**
- **Compliance**
- **Financials**
- **Development**
- **Procurement/Contracting/Capital Budget**
- **Human Resources**
- **Family and Community Services**
- **Legal**

2. NEW BUSINESS:

Ms. Balk noted that OHA’s new resident commissioners will be appointed in January.

MOTION by Commissioner Goodwin, seconded by Commissioner Bromley, to move into executive session at 10: 01 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Johnson – Aye
Commissioner Bromley – Aye
Commissioner Levy – Aye
Commissioner Veland – Aye
Commissioner Goodwin – Aye

3. EXECUTIVE SESSION:

MOTION by Commissioner Bromley, seconded by Commissioner Johnson, to move out of executive session at 10:52 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Johnson – Aye
Commissioner Bromley – Aye
Commissioner Levy – Aye
Commissioner Veland – Aye
Commissioner Goodwin – Aye

4. ADJOURNMENT:

MOTION by Commissioner Bromley seconded by Commissioner Johnson to adjourn the meeting at 10:52 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Johnson – Aye
Commissioner Bromley – Aye
Commissioner Levy – Aye
Commissioner Veland – Aye
Commissioner Goodwin – Aye

5.1.2. Minutes of Previous Annual Board Meeting (12/19/2024)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS ANNUAL MEETING
1823 Harney St, Omaha, Nebraska 68102
December 19, 2024

STAFF PRESENT: Joanie Poore, Brian Hansen

Chair Levy called the meeting to order at 10:58 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
Tony Veland
Christine Johnson
Danielle Goodwin
Alexis Bromley

Commissioners Absent:

Joel Dougherty
Jennifer Taylor

3. PUBLIC COMMENTS:

There were no public comments.

4. ELECTION OF OFFICERS:

Mr. Hansen explained the only actions item for this meeting is election of officers.

4.1. Chair

MOTION by Commissioner Johnson seconded by Commissioner Veland to re-elect David Levy as Board Chair.

Motion passed. Aye-5, Nay-0

Commissioner Johnson – Aye
Commissioner Bromley – Aye
Commissioner Levy – Aye
Commissioner Veland – Aye
Commissioner Goodwin – Aye

4.2. Vice Chair

MOTION by Chair Levy, seconded by Commissioner Johnson to re-elect Joel Dougherty as Board Vice Chair.

Motion passed. Aye-5, Nay-0

Commissioner Johnson – Aye
Commissioner Bromley – Aye
Commissioner Levy – Aye
Commissioner Veland – Aye
Commissioner Goodwin – Aye

4.3. Treasurer

MOTION by Commissioner Johnson seconded by Commissioner Taylor to elect OHA's Chief Financial Officer, Ashley Hatheway as Treasurer.

Motion passed. Aye-5, Nay-0

Commissioner Johnson – Aye
Commissioner Bromley – Aye
Commissioner Levy – Aye
Commissioner Veland – Aye
Commissioner Goodwin – Aye

5. NEW BUSINESS

There was no new business.

6. ADJOURNMENT

MOTION by Commissioner Goodwin seconded by Commissioner Veland to adjourn the annual meeting at 11:05 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Johnson – Aye
Commissioner Bromley – Aye
Commissioner Levy – Aye
Commissioner Veland – Aye
Commissioner Goodwin – Aye

5.1.3. Finance/Procurement/Operations Committee Resolutions

5.1.3.1. Resolution 2025-01 OHA Past Due Write-Offs

RESOLUTION No. 2025-01
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS a list of Charge Off for Vacated Tenant Account Receivables as of January 22, 2025, 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 \$90,753.35. which represents 48 tenants: and

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

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

This Resolution shall take effect immediately.

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, 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 on January 30,2025

Joanie Balk, Secretary
Housing Authority of the City of Omaha

Property/Resident Codes	Late Fees	Legal Fees	Maintenance Charges	Cleaning/Moveout Charges	Rent	subsidy depref tax	Grand Total	Explanation of larger balances over \$1200.00
Ernie Chambers						12	12	
t0029677						12	12	
Feb						12	12	
Benson Towers					50		50	
x0071682					50		50	
Dec					50		50	
Crown Towers		587	4074.02		1990		6651.02	
								7 months rent, housekeeping & hoarding issue, hauling, cleaning, maintenance charges
t0043233		587	4074.02		1990		6651.02	
Oct		587	4074.02		1990		6651.02	
Evans Tower	35				20	746	801	
t0082440	35				20	746	801	
Dec	35				20	746	801	
Jackson Tower	595		2615		15	5718	8943	
								16 months rent, criminal eviction held up by legal aid, maintenance & cleaning charges
t0064886	175		515		4214		4904	
Dec	175		515		4214		4904	
t0065037			530		87		617	
Nov			530		87		617	
t0086857	35		565		52		652	
Jan	35		565		52		652	
t0087325			180		297		477	
Dec			180		297		477	
								14 months rent, criminal eviction, cleaning, wall repairs
t0083429	245		685		708		1638	
Nov	245		685		708		1638	
t0082244	140		140		15	360	655	
Nov	140		140		15	360	655	
Park Villa	315	350	2165		3170		6000	
								10 months rent non-pay eviction, maintenance fees, resident through paint all over new carpet and new cabinets after lock out when let in to retrieve her belongings
t0086843	315	350	2165		3170		6000	
Nov	315	350	2165		3170		6000	

Park South	315	17009	30	9509	26863	
t0058699		455			455	
Nov		455			455	3 months rent, lease violation eviction started
t0022143		5365		943	6308	fire in unit,arrested for arson
Dec		5365		943	6308	
t0076613	70	140		1045	1255	4 months rent, eviction for criminal activity
Dec	70	140		1045	1255	
t0082920		7125	30	1609	8764	7 months rent, eviction for lease violation, building damages
Nov		7125	30	1609	8764	
t0085972	35	505		38	578	
Jan	35	505		38	578	11 months rent,eviction for non-payment, cleaning & maintenance
t0066223	70	480		2860	3410	
Nov	70	480		2860	3410	
x0044865		604			604	
Dec		604			604	6 months rent, cleaning & maintenance
t0014852	105	580		1381	2066	
Dec	105	580		1381	2066	
t0030691		287			287	
Dec		287			287	5 months rent, cleaning changes maintenance
t0066618	35	1468		1633	3136	
Dec	35	1468		1633	3136	
Pine Tower				346	346	
t0059558				346	346	
Dec				346	346	
Scatter Site North East	1170	4419		16616	22205	
t0063083	470	2424		5348	8242	15 months rent, damages, cleaning charges, hauling of personal items
Dec	470	2424		5348	8242	
t0044058	35	930		232	1197	1 months rent, removal of personal possessions
Oct	35	930		232	1197	

t0047163	385	1065	2188	3638	11 months rent, eviction for non-payment, cleaning & maintenance, removal of personal items
Dec	385	1065	2188	3638	
t0039400	280		8848	9128	10 months rent, eviction for non-payment held up by legal aid
Nov	280		8848	9128	
Scatter Site North West		4406		4406	
t0035125		4406		4406	trash and personal property removal, damages
Oct		4406		4406	
Scatter Site South East			215	215	
t0033895			215	215	
Nov			215	215	
Southside	245		10553	4904	644
x0072430			50	50	
Oct			50	50	
y0020572			50	50	
Feb			50	50	
x0064058			3750	644	3 months rent
Jun			3750	644	
x0079239		550	50	600	
Dec		550	50	600	
x0081951		340		340	
Nov		340		340	
y0050412	35	860	55	950	
Jan	35	860	55	950	
x0065521	35	1630	12	1677	Damages and personal property removal
Jan	35	1630	12	1677	
Dec		1063		1063	
q0063383	35	74		109	
Jan	35	74		109	
z0030751	35	180	89	304	
Dec	35	180	89	304	
x0074078		489		489	
Dec		489		489	
x0067615		113	50	163	
Dec		113	50	163	
x0053572		58	499	557	
Dec		58	499	557	
x0052104	35	824		859	
Jan	35	824		859	

x0064323	35			1196						Damages and personal
Jan	35			1196						property removal
x0062896	35			668	239					1231
Dec	35			668	239					1231
q0041014				2508						942
Jan				2508						942
Underwood	35		655	1080	551					2508
										2508
										Damages and personal
										property removal
										2321
										2321
										2 months rent removal of
										personal property,
t0049676	35			680	402					damages, cleaning
Jan	35			680	402					1117
										1117
										1 months rent removal of
										personal property,
t0032143			655	400	149					damages, cleaning
Jan			655	400	149					1204
										1204
9far							34.33			34.33
t0070183							34.33			34.33
Oct							34.33			34.33
9bv	35		760		365					2189.69
t0073526										1029.69
Feb										1029.69
t0050305	35		760		365					1160
Total Write Off Request	\$2,710.00	\$622.00	\$36,103.02	\$11,698.00	\$38,930	\$34.33	\$644	\$12	\$90,753.35	

5.1.3.2. Resolution 2025-02 Independent Audit Services

Memorandum



To: The Board of Commissioners
From: Jennifer Dexter, Procurement Manager
Date: January 30, 2025
Re: Recommendation for Contract – Independent Professional Audit

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve a contract with CliftonLarsonAllen, LLP (CLA) for independent professional audit services for an amount not to exceed \$115,000 for a term of (1) one year with OHA reserving the right to renew for (3) three additional one-year terms with the approval of the Board of Commissioners.

EXPLANATION:

OHA is required by the ACC Agreement with HUD and as defined within OMB Circular A-133, to have an annual audit performed covering all OHA programs.

General Responsibility, A-133.500(a): The audit shall be conducted in accordance with GAGAS. The audit shall cover the entire operations of the OHA including but not limited to:

- Financial Statements, A-133.500(b): The auditor shall determine whether the OHA's financial statements are fairly presented in all material respects in conformity with generally accepted accounting principles (GAAP). The auditor shall also determine whether the schedule of expenditure of Federal awards is presented fairly in all material respects in relation to the HA's financial statements taken as a whole.
 - The auditor shall perform procedures to obtain an understanding of OHA's internal control systems.
 - The auditor shall determine whether OHA has complied with laws, regulations, and the provisions of contracts or grant agreements that may have a direct and material impact on each of its major programs.
 - The auditor shall follow up on prior audit findings and perform procedures to assess the reasonableness of the summary of the schedule of prior audit findings prepared by the OHA.

METHOD OF PROCUREMENT:

OHA invited organizations to present qualifications on a scope of work for Professional Independent Audit. The Request for Proposals (RFP) was advertised locally in *The Daily Record* for two consecutive Tuesdays, September 20th and September 27th, 2024 with an available date of the proposal on September 24th, 2024. The pre-proposal conference was held on Tuesday, October 1, 2024 via Zoom. Staff reached out to (16) sixteen qualified firms and were in communication with (12) twelve qualified firms that offer audit services and (8) eight reviewed the solicitation.

OHA received (3) three submissions in response to the RFP. All three (3) of the proposals demonstrate the qualifications outlined in the RFP prior to the deadline of December 6, 2024. OHA staff members evaluated the proposals, and CLA, LLP and Aprio were awarded qualifying points when ranked according to the scale listed in the RFP.

Independent Professional Audit Services	Subjective Evaluation Score	Objective Evaluation Score	Total Evaluation Score	MBE/DBE/WBE Section 3 Status
CliftonLarsonAllen LLP (CLA)	73.3	20	93.3	None
Aprio	60.3	19	79.3	None
Berman Hopkins CPAs & Associates, LLP	53.7	16	69.7	None

OHA evaluating staff is recommending the award of the Independent Professional Audit Services contract to CLA.

PROJECT COST: This contract will not exceed \$115,000.00

SOURCE OF FUNDS: Allocated throughout the agency

SPONSOR(S): Jennifer Dexter, Procurement Management
Ashley Hatheway, CFO

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 - 02
CONTRACT FOR INDEPENDENT AUDITOR SERVICES

WHEREAS, the Annual Contributions Contract (ACC) with the U.S. Department of Housing and Urban Development (HUD) requires the Housing Authority of the City of Omaha (OHA) to have an annual audit performed by an independent auditor;

WHEREAS, OHA staff issued a Request for Proposals for annual audit services in September 2024;

WHEREAS, three firms submitted proposals prior to the deadline and those proposals were reviewed by an OHA staff committee;

WHEREAS, OHA staff has determined that CliftonLarsonAllen, LLP (CLA) is the most qualified candidate that submitted a proposal; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one year contract for annual audit services with CliftonLarsonAllen, LLP, in an amount not to exceed \$115,000, with an option to renew for three additional one-year terms with Board of Commissioner approval;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one year contract for annual audit services with CliftonLarsonAllen, LLP, in an amount not to exceed \$115,000, with an option to renew for three additional one-year terms with Board of Commissioner approval.

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held January 30, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.3.3. Resolution 2025-03 Increase Electrical Code Updates Contract

Memorandum



To: The OHA Board of Commissioners

From: Charles Karl, Capital Improvements Manager

Date: January 30th, 2025

Re: Recommendation for Contract Amendment – Electrical Code Updates

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve an increase of \$50,000 in the Electrical Code Updates Contract (24-CODEUPDATES-77) with Downs Electric, Inc., for a total contract amount of \$215,000.

EXPLANATION:

In October 2024, OHA contracted electrical repair services to ensure that all tower unit electrical outlets comply with HUD’s updated NSPIRE standards for GFCI protection. Due to the nature of the work, the number of outlets requiring work was estimated for bidding purposes. With approximately 75% of the project completed, we are projecting work that will exceed the current contract amount of \$165,000. (Remaining locations include Park South, Evans, and part of Pine Tower.)

PROJECT COST: \$165,000 plus \$50,000 for a total of \$215,000

SOURCE OF FUNDS: 2023 CFP Formula Grant

SPONSOR(S): Charles Karl, Capital Improvements Manager
Michael Wehling, Senior Director of Housing Operations
Jennifer Dexter, Procurement Manager

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 – 03
INCREASE CONTRACT FOR ELECTRICAL CODE UPGRADES

WHEREAS, the Omaha Housing Authority (OHA) contracted with Downs Electric, Inc. to provide electric upgrade services for a contract amount not to exceed \$165,000;

WHEREAS, OHA’s contract with Downs Electric, Inc. followed a request for quotes with the lowest bid submitted by Downs Electric, Inc.;

WHEREAS, the number of outlets requiring work was estimated for bidding purposes and staff project the work will exceed the current contract amount of \$165,000; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve an increase in the amount of \$50,000 for a total contract amount not to exceed \$215,000 to provide electrical upgrade services;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves an increase in the amount of OHA’s contract with Downs Electric, Inc. for a total contract amount not to exceed \$215,000 to provide electrical upgrade services.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held January 30, 2025.

Joanie Balk, Secretary

5.1.4. Development/External Affairs/Public Relations Committee Resolutions

5.1.4.1. Resolution 2025-04 Amendment to OHA's Annual Plan

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen, General Counsel
Date: January 30, 2025
Re: Amendment to OHA's Annual Plan for 2025

RECOMMENDED ACTION

OHA staff recommends that the Board of Commissioners approve amendment to OHA's Annual Plan for 2025.

EXPLANATION

HUD requires OHA to prepare and submit Annual Plans that include, among other things, specification of key policies and major activities planned for the next year. OHA's Annual Plan for 2025 was approved by the Board in October 2024 and by HUD on November 22, 2024.

OHA proposes amendment to its Annual Plan, namely, OHA proposes plans for RAD conversion of OHA towers. That is the only change proposed in this amendment to OHA's Annual Plan for 2025. OHA's prior Annual Plans specified plans for RAD conversion of some scattered sites and small properties, but they did not include plans for RAD conversion of OHA's towers. The amendments to OHA's Annual Plan for 2025 include plans for RAD conversion of OHA towers.

Amendments to OHA's Annual Plan require public process and consultation with resident leaders, OHA published notice of its intent to amend its Annual Plan on December 2, 2024. This notice invited any person to obtain documents, give comments, and attend a public hearing. The public hearing was held on January 16, 2025. OHA consulted with its resident leaders. Staff attended the December 5, 2024 meeting of the Central Advisory Committee (CAC), the agency-wide organization of resident leaders, to describe proposed changes, answer questions, and receive feedback. OHA staff provided contact information for residents to provide comments, feedback, and recommendations.

OHA staff has consulted with the CAC regarding repositioning plans routinely & regularly over the past several years. When OHA began proposed plans for RAD conversion of its towers, beginning November 2024, OHA staff has attended the CAC's monthly meetings to provide information about HUD's RAD program and OHA's plans for repositioning of our towers. We will continue to meet with the CAC regarding repositioning plans, including RAD conversions of the towers.

Notes regarding attachments:

- HUD form 50075 is the HUD template for annual plans. (This form is now created on a HUD portal. I cannot modify the formatting to make it more readable.)
- Attachment B.2 Development & Repositioning Activities: Changes are tracked.
- Attachment B.2 RAD: Pages 1-3 provide an overview of RAD plans, including OHA's towers.
- Attachment B.2.RAD Resident Rights provides HUD requirements regarding resident rights for RAD conversions. This document is 100 pages. OHA is required to provide this attachment in its Annual Plans in order to demonstrate & provide to the public this information regarding OHA's obligations..

RECOMMENDED BY; Joanie Balk

B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements. (a) Have the following PHA Plan elements been revised by the PHA?</p> <p>Y N</p> <ul style="list-style-type: none"> <input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Grievance Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Community Service and Self-Sufficiency Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy. <input type="checkbox"/> <input checked="" type="checkbox"/> Asset Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
B.2	<p>New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods. <input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input checked="" type="checkbox"/> <input type="checkbox"/> Designated Housing for Elderly and/or Disabled Families. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families. <input type="checkbox"/> <input checked="" type="checkbox"/> Occupancy by Police Officers. <input type="checkbox"/> <input checked="" type="checkbox"/> Non-Smoking Policies. <input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers. <input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input checked="" type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan</p> <p>Hope VI or Choice Neighborhoods. See Attachment B.2 DEVELOPMENT & REPOSITIONING ACTIVITIES.</p> <p>Mixed Finance Modernization or Development. See Attachment B.2 DEVELOPMENT & REPOSITIONING ACTIVITIES.</p> <p>Demolition and/or Disposition. See Attachment B.2 DEVELOPMENT & REPOSITIONING ACTIVITIES.</p> <p>Designated Housing for Elderly and/or Disabled Families. OHA's designated housing plan was initially approved in 1997. OHA's designated housing plan currently includes 480 units in 4 developments targeted to persons who are elderly (age 62 or older) or near-elderly (age 50-62). OHA's designated housing plan was renewed in 2023 with no change. In 2025, OHA intends to request renewal of its designated housing plan without change. The 4 designated developments are: Kay Jay Tower (117 units), Evans Tower (110 units), Underwood Tower (104 units), and Crown Tower (149 units).</p> <p>Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. See Attachment B.2 RAD and Attachment B.2 RAD attachments. Also see Attachment B.2 DEVELOPMENT & REPOSITIONING ACTIVITIES.</p> <p>Occupancy by Over-Income Families. OHA will continue implementation of policy changes in accord with HOTMA requirements and HUD regulations and guidance pertaining to occupancy by over-income families. OHA may implement additional policy changes related to over-income families affected by OHA's relocation, repositioning, and PBV conversion activities.</p> <p>Project-Based Vouchers. OHA plans PBV conversions of public housing units, and commitment of PBVs to its development & repositioning projects, as described in DEVELOPMENT & REPOSITIONING ACTIVITIES. In addition: RFP FOR PBV PROPOSALS: During 2024, OHA issued an RFP for proposals for OHA commitment of PBVs to rental units owned by private owners. OHA's purpose is to support affordable housing development, neighborhood redevelopment efforts, and projects that provide supportive housing for homeless persons and persons with disabilities. OHA does not have a specific number limit of PBVs, but OHA's actions will comply with HUD requirements, including program caps on the number of HCV vouchers that may be committed to PBV projects. In February 2024, OHA received HUD approval that OHA commitment of up to 300 vouchers would be within program cap rules. OHA's RFP is not limited to specific neighborhoods or general locations within our jurisdiction. OHA's RFP and actions and any awards of PBVs will be conducted in accord with HUD regulations and guidance at 24 CFR Part 983 and PIH Notice 2017-21, as well as with civil rights requirements, Housing Quality Standards (HQS), and other HUD and federal requirements. OHA may close and re-issue this RFP on a periodic basis.</p>

	<p>Units with Approved Vacancies for Modernization. OHA will continue to request HUD approval of vacant units that require modernization and/or significant capital improvements in order to reoccupy such units. Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). OHA has grant funds from the following Capital Fund grant programs: 2019 Lead Hazard Reduction grant; and a Capital Fund At-Risk/Receivership/Substandard/Troubled Program grant for Jackson Tower. OHA will use these and any other capital grant program funds in accord with HUD requirements & its HUD-approved Five-Year Action Plan for the CFP Program.</p>
B.3	<p>Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. See Attachment B.3, Progress Report. This attachment is the same document (without change) submitted with OHA's initial Annual Plan for 2025.</p>
B.4	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. See OHA's Capital Fund 5-Year Action Plan in EPIC approved by HUD on May 17, 2024.</p>
B.5	<p>Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> (b) If yes, please describe: OHA's most recent audit is for FY2022. Attachment B.5 provides the audit report findings and OHA's response. This attachment is the same document (without change) submitted with OHA's initial Annual Plan for 2025.</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations. Attachment C.1 provides documentation of OHA's consultation with its RAB.</p>
C.2	<p>Certification by State or Local Officials. <u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. <i>Form HUD-50077-ST-HCV-HP, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, include Challenged Elements.</p>
C.5	<p>Troubled PHA. (a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place? Y <input checked="" type="checkbox"/> N <input type="checkbox"/> N/A <input type="checkbox"/> (b) If yes, please describe: OHA is under a Compliance and Monitoring Review Action Plan.</p>
D.	<p>Affirmatively Furthering Fair Housing (AFFH).</p>
D.1	<p>Affirmatively Furthering Fair Housing (AFFH). Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>

Form identification: NE001-Omaha Housing Authority Form HUD-50075-ST (Form ID - 3104) printed by MAUREEN NOVAK in HUD Secure Systems/Public Housing Portal at 01/24/2025 10:40PM EST

ATTACHMENT B.2: DEVELOPMENT & REPOSITIONING ACTIVITIES

CNI REDEVELOPMENT: SPENCER HOMES & NORTH 30TH ST NEIGHBORHOOD: Spencer Homes was OHA's second oldest existing public housing development, built in the 1940s, with 111 units. In 2019, OHA and partners including the City of Omaha were awarded a \$25 million HUD Choice Neighborhoods Implementation (CNI) grant for revitalization of the North 30th Street neighborhood including OHA's public housing development, Spencer Homes. Relocation of all residents was completed in 2022. All Spencer units west of the North Freeway (Highway 75) were demolished in 2022. However, during the COVID period, demolition costs had increased significantly. This resulted in delay of demolition of Spencer units east of the North Freeway and change of sites for new construction. The Spencer units east of the North Freeway were demolished in 2024. Redevelopment is scheduled in phases and is proceeding timely. The CNI plans include 3 phases with Spencer replacement units. The first phase (Highlander Phase IV) is complete. The new properties—now known as The Overlook and Burdette + Wade—began leasing in 2023. The next phase, Kennedy Square East, is on-track for construction completion in late 2024. The final phase, Kennedy Square West, broke ground in April 2024 and is scheduled for completion in Fall 2025. Each phase includes roughly 37 Spencer replacement units. As each phase of construction is completed and ready for occupancy, former Spencer residents are notified and invited to exercise their right to lease replacement units & are assisted by OHA's relocation consultant, CVR Associates, and OHA's Intensive Services staff. Per CNI plans and LIHTC requirements, new developments will be owned by one or more LLCs or other entities. OHA may retain ownership of the underlying lands or may dispose of lands through sale or long-term ground lease to the owner entities or to an OHA controlled affiliate. OHA will submit applications to HUD for approval for disposition in accord with the CNI revitalization plans. OHA may continue to pursue acquisition of other properties in the neighborhood in support of the CNI redevelopment plan. OHA and its partners will pursue all available funding and resources for revitalization, including mixed finance opportunities, private funding, commitment of project-based voucher funding, RAD conversion, and any other resources and opportunities to support this neighborhood revitalization. OHA has committed PBV vouchers to this project.

The former Spencer Homes lands east of the North Freeway (Highway 75) originally were planned for CNI housing development. Cost increases during the COVID period resulted in delay of demolition of Spencer units east of the North Freeway and change of sites for new construction. As a result, the former Spencer Homes lands east of the North Freeway remain vacant land without development plans. Portions of these lands are not eligible for new housing development because of proximity to the highway. In addition, a parcel of former Spencer lands west of the North Freeway remains undeveloped vacant land not eligible for housing development. During 2024-2025, OHA plans to submit Section 18 applications to HUD for disposition of these lands (or to request amendment of prior Section 18 disposition approvals) for uses that support neighborhood revitalization goals. OHA is considering proposals to sell these lands to a local nonprofit, the Simple Foundation, for development of sports fields and facilities serving neighborhood youth including CNI residents. Otherwise, OHA plans disposition of these lands for uses that support neighborhood revitalization goals. OHA expects that dispositions will be at a negotiated price, which may be less than FMV, based on the commensurate public benefit to the community and namely benefits to the low-income residents in the neighborhood.

CNI REDEVELOPMENT: SOUTHSIDE TERRACE & NEIGHBORHOOD: Southside Terrace is OHA's oldest existing public housing development, built in 1943, with 378 public housing units and accoutrement buildings. In September 2022, OHA and its partners including the City of Omaha were awarded a \$50 million HUD Choice Neighborhoods Implementation (CNI) grant for this revitalization project including redevelopment of the Southside Terrace development. Southside Terrace is a large development. All redevelopment activities will be conducted in phases. At present, there are 4-5 planned phases of redevelopment on-site on the Southside Terrace property, plus additional phases including off-site development. The first phase of on-site redevelopment (Southside Terrace Phase I) began in 2023-2024. This phase is sited in the southeast corner of the Southside Terrace property. Relocation of residents was completed. Demolition and new construction activities (92 units) are in process. The next phase (Arbor Villa) planned off-site development on OHA's Arbor Villa site. However, the planned LIHTC funding is not yet approved for this site. OHA anticipates that LIHTC funding will be approved ultimately, but this has required changes in budgeting and timing of phases. The next phase (Southside Terrace Phase II) includes on-site development and is scheduled for financial closing in late 2024. Relocation of residents is in process. The next phase (Upland Parkway), a site located adjacent to Southside Terrace, is scheduled for closing in 2025. Per CNI plans and LIHTC requirements, developments will be owned by one or more LLCs or other entities. OHA may retain ownership of the underlying lands or dispose of lands through sale or long-term ground lease to the owner entities. Any Southside Terrace lands not used for housing development may be sold to a CNI partner, an OHA affiliate, or another community organization for uses supporting the neighborhood revitalization goals. During 2024-2025, OHA intends to submit application(s) to HUD for approval for disposition in accord with the CNI revitalization plans. OHA may pursue acquisition of other properties in the neighborhood in support of the CNI redevelopment plan. OHA and its partners will pursue all available funding and resources for revitalization, including mixed finance opportunities, private funding, commitment of project-based voucher funding, RAD conversion, and any other resources and opportunities to support this neighborhood revitalization. OHA has committed PBV vouchers to this project.

REPOSITIONING & DISPOSITION OF SCATTERED SITE UNITS: OHA's housing stock includes more than 600 units in single family homes, duplexes, and small developments. OHA's scattered site units are disproportionately costly in part because of the distance between units and, more so, because of the lack of standardization of systems and features and parts. These factors increase costs for maintenance and capital improvements. In addition, the age of some of OHA's scattered site units increases costs. During 2023-2024, OHA inspected its entire stock of scattered site properties. OHA's review identified roughly 60 units that OHA plans for sale due to disproportionate costs or related reasons. During 2024-2025, OHA intends to submit Section 18 disposition applications for sale of 60 or more scattered site units. OHA may prioritize sales to nonprofit affordable housing providers or for community development purposes. OHA is currently discussing plans with 2 local nonprofits for purchase of 6 OHA properties. The balance of units would be sold on the market, however current residents would have first right to purchase at appraised value. Non-purchasing residents would be provided all relocation rights and benefits per federal regulations. If any of these units are not sold, then OHA intends PBV conversion.

For scattered site units that OHA wishes to retain in its housing stock, OHA's first priority is PBV conversion. During 2024-2025, OHA intends to

submit Section 18 applications to HUD for PBV conversion of 400+ scattered site units. OHA's PBV conversion applications are limited to units that meet HUD's definition of "scattered site" units (4 or fewer OHA units per block). The Section 18 applications will provide for removal of the units from the public housing program, conversion to PBV funding, and transfer of ownership to OHA's affiliate entity, River City Housing. In some cases (e.g., units currently owned by HIO LLCs), OHA's Section 18 application may request only removal of units from the public housing program and PBV conversion without disposition. Some OHA scattered site units do not meet HUD's definition of "scattered site." OHA may pursue RAD conversion of these units or alternately OHA may retain these units in its public housing stock for future repositioning. For its scattered site units, OHA will pursue all repositioning options available, including Section 18 disposition, RAD conversion, PBV conversion, mixed finance redevelopment, privately-financed redevelopment, or any other repositioning & funding options.

REPOSITIONING & DISPOSITION OF HIO LIHTC PROPERTIES: OHA's housing stock includes LIHTC mixed-finance properties owned by OHA's affiliate, Housing in Omaha, Inc. (HIO), which were acquired as part of OHA's resolution of the *Hawkins* lawsuit. Some of these properties have proven excessively costly to maintain. Some of these properties consistently operate with deficits of hundreds of thousands of dollars each year. OHA is evaluating repositioning options for all of its HIO LIHTC properties, including Section 18 disposition, mixed-finance redevelopment, RAD conversion, PBV conversion or other commitment of project-based voucher funding, and any other available resources and opportunities.

Chambers Court (NE001000021): Chambers Court is OHA's top priority because the property operates with deficits of hundreds of thousands of dollars per year, for years. This is a historic property, built in about 1905-1910. It has 70 total units including 32 public housing units. The property is subject to LURA restrictions through 2045. Throughout 2021-2022, OHA and its co-developer, Brinshore Development, reviewed repositioning options that would allow OHA to retain Chambers Court in its affordable housing stock, including RAD conversion with renovations needed to address capital needs to reduce maintenance and operating costs. However, OHA and Brinshore ultimately determined that RAD conversion was not feasible. OHA determined that disposition of the Chambers Court property was necessary. OHA staff has been communicating with HUD regarding possible disposition. One disposition option involves transfer of assistance. OHA reviewed this option with guidance from consultants Greg Byrne and AH Forward and determined that this repositioning option was not financially feasible.

In June 2024, OHA submitted a Section 18 disposition application for sale of the Chambers Court property to Hoppe Development. The Chambers Court property would continue to be subject to LIHTC LURA which requires the property to be committed to specific affordable housing terms through 2045. The Chambers Court property also would be subject to a new HUD Deed of Trust. The sale would result in a loss of the 32 public housing subsidies. HUD does not require 1:1 replacement. OHA's application proposes to develop 24 additional affordable units with long-term subsidies by committing PBVs to 10 non-ACC units in the Farnam Building plus 14 PBVs to its North Villa units. This option would require use of up to 24 vouchers from OHA's HCV voucher stock. If this disposition application is approved, OHA would be eligible for 8 tenant protection vouchers. OHA recommends this disposition action, even though it would result in a net loss of OHA-administered HUD subsidies. This disposition would not result in a net loss of affordable housing units in our community, as the Chambers Court units are committed by LURA to remain affordable units through 2045. In addition, OHA believes that disposition is necessary to end the ongoing large financial losses that have continued over years, over decades, that limit resources available to OHA's housing portfolio city-wide, and that jeopardize OHA's financial viability.

NOAH (NE001000023): NOAH includes 24 single-family homes built in about 2005. These are units that OHA wishes to retain in its affordable housing stock. (See OHA's plans for scattered site units.) In June 2024, OHA submitted a Section 18 application to HUD for PBV conversion of 19 NOAH units. Five NOAH units do not meet HUD's definition of "scattered site" units. OHA may pursue RAD conversion of these 5 units or, alternately, OHA may retain these units in its public housing stock for future repositioning. The NOAH units have LURA restrictions stating that any disposition action must include all 24 units at the same time. OHA may consult with HUD to request that its SAC Section 18 application approve only removal of units from the public housing program and PBV conversion without disposition so that OHA may implement its PBV conversion of the 19 units without transfer of ownership, which would permit earlier PBV conversion of the 19 units.

Farnam Building (NE001000028): OHA may pursue RAD conversion of the Farnam Building. Alternately, OHA may retain the Farnam Building units in its public housing portfolio and consider other repositioning options. Depending on the outcome of Chambers Court plans, OHA may commit PBV vouchers to the 10 non-ACC units in the Farnam Building.

Bayview (NE001000027): OHA may pursue RAD conversion. Alternately, OHA may retain Bayview in its public housing portfolio and consider other repositioning options.

Crown I & Crown II (NE001000025 & NE001000026): Crown I and Crown II include 28 single-family homes built by OHA in about 2008 in response to the *Hawkins* lawsuit. These are units that OHA wishes to retain in its affordable housing stock. (See OHA's plans for scattered site units.) OHA intends to submit a Section 18 application to HUD for PBV conversion of 23 units. Five units do not meet HUD's definition of "scattered site" units. OHA may pursue RAD conversion of these 5 units or, alternately, OHA may retain these units in its public housing stock for future repositioning. The Crown I and II units are subject to NIFA requirements that may restrict disposition required by PBV or RAD conversions, which may delay OHA repositioning actions. OHA may consult with HUD to request that its SAC Section 18 application approve only removal of units from the public housing program and PBV conversion, without disposition, so that OHA may implement its PBV conversion without transfer of ownership, which would permit earlier PBV conversion.

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

REPOSITIONING OF OTHER OHA PROPERTIES: As OHA reviews its portfolio, OHA intends to implement repositioning of other OHA properties, including OHA's high-rise tower developments. OHA's long-term plans for management and repositioning of these properties may require RAD conversion and mixed finance redevelopment. RAD conversion combined with mixed finance redevelopment may require disposition to new owner entities with OHA (or OHA controlled affiliate) in the ownership structure. OHA may pursue any other funding or repositioning options available, including Section 18 or other HUD applications; market disposition; disposition to OHA's controlled affiliate, River City Housing; redevelopment; conversions to project-based vouchers; mixed finance redevelopment; and/or other privately financed redevelopment.

PROPOSED RAD CONVERSIONS: OHA's repositioning efforts may include RAD conversion. Properties to be converted through RAD will be transferred to OHA's owned and controlled affiliate, River City Housing. RAD conversion combined with mixed finance redevelopment may require disposition to new owner entities with OHA (or OHA controlled affiliate) in the ownership structure. During 2025, OHA may submit RAD applications for multiple properties where OHA determines that the property/units should be retained in OHA's inventory and that RAD conversion is the best repositioning option. Attachment B.2.RAD provides information regarding OHA's units currently considered for possible RAD conversions. Alternately, OHA may retain these units in its public housing stock for future repositioning.

DISPOSITION OF OHA'S FORMER CENTRAL OFFICE PROPERTY & ADJACENT PROPERTIES: OHA's former central office building, located at address 540 S 27TH Street (next door to Jackson Tower), had been vacant and unused since 2015. Following HUD Section 18 approval, in 2024 OHA sold this property to Youth Emergency Services (YES) (or affiliate entity), a local nonprofit organization that serves homeless youth. There are follow-up matters, namely YES may require easement access from OHA's Jackson Tower parking lots. OHA anticipates that, during 2024-2025, OHA may submit Section 18 applications to HUD for these purposes.

SALE OF VACANT LOTS: OHA and HIO own a number of vacant properties throughout the City. During 2024-25 OHA may continue to pursue sale of vacant lots which are not planned for new construction. This includes OHA's property at 550 S. 70th Street, formerly site of a public housing single-family home which was destroyed by fire and subsequently demolished, but which remains in OHA's public housing inventory and covered by a HUD DOT. During 2023-2024, OHA intends to submit a Section 18 application to HUD for disposition of this vacant lot.

DISPOSITION OF LAND TO CITY OF OMAHA: The City of Omaha requires OHA disposition of a small corner of land (376 sf) at 48th and Y Streets for City street improvements. This land is on the property of an OHA scattered site single-family home. The City also requires temporary easements on this land. In 2024-2025, OHA will submit a Section 18 application for HUD approval of this disposition.

ACQUISITION OF MAINTENANCE SHOP: OHA is considering options for acquisition of a facility to support maintenance operations (staff and storage of supplies and equipment) servicing public housing properties.

OHA RAD REPOSITIONING ACTIONS FOR OHA'S TOWERS: OHA's towers were built decades ago, in the 1960s and 1970s, and have significant capital needs. OHA wishes to improve its towers for long-term preservation as part of OHA's affordable housing stock, as feasible.

RAD conversion requires OHA to demonstrate that OHA can address current and projected capital needs over a 20-year term, with financing plans that demonstrate financial viability of capital improvements as well as operations. Ongoing operations and rental subsidies will be funded by HUD under a 20-year Section 8 PBV contract according to a RAD-specified formula. In some cases, capital improvements may be funded with HUD public housing Capital Fund Program allocations. More extensive renovations will require additional funds, namely LIHTC funding and/or private financing. OHA has contracted with Brinshore Development to serve as our co-developer for these capital improvement projects.

Ownership will be transferred to River City Housing, a 501(c)(3) nonprofit corporation created and controlled by OHA. LIHTC funding would involve a private ownership entity with an ownership structure that will include River City Housing.

RAD repositioning will require OHA to submit RAD applications to HUD for approval in accord with RAD requirements. In most cases, OHA anticipates that our repositioning actions will involve RAD/Section 18 blend applications to HUD, which may include higher subsidies for a percent of units. When RAD/Section 18 blends provide for Section 18 TPVs, OHA intends to project-base the TPVs in the tower. At present, OHA does not know the balance/mix of Section 18 versus RAD PBVs.

When renovations require temporary relocation, OHA and Brinshore will aim to conduct renovations in stages to minimize disruption for current residents, as feasible. If OHA's RAD conversion actions may require displacement of any household, OHA will provide relocation services in accord with RAD and HUD and other federal requirements. OHA has contracted with CVR Associates to coordinate relocation actions in accord with HUD and other federal requirements. CVR is a nationwide firm and is also contracted to handle relocation of OHA's CNI redevelopments.

OHA will review each property individually to identify and implement the best repositioning strategy. OHA does not have capacity to manage repositioning of all towers at once, and the need for LIHTC funding for capital improvements also limits the number and timing of projects that OHA can pursue. This will be a multi-year project. OHA is beginning with Pine Tower; OHA intends to submit a RAD/Section 18 blend application to HUD for Pine Tower in December 2024 or January 2025. OHA intends to proceed with repositioning, including RAD conversion and RAD/Section 18 blends, of its towers as quickly as staff capacity and funding permits.

ATTACHMENT B.2: PROPOSED RAD CONVERSIONS

HUD's Rental Assistance Demonstration (RAD) program was designed to assist public housing agencies in addressing the capital needs and financial viability of public housing properties in order to preserve these affordable housing assets. RAD conversion makes it possible for a property to borrow funds to address capital needs. RAD conversion also stabilizes the amount of revenue per unit. Upon RAD conversion, units will be removed from the public housing program and converted to Section 8 funding according to a RAD-specified formula. If OHA's applications for RAD conversion are approved by HUD, the public housing units will be converted to RAD Project Based Vouchers under the guidelines of HUD notice PIH 2019-23, Rev-4, and any successor notices. OHA's Capital Fund budget will be reduced by the pro rata share of public housing units converted as part of the RAD program. In addition, OHA will no longer receive public housing operating subsidies for the units. Instead, OHA will receive HUD Section 8 funding according to a RAD-specified formula. Units converted under RAD are intended to be budget neutral, meaning the property will receive roughly the same funding level that was provided through the public housing program.

OHA plans that RAD conversions will include transfer of ownership to its affiliate, River City Housing, a 501(c)(3) nonprofit corporation created and controlled by OHA. When RAD conversion includes mixed-finance redevelopment, ownership may be transferred to mixed-finance ownership entities that include River City Housing (or OHA or another OHA affiliate) in the ownership structure.

HUD's RAD program requires specific resident rights and protections. These include the right to return if RAD conversion should require any relocation. Upon RAD conversion, OHA will adopt the resident rights, participation, waiting list and grievance procedures as required by HUD in notices PIH 2019-23, namely Section 1.6.C-D, PIH-2016-17, and any successor notices. These resident rights and protections requirements are provided in Attachment B.2.radattach and incorporated herein.

OHA's Five-Year CFP Plan includes approximately \$900,000 for RAD conversions and relocation. OHA's CFP plans may change as needed for proposed RAD conversions, in accord with HUD requirements.

OHA certifies that it is currently compliant with all fair housing and civil rights requirements. In accord with HUD's RAD review process, OHA's proposed RAD conversion plans will be submitted to HUD FHEO for review. OHA's RAD conversions will comply with all applicable site selection and neighborhood reviews as required by HUD, and all appropriate requirements and procedures will be followed.

RAD/SECTION 18 BLENDS

RAD/Section 18 Blends applications combine 2 HUD repositioning options: RAD conversion combined with Section 18 disposition. RAD/Section 18 Blends are permitted when properties are planned for renovations. HUD's RAD/Section 18 Blend allows an agency to convert some units of a property under the RAD program and other units under Section 18, depending on the condition of the units and rehabilitation needs. OHA will pursue applications to HUD for RAD/Section 18 Blends in every case when OHA plans renovations that may warrant Section 18 approvals in addition to RAD conversion.

For both RAD and Section 18 conversions, HUD will change the way it provides rental assistance to the property from public housing to long-term Section 8 assistance contracts. Units that are converted via Section 18 are eligible to receive higher contract rents than units that are converted via RAD. Units converted under RAD will receive roughly the same funding level that was provided through the public housing program. The higher contract rents provided by Section 18 will support greater financing.

The portion of units that can be converted under Section 18 is based on HUD’s guidelines for “housing construction cost” as compared to the level of rehabilitation or construction that would be required to renovate the property. For example, if the rehabilitation or construction cost exceeds 30 percent of HUD’s housing construction cost, HUD would allow 20 percent of the units at a property to be converted via Section 18 (and receive the higher contract rents) and 80 percent to be converted via RAD. Higher levels of renovation costs provide for higher percent of Section 18 units. For example, if the rehabilitation or construction cost is 90 percent or more of HUD’s housing construction cost, HUD would allow 60 percent of the units to be converted via Section 18.

For a RAD/Section 18 blend conversion, all residents—including both residents of Section 18 units and residents of RAD units—are entitled to the same rights and protections required under the RAD program. These include the right to return if RAD conversion renovations should require relocation.

If relocation is required, OHA will develop a Relocation Plan which will describe the resources that OHA will provide to relocate displaced families (e.g., offer of comparable housing, payment of actual and reasonable expenses, and counseling).

PROPOSED RAD CONVERSIONS: OHA SCATTERED SITES AND SMALL DEVELOPMENTS (PAGES 4-10)

OHA proposes RAD conversion of some scattered site properties and small developments that OHA wishes to retain in its affordable housing stock, including the following properties.

- SCSE Frances Court (15 units) (3706-3736 Frances Street)
- NOAH (5 units that don’t qualify as “scattered sites”) (2026-2042 N. 18th Street)
- Keystone Crown (37 units)
- SCNW 8715, 8765, & 8771 Sahler Street (3 units on the Keystone site, formerly AMP SCKC)
- Crown I & II (28 units)
- SCNE Alamo 118 N 36th ST (14 units)
- Bayview 1234 S. 13th Street (12 units)
- SCNW 3042 Menke Cir (6 units)
- SCSW 11805 Cryer Ave (6 units)
- SCNE 3338 Meredith (6 units)
- SCNE 5817 N 24th (6 units)
- SCNW Cherry Tree 8304 Underwood (30 units)

In addition, OHA proposes RAD conversion of any other single-family homes, duplexes, and 3-4-unit properties that OHA wishes to retain in its affordable housing portfolio but that are not eligible for PBV conversion through Section 18 because they do not meet HUD’s definition of “scattered site” units.

If OHA does not pursue RAD conversion of some or all of these units, OHA will retain them in its public housing portfolio for future repositioning.

PROPOSED RAD CONVERSIONS: OHA TOWERS (PAGES 11-15)

OHA proposes RAD conversion of its 10 high-rise tower properties, totaling roughly 1,400 units.

DEV #	DEV	ADDRESS	TOTAL UNITS
NE001000005	KAY JAY TOWER	4500 S 25th ST	118
NE001000006	EVANS TOWER	3600 N 24th ST	111
NE001000008	PARK SOUTH & PARK NORTH	1501-1601 PARK AVE	223
NE001000009	BENSON TOWER	5900 NW RADIAL HWY	144
NE001000010	PINE TOWER	1500 PINE ST	144
NE001000011	FLORENCE TOWER	5100 FLORENCE BLVD	107
NE001000012	HIGHLAND TOWER	2500 B ST	107
NE001000013	JACKSON TOWER	600 S 27th ST	208
NE001000014	UNDERWOOD TOWER	4850 UNDERWOOD AVE	105
NE001000015	CROWN TOWER	5904 HENNINGER DR	150

OHA will review each property individually to identify and implement the best repositioning strategy. This will be a multi-year project. OHA is beginning with Pine Tower (NE001000010).

RAD conversion will involve RAD/Section 18 Blends when OHA’s plans include renovations that would meet HUD requirements for RAD/Section 18 Blend. For OHA’s towers, OHA expects that each property will require renovations as part of RAD conversion, with application for RAD/Section 18 Blends.

At present, OHA does not have specific renovation plans for each property. OHA will review each property individually to identify and implement the best repositioning strategy. The specific renovation plans for each property will be determined based on property needs including capital needs assessments conducted at the time that OHA begins planning each individual property’s conversion. Some properties may have higher rehabilitation costs than others. At present, OHA cannot estimate the rehabilitation plans and costs for each property and the resulting percent of units to be converted under Section 18 versus units converted under RAD. In addition, for some properties, OHA expects that renovations may include combining units to create larger units, which would result in a reduction of the total units in the property. At present, OHA does not have estimates of projected changes in unit counts and bedroom sizes for each property. For Pine Tower (NE001000010) (page 15), renovation plans include work to convert efficiency units to 1-bedroom units with no reduction in total units. At present, in the tables provided on pages 11-15 below, OHA is not able to project changes in unit counts and bedroom sizes. OHA will continue to refine the tables on pages 11-15 below as our repositioning plans progress.

Renovations may require temporary relocation. Whenever possible, OHA intends for renovations to require only temporary relocation within the property. Residents are entitled to the rights and protections required under the RAD program including the right to return. If relocation is required, OHA will develop a Relocation Plan in accord with HUD and federal laws and regulations.

RAD conversions will include transfer of ownership to its affiliate, River City Housing, a 501(c)(3) nonprofit corporation created and controlled by OHA. When RAD conversion includes mixed-finance redevelopment, ownership may be transferred to mixed-finance entities that include River City Housing (or OHA or another OHA affiliate) in the ownership structure.

FRANCES COURT

Public Housing Project: Frances Court
 PIC Development ID: NE001000017 (Scattered Sites South East)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 15
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$210.07 per ACC unit per month est; \$35,292 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	8		8	8	
Three Bedroom	6		6	6	
Four Bedroom					
Nondwelling unit		1	1	1	
Total	14	1	15	15	

NOAH (5 units 2026-2042 N. 18th Street)

Public Housing Project: NOAH (5 units 2026-2042 N. 18th Street)
 PIC Development ID: NE001000023
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 5
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$197.93 per ACC unit per month est; \$11,876 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom					
Three Bedroom	2		2	2	
Four Bedroom	3		3	3	
Total	5		5	5	

KEYSTONE CROWN

Public Housing Project: Keystone Crown
 PIC Development ID: NE001000022
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 37
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$193.22 per ACC unit per month est; \$85,790 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	8		8	8	
Three Bedroom	23		23	23	
Four Bedroom	6		6	6	
Total	37		37	37	

8715, 8765, & 8777 SAHLER STREET

Public Housing Project: 8715, 8765, & 8777 Sahler Street (3 units formerly AMP SCKC)
 PIC Development ID: NE001000018 (Scattered Sites North West)
 Conversion Type: RAD
 Transfer of Assistance: n/a
 Total Units: 3
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$202.51 per ACC unit per month est; \$7,290 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom					
Three Bedroom					
Four Bedroom	3		3	3	
Total	3		3	3	

CROWN I

Public Housing Project: Crown I
 PIC Development ID: NE001000025
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 16
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$193.97 per ACC unit per month est; \$37,242 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom					
Three Bedroom	16		16	16	
Four Bedroom					
Total	16		16	16	

CROWN II

Public Housing Project: Crown II
 PIC Development ID: NE001000026
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 12
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$193.97 per ACC unit per month est; \$27,932 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom					
Three Bedroom	12		12	12	
Four Bedroom					
Total	12		12	12	

ALAMO

Public Housing Project: Alamo (118 N. 36th Street)
 PIC Development ID: NE001000016 (Scattered Sites North East)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 14
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$245.46 per ACC unit per month est; \$41,237 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom	6		6	6	
Two Bedroom	8		8	8	
Three Bedroom					
Four Bedroom					
Total	14		14	14	

BAYVIEW

Public Housing Project: Bayview
 PIC Development ID: NE001000027
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 12
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$186.26 per ACC unit per month est; \$26,821 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom					
Three Bedroom	12		12	12	
Four Bedroom					
Total	12		12	12	

3042-3052 MENKE CIRCLE

Public Housing Project: 3042-3052 Menke Circle (6 units)
 PIC Development ID: NE001000018 (Scattered Sites North West)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 6
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$202.51 per ACC unit per month est; \$14,581 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	6		6	6	
Three Bedroom					
Four Bedroom					
Total	6		6	6	

11805-11819 CRYER AVE

Public Housing Project: 11805-11819 Cryer Ave
 PIC Development ID: NE001000019 (Scattered Sites South West)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 6
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$229.14 per ACC unit per month est; \$16,498 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	2		2	2	
Three Bedroom	3		3	3	
Four Bedroom	1		1	1	
Total	6		6	6	

3338-3348 MEREDITH AVE

Public Housing Project: 3338-3348 Meredith Ave
 PIC Development ID: NE001000016 (Scattered Sites North East)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 6
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$245.46 per ACC unit per month est; \$17,673 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	6		6	6	
Three Bedroom					
Four Bedroom					
Total	6		6	6	

5817-5827 N. 24TH STREET

Public Housing Project: 5817-5827 N. 24th Street
 PIC Development ID: NE001000016 (Scattered Sites North East)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 6
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$245.46 per ACC unit per month est; \$17,673 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom					
Two Bedroom	6		6	6	
Three Bedroom					
Four Bedroom					
Total	6		6	6	

CHERRY TREE

Public Housing Project: Cherry Tree
 PIC Development ID: NE001000018 (Scattered Sites North West)
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 30
 Pre-RAD Unit Type: Family/General Occupancy
 Post-RAD Unit Type: Family/General Occupancy
 Capital Fund allocation: \$202.51 per ACC unit per month est; \$72,904 total per year est.

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					No changes in number of units
One bedroom	14		14	14	
Two Bedroom	16		16	16	
Three Bedroom					
Four Bedroom					
Total	30		30	30	

FLORENCE TOWER

Public Housing Project: FLORENCE TOWER 5100 FLORENCE BLVD
 PIC Development ID: NE001000011
 Conversion Type: RAD PBV OR RAD/SECTION 18 BLEND
 Transfer of Assistance: n/a
 Total Units: 107
 Pre-RAD Unit Type: General Occupancy
 Post-RAD Unit Type: General Occupancy
 Capital Fund allocation: \$208.13 per ACC unit per month est; \$264,741 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency	87		87		TBD
One bedroom	17		17		
Two Bedroom	2		2		
Three Bedroom					
Four Bedroom					
Nondwelling unit		1	1		
Total	106	1	107	TBD	

HIGHLAND TOWER

Public Housing Project: 2500 B ST
 PIC Development ID: NE001000012
 Conversion Type: RAD PBV OR RAD/SECTION 18 BLEND
 Transfer of Assistance: n/a
 Total Units: 107
 Pre-RAD Unit Type: General Occupancy
 Post-RAD Unit Type: General Occupancy
 Capital Fund allocation: \$208.13 per ACC unit per month est; \$264,741 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency	87		87		TBD
One bedroom	17		17		
Two Bedroom	2		2		
Three Bedroom					
Four Bedroom					
Nondwelling unit		1	1		
Total	106	1	107	TBD	

JACKSON TOWER

Public Housing Project: 600 S 27TH ST
 PIC Development ID: NE001000013
 Conversion Type: RAD PBV
 Transfer of Assistance: n/a
 Total Units: 208
 Pre-RAD Unit Type: General Occupancy
 Post-RAD Unit Type: General Occupancy
 Capital Fund allocation: \$212.64 per ACC unit per month est; \$528,198 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency	135		135		TBD
One bedroom	70		70		
Two Bedroom	2		2		
Three Bedroom					
Four Bedroom					
Nondwelling unit		1	1		
Total	207	1	208	TBD	

UNDERWOOD TOWER

Public Housing Project: 4850 UNDERWOOD AVE
 PIC Development ID: NE001000014
 Conversion Type: RAD PBV OR RAD/SECTION 18 BLEND
 Transfer of Assistance: n/a
 Total Units: 105
 Pre-RAD Unit Type: General Occupancy
 Post-RAD Unit Type: General Occupancy
 Capital Fund allocation: \$195.90 per ACC unit per month est; \$244,483 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency	82				TBD
One bedroom	21				
Two Bedroom	1				
Three Bedroom					
Four Bedroom					
Nondwelling unit		1	1		
Total	104	1	105	TBD	

CROWN TOWER

Public Housing Project: 5904 HENNINGER DR
 PIC Development ID: NE001000015
 Conversion Type: RAD PBV OR RAD/SECTION 18 BLEND
 Transfer of Assistance: n/a
 Total Units: 150
 Pre-RAD Unit Type: General Occupancy
 Post-RAD Unit Type: General Occupancy
 Capital Fund allocation: \$223.55 per ACC unit per month est; \$399,707 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					TBD
One bedroom	145		145		
Two Bedroom	4		4		
Three Bedroom					
Four Bedroom					
Nondwelling unit		1	1		
Total	149	1	150	TBD	

KAY JAY TOWER

Public Housing Project: 4500 S 25th ST
 PIC Development ID: NE001000005
 Conversion Type: RAD PBV OR RAD/SECTION 18 BLEND
 Transfer of Assistance: n/a
 Total Units: 118
 Pre-RAD Unit Type: General Occupancy
 Post-RAD Unit Type: General Occupancy
 Capital Fund allocation: \$211.05 per ACC unit per month est; \$296,314 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency	7		7		TBD
One bedroom	106		106		
Two Bedroom	4		4		
Three Bedroom					
Four Bedroom					
Nondwelling unit		1	1		
Total	117	1	118	TBD	

EVANS TOWER

Public Housing Project: 3600 N 24th ST
 PIC Development ID: NE00100006
 Conversion Type: RAD PBV OR RAD/SECTION 18 BLEND
 Transfer of Assistance: n/a
 Total Units: 111
 Pre-RAD Unit Type: General Occupancy
 Post-RAD Unit Type: General Occupancy
 Capital Fund allocation: \$214.19 per ACC unit per month est; \$282,731 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency					TBD
One bedroom	100		100		
Two Bedroom	10		10		
Three Bedroom					
Four Bedroom					
Nondwelling unit		1	1		
Total	110	1	111	TBD	

PARK SOUTH & PARK NORTH

Public Housing Project: 1501-1601 PARK AVE
 PIC Development ID: NE00100008
 Conversion Type: RAD PBV OR RAD/SECTION 18 BLEND
 Transfer of Assistance: n/a
 Total Units: 223
 Pre-RAD Unit Type: General Occupancy
 Post-RAD Unit Type: General Occupancy
 Capital Fund allocation: \$226.96 per ACC unit per month est; \$601,898 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency	11		11		TBD
One bedroom	200		200		
Two Bedroom	10		10		
Three Bedroom					
Four Bedroom					
Nondwelling unit		2	2		
Total	221	2	223	TBD	

BENSON TOWER

Public Housing Project: 5900 NW REDIAL HWY
 PIC Development ID: NE00100009
 Conversion Type: RAD PBV OR RAD/SECTION 18 BLEND
 Transfer of Assistance: n/a
 Total Units: 144
 Pre-RAD Unit Type: General Occupancy
 Post-RAD Unit Type: General Occupancy
 Capital Fund allocation: \$207.21 per ACC unit per month est; \$355,572 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency	119		119		TBD
One bedroom	24		24		
Two Bedroom					
Three Bedroom					
Four Bedroom					
Nondwelling unit		1	1		
Total	143	1	144	TBD	

PINE TOWER

Public Housing Project: 1500 PINE ST
 PIC Development ID: NE001000010
 Conversion Type: RAD PBV OR RAD/SECTION 18 BLEND
 Transfer of Assistance: n/a
 Total Units: 144
 Pre-RAD Unit Type: General Occupancy
 Post-RAD Unit Type: General Occupancy
 Capital Fund allocation: \$207.21 per ACC unit per month est; \$355,572 total per year est

Bedroom Type:	Number of Units Pre-Conversion			Number of Units Post-Conversion	Change in Number of Units per Bedroom Type
	ACC	Other	Total		
Efficiency	119		119		No changes in number of units
One bedroom	24		24	143	
Two Bedroom					
Three Bedroom					
Four Bedroom					
Nondwelling unit		1	1	1	
Total	143	1	144	144	

RESOLUTION NO. 2025 – 04
AMENDMENTS TO OHA’s ANNUAL PLAN FOR 2025

WHEREAS, the Quality Housing and Work Responsibility Act of 1998 created the Public Housing Agency Five-Year and Annual Plan requirement;

WHEREAS, on December 2, 2024, OHA staff published notice of proposed amendments to its Annual Plan and of public hearing;

WHEREAS, housing authorities are required to consult with a Resident Advisory Board (RAB) to foster tenant participation in the preparation of the PHA Plans;

WHEREAS, OHA staff met with the Central Advisory Committee, OHA’s RAB, on December 5, 2024 to consult with resident leaders regarding proposed amendments to OHA’s Annual Plan;

WHEREAS, OHA staff held a public hearing regarding the proposed amendments to OHA’s Annual Plan on January 16, 2025 at the Central Office location; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve the amendments to OHA’s Annual Plan for 2025, including the PHA Certifications of Compliance with PHA Plan and Related Regulations including Required Civil Rights Certifications, contained in HUD form 50077-ST-HCV-HP, as required by the 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 hereby approves the amendments to OHA’s Annual Plan for 2025, including the PHA Certifications of Compliance with PHA Plan and Related Regulations including Required Civil Rights Certifications, contained in HUD form 50077-ST-HCV-HP, as required by the Department of Housing and Urban Development.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held January 30, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

**Certification of Compliance with PHA Plan
and Related Regulations
(Standard, Troubled, HCV-Only, and High
Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 01/2025, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair

housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

- 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
- 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
- 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Omaha Housing Authority

NE001

PHA Name

PHA Number/HA Code

Annual PHA Plan for Fiscal Year 2025

5-Year PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director MS Joanie Balk		Name Board Chairman David Levy	
Signature	Date	Signature	Date

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Form identification: NE001-Omaha Housing Authority form HUD-50077-ST-HCV-HP (Form ID - 867) for CY 2025 printed by MAUREEN NOVAK in HUD Secure Systems/Public Housing Portal at 01/29/2025 01:45PM EST

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: January 30, 2025
 Re: Monthly Utilization Report

PERIOD ENDING DECEMBER 31, 2024

VOUCHER UTILIZATION SUMMARY

All Vouchers	Utilization 2024	Allocation	Issued Current Month	Oct	Nov	Dec	Current Mo % Leased
	All Other Vouchers	5101	0	3642	3669	3640	71%
Emergency Vouchers	142	0	110	110	105	77%	
Fair Share Vouchers	24	0	4	16	17	66%	
HA Owned Vouchers	26	0	21	24	26	100%	
Home Ownership Vouchers	64	0	66	65	64	100%	
Incremental Vouchers	20	0	1	2	2	10%	
Mainstream Vouchers	115	0	96	94	93	82%	
Portable Vouchers	87	0	81	91	87	100%	
Project Based Vouchers	262	32	203	237	231	94%	
Tenant Protection Vouchers	207	47	182	180	207	100%	
VASH Vouchers	157	10	119	106	139	91%	
VASH Vouchers (PBV)	36	0	36	32	36	100%	
Total Vouchers	6241	89	4561	4626	4647	74%	

Other Housing	Utilization 2024	Allocation	Issued	Oct	Nov	Dec	Current Mo % Leased
	HOME TBRA	30	0	29	27	27	95%
Mod Rehab	32	2	32	26	27	84%	

HUD Delinquency Rate	SEMAP	Oct	Nov	Dec
	95%	88.98%	89.20%	91.88%

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: January 30, 2025
 Re: Monthly Utilization Report

PERIOD ENDING DECEMBER 31, 2024

NSPIRE INSPECTION SUMMARY

2024	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	213	235	249	285	251	247	222	266	253	232	220	262
Section 8 Fail	156	139	162	176	126	145	168	156	144	136	132	191
Section 8 Follow ups	186	163	162	183	256	156	163	205	164	198	150	152
Quality Control Pass	12	10	5	9	0	13	9	11	9	0	7	0
Quality Control Fail	0	2	3	3	0	4	0	2	6	0	2	0
Special, Complaint, Inconclusive	7	13	10	7	6	13	10	6	7	15	5	10
Monthly Total S8 Inspections Conducted	574	562	591	663	639	578	572	646	583	581	516	615

2024 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted					77	34	86	65	79	72	61	11

5/20/2024 Weather Extension Results

May

Pass					55*							
Fail					21*							

* included in monthly totals

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: January 30, 2025
Re: Monthly Utilization Report

PERIOD ENDING DECEMBER 31, 2024

HCV 2024 ANNUAL RECERTIFICATION SUMMARY

Annual Recertifications 2024	Annuals Due Monthly	Annuals Incomplete
1	411	1
2	381	2
3	349	1
4	416	5
5	364	4
6	346	0
7	332	3
8	337	2
9	362	8
10	391	11
11	371	13
12	410	9
Totals	4470	59

6.2. Asset Management (Public Housing)

Housing Operations Board Report

January 2025 Meeting

PHAS

OHA's MASS (Management Assessment Subsystem) score has **decreased** from 16.39 in November to 16.22 in December. OHA's goal is to achieve at least 15 points overall and 22 points in as many properties as possible (out of 25 possible points). We currently have 5 of the 12 AMP's scoring 22 points.

Occupancy

The overall occupancy rate for Public Housing **decreased** slightly from 96.2 % in November to 96% in December. OHA's goal is to be at 96% occupancy and strive toward 98% in as many properties as possible. We had 9 of 23 properties that achieved occupancy rates of 98% or higher.

- Market-Rate Housing: occupancy continues to be affected by Arbor Villas; Arbor Villas is no longer leasing due to CNI South redevelopment efforts. Please note that the 10 vacant units at Arbor Villas are not available for leasing; therefore, the property is 100% occupied based upon available units.
- North Villas has a 75% occupancy rate, and the 4 vacant units are ready for leasing.
- Affordable Housing: occupancy rates remained consistent from November and December at 85.4%. Chambers Court continues to have occupancy issues because of the homeless population. New efforts in late December and January with increased patrols coupled with improved door hardware have reduced homeless activity.

Tenant Accounts Receivable (TAR)

OHA's TAR ratio (past due rent/ total rent due) for public housing **decreased** from .95 in November to .92 in December. Past due rent in public housing **increased** by \$3,920. Tenant revenue **increased** by \$27,452.

Maintenance

The on-time completion rates for work orders **decreased** from 66% in November to 62% in December. The total number of outstanding work orders **decreased** from 1,898 in November to 1,828 in December. The Scattered Site Single Family properties (4 of the 24 AMPS) account for 1,046 or 57% of the work orders. OHA has hired additional Maintenance Repairers in the scattered site zones to assist in reducing the outstanding work orders. In addition, maintenance is scheduling some "Blitz Days" starting January 21st for additional assistance in reducing work orders. "Blitz Days" refers to when Maintenance Repairers are reassigned for a day from their AMP/property to another property. Generally, Maintenance Repairers are chosen from AMPs that have a low number of open work orders.

OHA Maintenance Report
12/31/2024

Region	Property	PH Units	Physical		Work Orders Completion						MR
			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	72	95	26	85%	2	6%	2%	↓	0
	Florence	106	83	Exempt	93	35%	59	57%	56%	↓	0
	Underwood	104	82	93	51	80%	15	11%	14%	↑	0
North Central	Benson	143	85	Exempt	48	100%	6	8%	4%	↓	0
	Crown	149	88	Exempt	51	100%	1	7%	1%	↓	0
Central	Jackson	207	58	88	111	97%	9	3%	4%	↑	0
	ParkSouth	221	78	95	113	96%	7	10%	3%	↓	0
South	Pine	143	86	Exempt	118	39%	58	56%	41%	↓	0
	KayJay	117	72	92	39	123%	18	14%	15%	↑	0
	Highland	106	72	89	54	63%	34	38%	32%	↓	0
SS	Southside	356	53	84	68	100%	118	40%	33%	↓	NA
Single Family	SCNE	225	64	66	473	25%	461	180%	205%	↑	0
	SCSE	137	68	53	211	22%	229	134%	167%	↑	0
	SCNW	115	70	73	211	24%	192	157%	167%	↑	0
	SCSW	75	43	59	176	21%	164	221%	219%	↓	0
Multi Family	Keystone	37	62	59	80	41%	67	192%	181%	↓	2
	Chambers	70	26	93	92	85%	29	45%	41%	↓	5
	Farnam	30	56	80	33	67%	11	43%	37%	↓	0
	ParkVilla	24	NA	NA	31	48%	23	117%	96%	↓	2
	NOAH	24	64	43	45	9%	41	163%	171%	↑	1
	Crown1	16	40	92	27	7%	25	144%	156%	↑	0
	Crown2	12	63	83	20	35%	12	100%	100%	-	0
	Bayview	12	69	90	30	47%	30	275%	250%	↓	0
Trades	Villas	32	NA	NA	48	88%	19	53%	59%	↑	3
	Paint		NA	NA	110	70%	104	NA	NA	NA	NA
	PestControl		NA	NA	1209	96%	94	NA	NA	NA	NA
OHA PASS Score		2571	TOTAL / AVG			62%	1828	69%	71%	↓	13

6.3. Housing in Omaha, Inc.

6.4. River City Housing Connections

6.5. Compliance

Memorandum



To: The Board of Commissioners
From: Susan Gilroy, Director of Compliance
Date: January 30, 2025
Re: Compliance Department Update- November 2024

Intake Department

The Public Housing waiting list opened on October 3rd for one-bedroom applicants only. During November, we continued to receive a high number of one-bedroom applicants totaling 260. A total of 59 applications approved in November for fifty-seven 1 bedrooms, one 2 bedroom and one 3 bedrooms. In addition, there were two applications approved for the Villas North and one for Chambers Court (LIHTC -non-Public Housing apartment)

There were 160 applications withdrawn from the waiting list during November with 110 for no response, 3 for applicant requests, 29 for the wait list not open, 8 for not eligible to apply, 2 for failed background checks and 8 refused housing offers.

Intake staff continue to process one-bedroom senior applications along with other applications for vacancies at non-senior towers. The Intake Manager and Leasing Coordinators work to balance out the number of files that Intake processes with the number of vacant units that are ready to be filled.

Outreach is continuing for our non-public housing properties for our straight LIHTC apartments and the Villas North affordable townhomes.

Our new Housing Clerk staff started during November and was able to provide coverage at the front Intake area where we have an open position. We are currently reviewing Administrative Clerk applicants for in-person interviews.

Effective January 1st, only one-bedroom senior applicants (62+) will be eligible to apply for public housing.

Recertifications

HUD's monthly Re-examination Delinquency Report for November improved to 78.44% from 76.71%. Supervisors continue to work with staff to help and provide additional training for them to be successful in meeting the weekly goal for inputting recertification files. Newly hired staff training is on-going so they can process the recertification files through completion. Residents continue to be served 14/30-day eviction notices to get their cooperation in completing the necessary paperwork to get their late recertification completed and are then able to pay their rent. Staff are attending all court dates and assist families who appear for any type of notice, other than criminals, to complete any late recertifications that are outstanding. Staff are also focusing on current annual and interim recertifications, so we can show gains for those upcoming months. The interim completion rate decreased from 84% to 82% for the interims reported between 2023 through August 2024. Staff are completing interims at the same time as they work on annual recertifications.

There was a new hire who started in January, and we are now starting the interview process to replace a Quality Control Specialist.

Process Improvements

During the month of October, Nicole worked with staff from Section 8, Intensive Services, IT and Quality Improvement with these projects and initiatives:

Section 8- updated Section 8 request approvals and creation of HCV Affordability Calculator

Intensive Services- revised existing and created additional reporting for CNI in Apricot system

IT- edited and uploaded Cyber training courses in English/Spanish, loaded into Aspire for staff and tracking capability for IT staff.

Quality Improvement- created reports for PH and HCV unit data and work orders.

Training classes were held for new staff in Section 8 and Property Management for Yardi Basics.

There were 10 cases submitted to Yardi. There were 104 requests from staff for assistance:

Requests by department:

Capital Improvements	4
Compliance	11
Executive	0
Finance	15
Family Self Sufficiency	0
HR	11
Inspections	0
Intensive Services	1
IT	1
Legal	1
Maintenance	3
PH Intake	4
Procurement	2
Property Management	17
Public Safety	1
Quality Improvement	7
Section 8	26

Requests by Product:

Aspire	4
DocuSign	3
Market Place	1
Mobile Maintenance	2
OHA Website	1
P2P	8
Rent Café	28
SharePoint	7
Voyager	34
Yardi One	16

Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: January 30, 2025
 Re: Intake Approved Applications November 2024

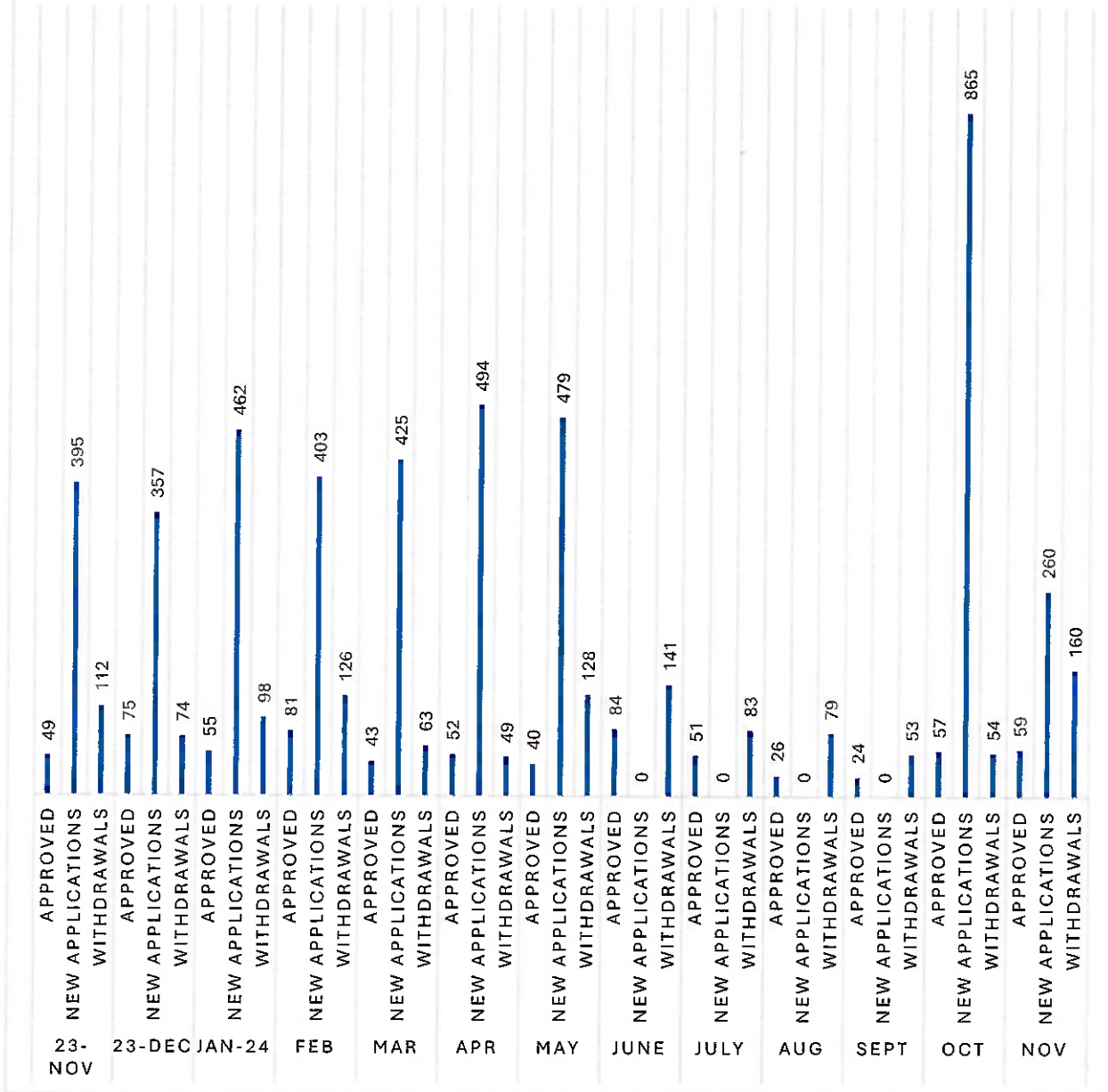
**Intake Department
 Month of November 2024**

New Public Housing Applications	260
New Villas Housing Applications	0
New Farnam Straight Tax Credit Housing Applications	0
New Chambers Straight Tax Credit Housing Applications	0
Approved Public Housing Applications	59
Approved Applications for Villas	2
Approved Applications for Chambers Straight Tax Credit	0
Approved Applications for Farnam Apts Straight Tax Credit	1

Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four	
		57	1	1	0
Villas Applications Approved		Two	Three		
North Villas	0	2			
Arbor Villa	0	0			
Chambers Court Straight Tax Credit Applications Approved		One	Two	Three	Four
	1	0	0	0	
Farnam Apartments Straight Tax Credit Applications Approved		Two	Three		
	0	0			

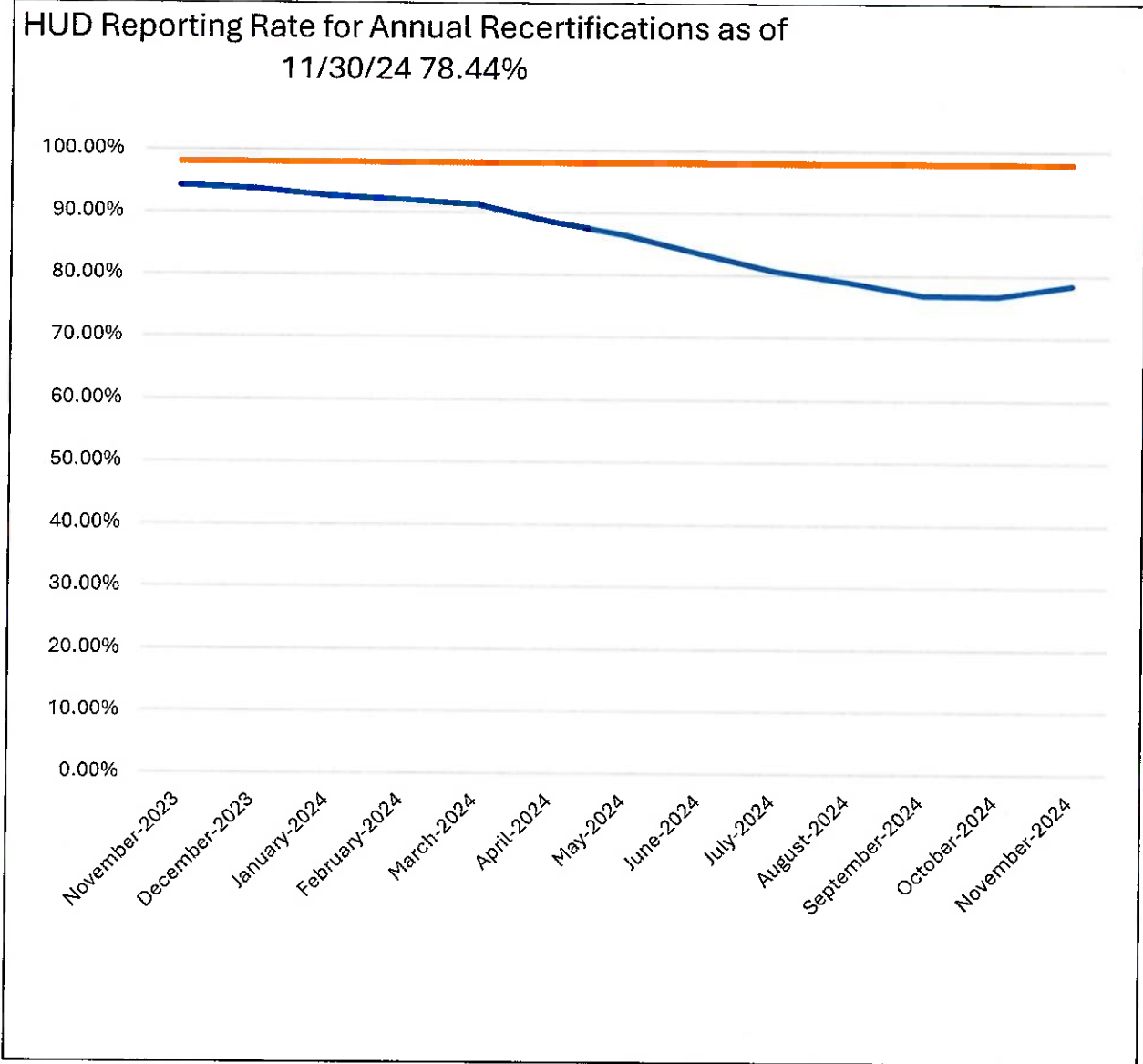
Applications Withdrawn from PH Wait List	160	
No Response During Full Application Process	110	
Owe monies to PHA	0	
Not Eligible to Apply	8	
Failed Background Check	2	
Applicant Request	3	
Refused Offer	8	
Wait list closed for bedroom size requested	29	

PUBLIC HOUSING INTAKE WAITING LIST NOVEMBER 2024

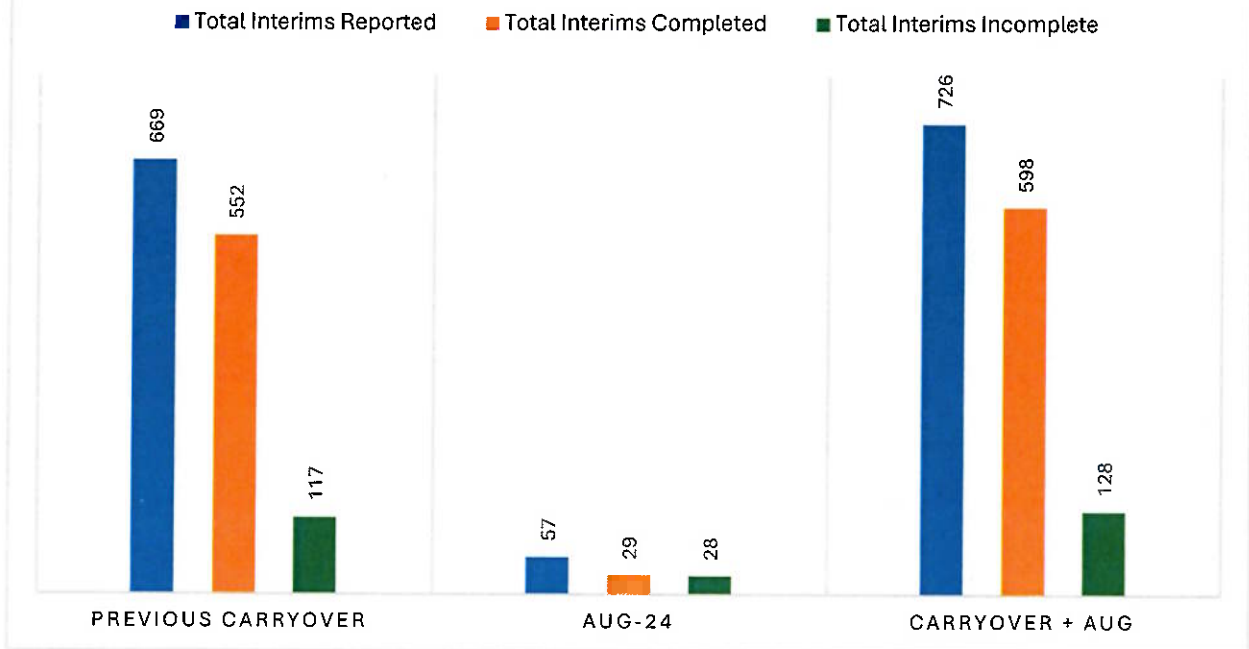


November 2024- Public Housing- only one bedroom wait list open

	HUD Goal
	Actual



INTERIM COMPLETION RATE THROUGH AUGUST 2024



57 residents reported new changes during the month of August. Housing Compliance Staff worked to complete the new and outstanding interims during this month. Overall, staff processed a total 46 interim files.

6.6. Financials

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Dec 2024

Book = Accrual ; Tree = ysi_bs

	Projected December 31, 2024	December 1, 2024	Net Change	January 1, 2024	YTD Net Change
ASSETS					
CASH AND CASH EQUIVALENTS	10,200,797	11,044,208	-843,411	12,861,292	-2,660,496
OTHER ACCOUNTS RECEIVABLE	-178,493	-176,857	-1,635	97,484	-275,977
A/R INTER-PROPERTY	1,067,947	1,050,411	17,536	704,837	363,110
A/R - TENANT	841,264	839,199	2,065	589,228	252,036
A/R PROMISSORY NOTES	3,124,012	3,122,765	1,247	3,127,593	-3,581
ACCRUED INTEREST RECEIVABLE	5,146,148	5,146,148	0	5,146,148	0
PREPAID ASSETS	881,949	893,333	-11,385	326,854	555,094
INTER-FUND DUE FROM	2,422,756	2,409,025	13,730	2,520,595	-97,840
TOTAL CURRENT ASSETS	23,506,380	24,328,233	-821,853	25,374,032	-1,867,653
FIXED ASSETS	32,657,237	32,333,739	323,498	31,959,545	697,692
NOTES RECEIVABLE	7,315,266	7,315,266	0	7,315,266	0
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
A/R P-NOTES - LONG TERM	-665,630	-665,630	0	-665,630	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
LEASES RECEIVABLE	2,708,702	2,885,186	-176,485	5,916,460	-3,207,759
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
TOTAL NON-CURRENT ASSETS	47,911,181	47,764,168	147,013	50,421,248	-2,510,067
TOTAL ASSETS	71,417,560	72,092,401	-674,841	75,795,280	-4,377,720
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	106,384	168,889	-62,505	701,075	-594,691
A/P OTHER	-3,198	-3,198	0	-3,198	0
ACCRUED FEES	1,027,482	1,009,946	17,536	664,372	363,110
ACCR WAGES & WITHHOLDINGS	345,130	15,933	329,197	220,413	124,717
TOTAL ACCRUED INTEREST	4,701,225	4,701,225	0	4,701,225	0
TENANT SECURITY DEPOSIT	667,004	664,820	2,184	789,108	-122,104
UNEARNED REVENUE	3,585,209	3,957,429	-372,221	4,759,629	-1,174,420
CURRENT PORTION OF DEBT	50,727	50,918	-191	0	50,727
OTHER CURRENT LIABILITIES	-147,322	-147,322	0	-147,322	0
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO	1,287,529	1,367,947	-80,418	1,439,792	-152,263
TOTAL CURRENT LIABILITIES	11,670,168	11,836,586	-166,418	13,176,665	-1,506,497
LONG TERM DEBT	11,815,486	11,819,884	-4,398	11,870,802	-55,316
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	592,823	596,463	-3,640	574,211	18,613
TOTAL LT ACCRUED FEES	913,264	913,264	0	913,264	0
COMP ABSENCES-LONG TERM	719,815	719,815	0	719,815	0
LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
TOTAL NON-CURRENT LIABILITIES	16,431,823	16,439,861	-8,038	16,468,526	-36,703
TOTAL LIABILITIES	28,101,991	28,276,447	-174,456	29,645,192	-1,543,200
EQUITY					
NET INVEST IN CAPITAL ASSETS	27,691,291	27,691,291	0	27,691,291	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RETAINED EARNINGS	11,817,775	12,318,160	-500,385	14,652,295	-2,834,519
UNRESTRICTED NET POSITION	7,898,749	7,898,749	0	7,898,749	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
TOTAL EQUITY	43,315,569	43,815,954	-500,385	46,150,088	-2,834,519
TOTAL LIABILITIES AND EQUITY	71,417,560	72,092,401	-674,841	75,795,280	-4,377,720

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Dec 2024

Book = Accrual ; Tree = ysi_bs

	Projected December 31, 2024	December 1, 2024	Net Change	January 1, 2024	YTD Net Change
TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Dec 2024

Book = Accrual ; Tree = ysi_bs

	Projected December 31, 2024	December 1, 2024	Net Change	January 1, 2024	YTD Net Change
ASSETS					
CASH - OPERATING	4,678,357	5,031,398	-353,041	6,335,666	-1,657,309
CASH - PAYROLL	91,873	95,803	-3,930	486,982	-395,109
CASH - OTHER	44,563	44,530	33	48,168	-3,605
PETTY CASH	560	560	0	560	0
LEGAL FILINGS FUND	0	54	-54	0	0
CASH - VENDOR PAYMENTS	-679,999	-417,865	-262,133	-132,130	-547,868
CASH - RESTRICTED	3,656,098	3,887,231	-231,133	3,869,166	-213,068
CASH - RESTRICTED MODERNIZATION AND DEV	38,716	38,682	34	38,205	510
REPLACEMENT RESERVE	71,543	71,399	144	69,673	1,870
CASH - FSS ESCROW	625,729	625,105	624	574,458	51,271
CASH - FSS FORFEITURES	54,538	54,538	0	21,209	33,328
OPERATING RESERVE	274,954	274,427	527	268,157	6,797
OHA HUD OPERATING RESERVE	305,908	299,758	6,150	299,758	6,150
CASH - SECURITY DEPOSIT	667,621	668,641	-1,020	616,269	51,351
HOMEOWNERSHIP FUNDS	370,336	369,948	388	365,150	5,185
CASH AND CASH EQUIVALENTS	10,200,797	11,044,208	-843,411	12,861,292	-2,660,496
A/R HUD	-194,321	-60,145	-134,176	-151,641	-42,680
A/R OTHER GOVERNMENTS	641,008	518,716	122,292	888,060	-247,052
A/R OTHER	1,800	1,800	0	1,800	0
A/R NON DWELLING RENT	26,282	16,034	10,249	12,527	13,755
A/R HOMEOWNERSHIP MORTGAGES	592,700	592,700	0	592,700	0
ALLOWANCE FOR HOME MORTGAGES	-592,700	-592,700	0	-592,700	0
ALLOWANCE FOR DOUBTFUL OTHER A/R	-653,262	-653,262	0	-653,262	0
OTHER ACCOUNTS RECEIVABLE	-178,493	-176,857	-1,635	97,484	-275,977
INTER-PROPERTY {COCC}	50,000	50,000	0	50,000	0
INTER-PROPERTY {9EC}	220,205	209,176	11,029	126,499	93,706
INTER-PROPERTY {9KCC}	100,660	96,997	3,663	68,159	32,502
INTER-PROPERTY {9NOAH}	62,806	60,414	2,392	41,509	21,297
INTER-PROPERTY {9FAR}	124,417	120,089	4,327	83,367	41,050
INTER-PROPERTY {9BV}	32,450	31,144	1,306	20,840	11,610
INTER-PROPERTY {9CR1}	47,943	46,348	1,595	33,738	14,205
INTER-PROPERTY {9CR2}	31,424	30,228	1,196	20,775	10,649
INTER-PROPERTY {VILLAS}	55,284	52,664	2,620	31,049	24,235
INTER-PROPERTY {HCV}	526,290	526,290	0	838,690	-312,400
INTER-PROPERTY {HCV ADM}	-436,045	-436,045	0	-831,320	395,275
INTER-PROPERTY {MOD REHAB}	1,774	1,774	0	1,774	0
INTER-PROPERTY {PUB HSG}	250,740	261,333	-10,593	219,758	30,981
A/R INTER-PROPERTY	1,067,947	1,050,411	17,536	704,837	363,110
ACCOUNTS RECEIVABLE TENANTS	904,173	902,108	2,065	652,137	252,036
ALLOWANCE FOR A/R TENANTS	-62,909	-62,909	0	-62,909	0
A/R - TENANT	841,264	839,199	2,065	589,228	252,036
P-NOTES OUTSTANDING	565,013	563,766	1,247	568,594	-3,581
ALLOWANCE FOR P-NOTES	-66,493	-66,493	0	-66,493	0
A/R BAYVIEW	387,861	387,861	0	387,861	0
A/R FARNAM	1,375,882	1,375,882	0	1,375,882	0
A/R STREHLOW	812,448	812,448	0	812,448	0
A/R NOAH	49,301	49,301	0	49,301	0
A/R PROMISSORY NOTES	3,124,012	3,122,765	1,247	3,127,593	-3,581
ACCRUED INTEREST RECEIVABLE	5,146,148	5,146,148	0	5,146,148	0
ACCRUED INTEREST RECEIVABLE	5,146,148	5,146,148	0	5,146,148	0
PREPAID INSURANCE	299,924	302,605	-2,681	142,025	157,899
PREPAID SOFTWARE EXP	396,395	396,395	0	152,700	243,694
PREPAID MED FSA SEC 125	-2,309	288	-2,597	1,160	-3,469
PREPAID CREDIT CARDS	42,389	48,391	-6,003	118	42,271
PREPAID OTHER	145,550	145,655	-104	30,851	114,699
PREPAID ASSETS	881,949	893,333	-11,385	326,854	555,094
INTERFUND BALANCE	-1,700	-1,700	0	-1,700	0
INTER-FUND DUE FROM {COCC}	441,328	433,374	7,954	436,574	4,754
INTER-FUND DUE FROM {HIOOPER}	-201,683	-201,683	0	-201,648	-35
INTER-FUND DUE FROM {9EC}	220,106	219,194	911	160,591	59,514
INTER-FUND DUE FROM {9KCC}	56,639	55,660	979	25,683	30,956
INTER-FUND DUE FROM {9NOAH}	117,469	120,707	-3,238	42,452	75,018
INTER-FUND DUE FROM {9SEC}	20,382	20,382	0	22,106	-1,725

INTER-FUND DUE FROM {9FAR}	22,448	14,376	8,071	16,456	5,991
INTER-FUND DUE FROM {9BV}	5,011	8,220	-3,208	16,101	-11,090
INTER-FUND DUE FROM {9CR1}	10,899	12,475	-1,576	15,375	-4,476
INTER-FUND DUE FROM {9CR2}	10,458	10,142	315	11,038	-580
INTER-FUND DUE FROM {VILLAS}	9,246	5,192	4,054	22,213	-12,966
INTER-FUND DUE FROM {HCV ADM}	-151,950	-154,513	2,563	-375,820	223,870
INTER-FUND DUE FROM {HCV MV}	-14,564	-14,455	-109	-15,295	732
INTER-FUND DUE FROM {HCV CITY}	37,650	37,650	0	239,963	-202,313
INTER-FUND DUE FROM {MOD REHAB}	4,677	4,744	-67	44,668	-39,992
INTER-FUND DUE FROM {FOUND}	172,076	109,706	62,371	109,222	62,855
INTER-FUND DUE FROM {PUB HSG}	243,141	309,232	-66,091	833,579	-590,438
INTER-FUND DUE FROM {ROSS GRANT}	-97,363	-50,881	-46,483	100,054	-197,417
INTER-FUND DUE FROM {FSS GRANT}	-70,148	-103,734	33,586	-7,986	-62,163
INTER-FUND DUE FROM {CNI GRANT}	562,504	562,427	77	562,427	77
INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	15,794	0
INTER-FUND DUE FROM {EHV}	1,010,336	996,716	13,620	448,747	561,589
INTER-FUND DUE FROM	2,422,756	2,409,025	13,730	2,520,595	-97,840
TOTAL CURRENT ASSETS	23,506,380	24,328,233	-821,853	25,374,032	-1,867,653
LAND	8,299,143	8,299,143	0	8,299,143	0
BUILDINGS	158,131,147	158,131,147	0	158,131,147	0
BUILDINGS - COMMERCIAL	400,000	400,000	0	400,000	0
BUILDINGS - ACQUISITION	457,700	457,700	0	457,700	0
BUILDINGS - INELIGIBLE	88,112	88,112	0	88,112	0
BUILDING IMPROVEMENTS	43,792,415	43,749,573	42,842	42,351,958	1,440,456
CONTRACT WORK IN PROCESS	117,675	117,675	0	56,804	60,871
WIP - PREDEVELOPMENT	1,272,432	1,044,700	227,732	480,876	791,556
WIP - INS PROCEEDS/REPAIRS	779,726	695,629	84,098	537,614	242,112
DWELLING EQUIPMENT	3,673,740	3,615,721	58,018	2,957,028	716,711
SITE IMPROVEMENTS	5,129,677	4,962,653	167,024	4,892,718	236,959
OFFICE EQUIPMENT	238,588	238,588	0	238,588	0
MAINTENANCE EQUIPMENT	365,170	365,170	0	298,320	66,850
COMMUNITY SPACE EQUIPMENT	75,004	75,004	0	75,004	0
COMPUTER EQUIPMENT	527,559	527,559	0	527,559	0
AUTOMOTIVE EQUIPMENT	2,587,934	2,608,074	-20,140	2,418,518	169,416
SECURITY EQUIPMENT	1,183,024	1,183,024	0	1,183,024	0
ACCUM DEPR - BUILDINGS	-151,274,253	-151,198,021	-76,232	-150,359,463	-914,789
ACCUM DEPR - COMMERCIAL	-374,825	-374,522	-303	-371,189	-3,636
ACCUM DEPR - BUILDING ACQUISITION	-450,000	-450,000	0	-450,000	0
ACCUM DEPR - INELIGIBLE BLDG	-80,407	-80,140	-267	-77,203	-3,204
ACCUM DEPR - BUILDING IMPROVEMENTS	-33,075,759	-32,965,336	-110,423	-31,778,814	-1,296,945
ACCUM DEPR - DWELLING EQUIPMENT	-1,898,506	-1,874,841	-23,665	-1,678,448	-220,058
ACCUM DEPR - SITE IMPROVE	-3,399,085	-3,376,287	-22,798	-3,141,710	-257,376
ACCUM DEPR - OFFICE EQUIPMENT	-234,099	-233,809	-290	-228,903	-5,196
ACCUM DEPR - MAINTENANCE EQUIPMENT	-289,969	-289,327	-642	-281,385	-8,584
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,004	-75,004	0	-75,004	0
ACCUM DEPR - COMPUTER EQUIPMENT	-527,035	-527,000	-35	-524,456	-2,578
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-2,242,552	-2,250,926	8,373	-2,045,225	-197,327
ACCUM DEPR - SECURITY EQUIPMENT	-540,314	-530,520	-9,795	-422,768	-117,547
FIXED ASSETS	32,657,237	32,333,739	323,498	31,959,545	697,692
N/R BAYVIEW	208,156	208,156	0	208,156	0
N/R FARNAM	553,079	553,079	0	553,079	0
N/R CROWN I	241,542	241,542	0	241,542	0
N/R CROWN II	161,563	161,563	0	161,563	0
N/R NOAH	893,253	893,253	0	893,253	0
N/R STREHLOW	2,907,673	2,907,673	0	2,907,673	0
N/R KEYSTONE	2,350,000	2,350,000	0	2,350,000	0
NOTES RECEIVABLE	7,315,266	7,315,266	0	7,315,266	0
LT INTER-FUND DUE FROM {HIOOPER}	124,751	124,751	0	124,751	0
LT INTER-FUND DUE FROM {9EC}	826,853	826,853	0	826,853	0
LT INTER-FUND DUE FROM {9KCC}	248,036	248,036	0	248,036	0
LT INTER-FUND DUE FROM {9NOAH}	66,840	66,840	0	66,840	0
LT INTER-FUND DUE FROM {9FAR}	462,869	462,869	0	462,869	0
LT INTER-FUND DUE FROM {9BV}	241,026	241,026	0	241,026	0
LT INTER-FUND DUE FROM {9CR1}	83,438	83,438	0	83,438	0
LT INTER-FUND DUE FROM {9CR2}	121,904	121,904	0	121,904	0
LT INTER-FUND DUE FROM {VILLAS}	214,719	214,719	0	214,719	0
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
A/R P-NOTES - LONG TERM	-665,630	-665,630	0	-665,630	0
A/R P-NOTES - LONG TERM	-665,630	-665,630	0	-665,630	0
TAX CREDIT FEES	71,655	71,655	0	71,655	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
PREPAID LEASE COSTS	4,640,570	4,640,570	0	4,640,570	0
LEASES RECEIVABLE	2,708,702	2,885,186	-176,485	5,916,460	-3,207,759
LEASES RECEIVABLE	2,708,702	2,885,186	-176,485	5,916,460	-3,207,759
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
LT INTER-PROPERTY {9EC}	381,436	381,436	0	381,436	0
LT INTER-PROPERTY {9NOAH}	1	1	0	1	0
LT INTER-PROPERTY {9FAR}	157,612	157,612	0	157,612	0
LT INTER-PROPERTY {9BV}	21,169	21,169	0	21,169	0
LT INTER-PROPERTY {9CR1}	103,467	103,467	0	103,467	0
LT INTER-PROPERTY {9CR2}	22,326	22,326	0	22,326	0
LT INTER-PROPERTY {VILLAS}	227,254	227,254	0	227,254	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
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
TOTAL NON-CURRENT ASSETS	47,911,181	47,764,168	147,013	50,421,248	-2,510,067
TOTAL ASSETS	71,417,560	72,092,401	-674,841	75,795,280	-4,377,720
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	106,384	168,889	-62,505	701,075	-594,691
ACCOUNTS PAYABLE	106,384	168,889	-62,505	701,075	-594,691
A/P OTHER	-3,198	-3,198	0	-3,198	0
A/P OTHER	-3,198	-3,198	0	-3,198	0
ACCRUED MGMT & BKKPING FEE	146,296	146,296	0	63,421	82,875
ACCRUED FRONT-LINE FEES	881,186	863,650	17,536	600,951	280,235
ACCRUED FEES	1,027,482	1,009,946	17,536	664,372	363,110
ACCR WAGES & WITHHOLDINGS					
COURT ORDERED WITHHOLDING	5	5	0	5	0
STATE WITHHOLDING	0	-15	15	-15	15
OTHER WITHHOLDING	2,409	2,509	-100	1,985	424
ACCRUED PAYROLL	306,345	4,613	301,732	190,815	115,530
ACCRUED PAYROLL TAXES	27,796	247	27,549	13,396	14,400
EE INS DEDUCTIONS	8,575	8,575	0	14,228	-5,653
ACCR WAGES & WITHHOLDINGS	345,130	15,933	329,197	220,413	124,717
ACCRUED INTEREST BRIDGE	798,130	798,130	0	798,130	0
ACCRUED INTEREST HIO	3,212,995	3,212,995	0	3,212,995	0
ACCRUED INTEREST OTHER	690,100	690,100	0	690,100	0
TOTAL ACCRUED INTEREST	4,701,225	4,701,225	0	4,701,225	0
TENANT SECURITY DEPOSIT	620,591	618,407	2,184	615,954	4,636
PET DEPOSIT	6,730	6,730	0	7,614	-884
DEPOSIT REFUND ACCOUNT	39,683	39,683	0	165,539	-125,856
TENANT SECURITY DEPOSIT	667,004	664,820	2,184	789,108	-122,104
DEFERRED REVENUE	1,640,918	1,826,005	-185,087	4,067,162	-2,426,244
Deferred Revenue - HUD Funds	1,610,646	1,809,900	-199,254	379,969	1,230,677
TENANT PREPAID RENT	324,321	312,151	12,170	304,199	20,122
NO UNIT HOLDING ACCT	9,324	9,374	-50	8,299	1,025
UNEARNED REVENUE	3,585,209	3,957,429	-372,221	4,759,629	-1,174,420
MORTGAGE PAYABLE - CURRENT	50,727	50,918	-191	0	50,727
CURRENT PORTION OF DEBT	50,727	50,918	-191	0	50,727
CURRENT PORTION OF LT DEBT	0	0	0	1,572	-1,572
OTHER CURRENT LIABILITIES	-213,641	-213,641	0	-213,641	0
CONTRACT RETAINAGE	66,319	66,319	0	66,319	0
OTHER CURRENT LIABILITIES	-147,322	-147,322	0	-147,322	0
A/P OTHER - INTER-PROPERTY	50,000	50,000	0	50,000	0
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO {COCC}	436,889	497,955	-61,066	1,152,753	-715,864
INTER-FUND DUE TO {9EC}	30,583	30,583	0	25,923	4,659
INTER-FUND DUE TO {9KCC}	19,877	19,877	0	39,501	-19,624
INTER-FUND DUE TO {9NOAH}	4,675	4,675	0	4,707	-32
INTER-FUND DUE TO {9SEC}	173,462	173,462	0	173,538	-76
INTER-FUND DUE TO {9FAR}	11,651	11,651	0	17,530	-5,879
INTER-FUND DUE TO {9BV}	10,214	10,214	0	10,547	-334
INTER-FUND DUE TO {9CR1}	4,390	4,390	0	-14,901	19,291
INTER-FUND DUE TO {9CR2}	2,903	2,903	0	2,955	-52
INTER-FUND DUE TO {VILLAS}	-49,174	-49,174	0	-171,079	121,904
INTER-FUND DUE TO {HCV ADM}	614,428	603,068	11,360	74,780	539,647
INTER-FUND DUE TO {PUB HSG}	8,667	39,379	-30,712	86,569	-77,902

INTER-FUND DUE TO {ROSS GRANT}	6,426	6,426	0	33,721	-27,296
INTER-FUND DUE TO {FSS GRANT}	11,626	11,626	0	1,825	9,801
INTER-FUND DUE TO {EHV}	914	914	0	1,422	-508
INTER-FUND DUE TO	1,287,529	1,367,947	-80,418	1,439,792	-152,263
TOTAL CURRENT LIABILITIES	11,670,168	11,836,586	-166,418	13,176,665	-1,506,497
MORTGAGE PAYABLE	1,481,748	1,486,146	-4,398	1,537,064	-55,316
LOAN PAYABLE CDBG	502,000	502,000	0	502,000	0
LOAN PAYABLE OHA	4,924,142	4,924,142	0	4,924,142	0
ACCRUED INTEREST LONG TERM	4,000	4,000	0	4,000	0
ACCR INT L-T CDBG LOAN	64,373	64,373	0	64,373	0
EC, NOAH, Bayview, Farnam Loans	2,625,492	2,625,492	0	2,625,492	0
MORTGAGE-HIO	1,349,569	1,349,569	0	1,349,569	0
MORTGAGE-OHA # 2	539,949	539,949	0	539,949	0
LONG TERM LIABILITIES - OPERATING	324,213	324,213	0	324,213	0
LONG TERM DEBT	11,815,486	11,819,884	-4,398	11,870,802	-55,316
NONCURRENT LIABILITIES - OTHER	0	0	0	0	0
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	592,823	596,463	-3,640	574,211	18,613
FSS ESCROW	592,823	596,463	-3,640	574,211	18,613
LT ACCRUED MGMT & BKPPING FEE	792,272	792,272	0	792,272	0
LT ACCRUED FRONT-LINE FEES	100,534	100,534	0	100,534	0
LT ACCRUED FEES	20,458	20,458	0	20,458	0
TOTAL LT ACRUED FEES	913,264	913,264	0	913,264	0
COMPENSATED ABSENCES-LONG TERM	719,815	719,815	0	719,815	0
COMP ABSENCES-LONG TERM	719,815	719,815	0	719,815	0
LT INTER-FUND DUE TO {COCC}	643,500	643,500	0	643,500	0
LT INTER-FUND DUE TO {HIOOPER}	420,241	420,241	0	420,241	0
LT INTER-FUND DUE TO {9EC}	17,565	17,565	0	17,565	0
LT INTER-FUND DUE TO {9KCC}	228,907	228,907	0	228,907	0
LT INTER-FUND DUE TO {9NOAH}	176,615	176,615	0	176,615	0
LT INTER-FUND DUE TO {9FAR}	37,389	37,389	0	37,389	0
LT INTER-FUND DUE TO {9BV}	100,215	100,215	0	100,215	0
LT INTER-FUND DUE TO {9CR1}	257,391	257,391	0	257,391	0
LT INTER-FUND DUE TO {9CR2}	92,233	92,233	0	92,233	0
LT INTER-FUND DUE TO {VILLAS}	416,378	416,378	0	416,378	0
LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
TOTAL NON-CURRENT LIABILITIES	16,431,823	16,439,861	-8,038	16,468,526	-36,703
TOTAL LIABILITIES	28,101,991	28,276,447	-174,456	29,645,192	-1,543,200
EQUITY					
CAPITAL ACCOUNT GENERAL PARTNER	1,600,653	1,600,653	0	1,600,653	0
CAPITAL ACCOUNT LIMITED PARTNER	1,808,269	1,808,269	0	1,808,269	0
CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30	30	0	30	0
NET INVESTED IN CAPITAL ASSETS	24,282,338	24,282,338	0	24,282,338	0
NET INVEST IN CAPITAL ASSETS	27,691,291	27,691,291	0	27,691,291	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RETAINED EARNINGS	11,817,775	12,318,160	-500,385	14,652,295	-2,834,519
RETAINED EARNINGS	11,817,775	12,318,160	-500,385	14,652,295	-2,834,519
CONTRA EQUITY	6,821,565	6,821,565	0	6,821,565	0
UNRESTRICTED NET ASSETS	14,720,314	14,720,314	0	14,720,314	0
UNRESTRICTED NET POSITION	7,898,749	7,898,749	0	7,898,749	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
TOTAL EQUITY	43,315,569	43,815,954	-500,385	46,150,088	-2,834,519
TOTAL LIABILITIES AND EQUITY	71,417,560	72,092,401	-674,841	75,795,280	-4,377,720
TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Dec 2024

Book = Accrual ; Tree = ysi_is

	December 2024			December 2023		YTD Projected		YTD		YTD	
	Projected	PTD Budget	Change	Actual	Change	2024	Budget	Change	2023	Change	
REVENUES	7,187,470	6,692,565	494,905	7,922,515	-735,044	81,623,477	79,649,871	1,973,607	78,341,970	3,281,507	
EXPENSES	7,690,579	6,685,920	-1,004,659	7,311,066	-379,514	83,876,054	80,209,652	-3,666,402	78,721,856	-5,154,198	
TRANSFERS	0	51,829	51,829	0	0	0	211,009	211,009	0	0	
PRIOR PERIOD ADJUSTMENT	-2,724	0	2,724	-1,850,373	-1,847,649	581,943	0	-581,943	-1,853,169	-2,435,132	
NET OPERATING INCOME (LOSS)	-500,385	-45,183	-455,201	2,461,822	-2,962,207	-2,834,519	-770,791	-2,063,729	1,473,303	-4,307,823	
ADJUSTED NET OPERATING INCOME (LOS)	-244,168	192,387	-436,555	2,776,203	-3,020,371	212,862	2,079,950	-1,867,088	4,644,425	-4,431,563	

Budget Comparison

Period = Dec 2024

Book = Accrual ; Tree = ysl_is

	December 2024			December 2023		YTD Projected	YTD	YTD		
	Projected	PTD Budget	Change	Actual	Change	2024	Budget	Change	2023	
REVENUES										
TENANT REVENUES										
DWELLING RENTS	661,257	618,994	42,264	653,664	7,593	7,612,659	7,427,894	184,765	7,780,422	-167,764
DWELLING RENTS SUBSIDY	35,984	30,228	5,756	30,323	5,661	428,564	362,770	65,794	465,150	-36,585
TPA - DAMAGE	0	0	0	0	0	-50	0	-50	0	-50
LATE FEES	20,157	11,664	8,493	12,070	8,087	205,808	140,024	65,784	145,441	60,367
LATE FEES (P-NOTES)	0	0	0	0	0	550	0	550	-100	650
LEGAL FEES	6,173	22,562	-16,389	700	5,473	63,368	270,745	-207,377	231,278	-167,910
MAINTENANCE FEES	10,826	23,395	-12,570	14,339	-3,514	223,860	280,546	-56,686	322,336	-98,476
OTHER TENANT REVENUE	25,839	5,259	20,580	2,334	23,505	82,365	63,134	19,231	80,197	2,168
BAD DEBT RECOVERY	0	0	0	0	0	0	0	0	177	-177
FRAUD RECOVERY REVENUE	325	300	25	2,504	-2,178	2,031	3,600	-1,569	27,363	-25,332
TOTAL TENANT REVENUES	760,561	712,403	48,158	715,934	44,627	8,619,154	8,548,713	70,441	9,052,264	-433,109
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	667,408	786,728	-119,320	734,669	-67,261	9,159,137	9,440,733	-281,596	8,859,903	299,234
HOUSING ASST PAYMENTS	3,794,302	3,463,703	330,599	3,878,514	-84,212	44,306,756	41,564,322	2,742,434	39,867,352	4,439,404
ONGOING ADMIN FEES EARNED	304,194	345,866	-41,672	404,134	-99,940	3,703,366	4,150,282	-446,916	3,855,589	-152,223
REVENUES - HUD CAPITAL - HARD COSTS	305,366	132,594	172,772	214,744	90,622	2,691,907	1,591,122	1,100,785	2,036,267	655,640
REVENUES - HUD CAPITAL - SOFT COSTS	502,326	562,698	-60,372	778,989	-276,664	4,592,769	6,752,376	-2,159,607	5,729,025	-1,136,256
TOTAL HUD GRANTS AND SUBSIDY	5,573,596	5,291,588	282,008	6,011,050	-437,454	64,453,935	63,498,835	955,100	60,348,136	4,105,799
TOTAL FEE REVENUE										
MANAGEMENT FEE	177,153	150,433	26,720	182,937	-5,784	2,180,365	1,805,133	375,232	1,961,745	218,620
BOOKKEEPING FEE	50,348	96,404	-46,056	48,840	1,508	605,175	1,156,781	-551,606	569,580	35,595
FRONT LINE SERVICE FEE	279,693	228,900	50,793	227,470	52,223	2,573,910	2,746,800	-172,890	2,783,512	-209,602
FRONT LINE SERVICE FEE (IT)	7,885	7,364	521	12,483	-4,598	105,423	88,368	17,055	113,227	-7,803
OTHER FEES FOR SERVICE	573	0	573	5,400	-4,827	20,319	0	20,319	5,400	14,919
TOTAL FEE REVENUE	515,651	483,101	32,550	477,130	38,521	5,485,192	5,797,082	-311,890	5,433,464	51,729
OTHER GOVT GRANTS/DONATIONS										
OTHER GOVT GRANTS/DONATIONS	184,909	140,595	44,314	327,415	-142,506	1,571,455	1,026,821	544,634	1,649,924	-78,469
TOTAL OTHER GOVT GRANTS DONATIONS	184,909	140,595	44,314	327,415	-142,506	1,571,455	1,026,821	544,634	1,649,924	-78,469
INVESTMENT INCOME										
INTEREST INCOME - MAIN	110,235	2,925	107,310	116,447	-6,211	142,373	35,100	107,273	147,210	-4,837
TOTAL INTEREST INCOME - MAIN	110,235	2,925	107,310	116,447	-6,211	142,373	35,100	107,273	147,210	-4,837
INTEREST INCOME - OTHER	0	828	-828	55,475	-55,475	108,043	9,980	98,063	157,228	-49,185
TOTAL NON-CASH INT INCOME (HIO)	0	828	-828	55,475	-55,475	108,043	9,980	98,063	157,228	-49,185
INTEREST INCOME - RESTRICTED FUNDS	4,750	91	4,659	2,392	2,357	18,020	1,081	16,939	14,213	3,807
INT INCOME - RESTRICT FUNDS	4,750	91	4,659	2,392	2,357	18,020	1,081	16,939	14,213	3,807
OTHER INCOME										
NON-DWELLING RENTS	-61,994	37,570	-99,564	194,912	-256,906	128,448	450,799	-322,351	576,107	-447,660
MISCELLANEOUS INCOME	50	110	-60	13,389	-13,339	1,513	1,320	193	66,500	-64,982
COMMISSION INCOME	6,319	6,647	-327	5,763	556	77,293	79,660	-2,367	81,045	-3,752
ADMINISTRATIVE FEES	1,562	40	1,522	-6,870	8,432	20,566	480	20,086	20,362	203
DONATIONS - GENERAL	5,026	0	5,026	5,002	24	5,634	0	5,634	32,695	-27,062
MISCELLANEOUS GRANT REVENUE	8,600	0	8,600	0	8,600	76,000	0	76,000	0	76,000
DEVELOPERS FEES	0	16,667	-16,667	0	0	544,932	200,000	344,932	98,539	446,393
GAIN/LOSS ON SALE OF FIXED ASSET	617	0	617	4,475	-3,858	73,882	0	73,882	488,881	-414,999
INSURANCE PROCEEDS	77,588	0	77,588	0	77,588	297,039	0	297,039	175,403	121,636
TOTAL OTHER INCOME	37,768	61,034	-23,265	216,671	-178,903	1,225,306	732,259	493,047	1,539,533	-314,227
TOTAL REVENUES	7,187,470	6,692,565	494,905	7,922,515	-735,044	81,623,477	79,649,871	1,973,607	78,341,970	3,281,507
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
TOTAL OPERATING ADMINISTRATIVE	0	0	0	0	0	0	0	0	31	31
ADMIN SALARIES	825,496	550,905	-274,592	1,186,157	360,660	6,989,086	6,610,732	-378,354	7,064,809	75,723
ADMIN CASUAL LABOR	0	0	0	0	0	119,411	0	-119,411	0	-119,411
ALLOC ADMIN SALARIES	-28,621	16,200	-44,821	0	28,621	-188,680	194,400	383,080	0	188,680
TOTAL ADMIN SALARIES	796,876	567,105	-229,771	1,186,157	389,281	6,919,817	6,805,132	-114,685	7,064,840	145,023
AUDIT EXPENSE	0	7,120	-7,120	27,222	27,222	152,855	88,971	-63,884	131,529	-21,327
MANAGEMENT FEE	177,153	156,650	-20,503	189,372	12,219	2,180,365	1,879,804	-300,561	1,968,179	-212,186
BOOKKEEPING FEE	50,348	96,502	-46,155	49,672	-675	605,175	1,157,866	-552,691	570,412	-34,762
NIFA MONITORING FEE	0	393	-393	0	0	4,020	6,145	-2,125	6,045	2,025
TOTAL ADMINISTRATIVE FEE	227,500	260,665	-33,165	266,267	38,766	2,942,415	3,132,786	-190,371	2,676,165	-266,250
COMPENSATED ABSENCE EXPENSE	0	0	0	-594,219	-594,219	0	0	0	-594,219	-594,219
TOTAL COMPENSATED ABSENCE	0	0	0	-594,219	-594,219	0	0	0	-594,219	-594,219
ADMIN EMPLOYEE BENEFITS	6,077	5,026	-1,051	7,359	1,282	69,445	61,626	-7,819	91,422	21,977
ALLOC ADMIN EMP BENEFITS	0	3,461	-3,461	0	0	0	41,414	41,414	0	0
ER MEDICAL/DENTAL INS - ADMIN	129,107	123,916	-5,191	119,777	-9,330	1,484,484	1,487,172	-2,688	1,425,170	-59,314
ER PENSION - ADMIN	29,835	31,821	-1,985	86,191	56,356	220,149	381,990	-161,841	361,314	141,165
ER TAXES-ADMIN	62,480	43,322	-19,108	-164,842	-227,322	779,058	520,646	-258,412	310,895	-468,163
TOTAL ADMIN EMPLOYEE BENEFITS	227,499	207,596	-19,903	48,485	-179,014	2,553,136	2,492,848	-60,288	2,188,801	-364,336
LEGAL SERVICES - OUTSIDE	27,806	7,252	-20,554	11,931	-15,875	185,263	86,938	-98,325	91,114	-94,149
ALLOC OUTSIDE LEGAL	0	0	0	0	0	0	0	0	2,375	2,375
TRAINING/CONFERENCE	9,082	7,606	-1,475	3,964	-5,118	96,468	59,399	-37,069	72,987	-23,480
BOARD MEETING/RETREAT	0	0	0	0	0	5	0	-5	0	-5
STAFF MEETING/RETREAT	839	493	-347	120	-720	4,469	5,581	-1,112	5,918	1,449
TRAVEL	11,997	2,547	-9,449	-1,485	-13,482	38,349	30,601	-7,748	49,613	11,264
MILEAGE	493	627	-134	1,875	1,382	8,964	7,390	-1,574	9,232	267
ADMIN VEHICLE - FUJEL	0	142	-142	30	30	343	1,753	-1,410	-821	-1,163
ADMIN VEHICLE - MTC& & REPAIR	1,018	310	-708	0	-1,018	3,154	3,720	-566	8,453	5,299
ADMIN VEHICLE - LICENSE	0	8	-8	0	0	63	30	-33	30	-33
PUBLICATIONS	0	30	-30	239	239	2,192	365	-1,827	598	-1,594
MEMBERSHIPS	1,899	3,114	-1,215	2,707	808	31,812	37,332	-5,520	46,857	15,045
PAYROLL PROCESSING FEE	5,430	4,840	-591	6,348	917	60,277	58,109	-2,168	68,787	8,510
TELEPHONE	12,553	7,775	-4,779	35,505	22,952	186,062	93,122	-92,940	204,372	18,311
SAFETY EXPENSE	0	0	0	0	0	1,039	0	-1,039	388	-651
SAFETY EQUIPMENT/SUPPLIES	53	302	-249	1,442	1,389	19,084	3,624	-15,460	15,180	-3,903
SAFETY CERTIFICATIONS	0	0	0	0	0	0	0	0	90	90
SAFETY TRAINING	0	10	-10	-117	-117	117	120	3	60	-57
LEGAL SERVICES - INTERNAL	29,591	614	-28,977	144	-29,447	189,726	7,350	-182,376	13,832	-175,894
ALLOC INTERNAL LEGAL EXP	4,911	12,354	-7,443	0	-4,911	54,952	148,245	-93,293	141,602	86,650
PRINTER SUPPLIES AND EXP	1,868	1,426	-442	1,579	-289	22,215	17,161	-5,054	29,977	7,762
SOFTWARE EXP	24,374	26,164	-1,790	81,609	57,235	229,766	314,060	-84,294	381,002	151,236
FORMS AND PRINTING	0	192	-192	0	0	3,005	2,289	-716	3,150	145
OFFICE FURNISHINGS	1,485	187	-1,298	2,343	858	11,293	2,200	-9,093	12,217	924
OFFICE FURNISHINGS	20	307	-287	1,857	-1,837	21,912	3,629	-18,283	6,275	-15,637

ADVERTISING /NEWSPAPER ADS	0	168	168	100	100	3,897	2,061	-1,836	3,681	-216
CABLE TV	0	0	0	0	0	7,741	0	-7,741	246	-7,495
EMPLOYEE HIRING & ADMIN EXP	3,637	2,114	-1,523	2,712	-925	37,833	25,451	-12,382	26,292	-11,542
CONSULTING	10,547	37,302	26,755	49,816	39,269	455,188	455,688	500	246,058	-209,131
BANK FEE	2,675	739	-1,936	-508	-3,183	17,962	8,141	-9,821	9,160	-8,802
SECT 8 PORT OUT ADMIN FEES	2,137	0	-2,137	3,326	1,188	27,775	0	-27,775	21,932	-5,843
LATE FEES	402	6	-396	747	345	60,083	28	-60,055	3,337	-56,746
MISCELLANEOUS EXPENSE	0	881	881	-188,845	-188,845	22,241	10,571	-11,670	-3,784	-26,026
FEES - PERMITS	54	40	-14	0	-54	2,609	425	-2,184	1,188	-1,421
PROPERTY TAX	-912	1,751	2,663	21,860	22,772	18,456	20,963	2,507	44,351	25,895
RENTAL EXPENSE	2,676	1,658	-1,017	18,646	15,970	40,479	19,912	-20,567	67,767	27,289
LAND ACQUISITION EXPENSE	0	31	31	0	0	0	372	372	372	372
IT SUPPORT - CONTR SERV	31,794	20,456	-11,339	17,539	-14,255	225,524	245,467	19,943	247,223	21,698
PROFESSIONAL FEES	0	2,500	2,500	494	494	1,100	30,000	28,900	66,185	65,085
PROFESSIONAL/CONTR SERV	0	0	0	0	0	381	0	-381	2,300	1,919
DEVELOPER'S FEE	0	0	0	0	0	0	0	0	2,175	2,175
TOTAL OTHER ADMIN EXPENSES	207,797	167,177	-40,621	106,776	-101,021	2,462,091	1,980,432	-481,659	2,260,581	-201,510
FRONT LINE SERVICE FEES	0	0	0	0	0	0	0	0	63,445	63,445
FEE FOR SERVICE	7,885	8,527	642	12,819	4,934	105,423	102,376	-3,047	113,563	8,139
TOTAL FEE FOR SERVICE	7,885	8,527	642	12,819	4,934	105,423	102,376	-3,047	177,008	71,585
TOTAL ADMINISTRATIVE EXPENSES	1,467,558	1,211,069	-256,489	1,026,285	-441,273	14,982,882	14,513,574	-469,308	13,773,176	-1,209,706
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	7,761	4,067	-3,694	5,776	-1,985	56,550	48,805	-7,745	52,637	-3,913
RESIDENT SERVICE CASUAL LABOR	6,475	7,450	975	6,600	124	77,975	89,400	11,425	76,550	-1,426
TOTAL RESIDENT SERV SALARIES	14,236	11,517	-2,719	12,376	-1,860	134,525	138,205	3,680	129,186	-5,339
RELOCATION EXPENSES	0	12,142	12,142	38,168	38,168	534,867	145,713	-389,154	152,301	-382,566
RELOCATION - SECURITY DEPOSITS	0	0	0	793	793	7,019	0	-7,019	12,216	5,197
RELOCATION - MOVING EXPENSE	467	358	-109	347	-120	10,133	4,287	-5,846	30,289	20,156
RELOCATION - UTILITY DEPOSITS	0	0	0	0	0	0	0	0	340	340
TOTAL RELOCATION EXPENSE	467	12,500	12,033	39,309	38,842	552,019	150,000	-402,019	195,145	-356,873
ER MEDICAL/DENTAL INS - RES SERV	1,816	280	-1,536	1,752	-64	22,110	3,360	-18,750	20,718	-1,392
ER PENSION - RES SERV	328	216	-112	482	154	2,075	2,617	542	2,942	867
ER TAXES-RES SERV	574	324	-251	-1,577	-2,151	6,010	3,884	-2,126	2,201	-3,809
TOTAL RESIDENT SERV EMP BENEFITS	2,719	820	-1,899	657	-2,061	30,195	9,861	-20,334	25,861	-4,334
YOUTH ACTIVITIES	0	0	0	0	0	0	0	0	3,888	3,888
YOUTH ACTIVITIES - SCHOLARSHIPS	0	0	0	5,072	5,072	4,782	0	-4,782	22,885	18,103
TOTAL YOUTH ACTIVITIES	0	0	0	5,072	5,072	4,782	0	-4,782	26,773	21,991
RESIDENT SERVICES EXPENSE	1,381	3,218	1,838	73,432	72,052	2,357	38,488	36,131	96,511	94,153
RESIDENT SERVICES EVENTS & ACTIVITIES	1,575	0	-1,575	-70	-1,645	16,059	0	-16,059	24,323	8,264
RESIDENT SERV DIRECT FUNDING	0	0	0	0	0	-130	0	130	740	870
RESIDENT FUND - STIPENDS	5,024	1,772	-3,251	-8,625	-13,649	42,596	21,204	-21,392	23,125	-19,470
RESIDENT FUND - MEETING EXPENSES	707	183	-524	2,264	1,557	7,213	2,200	-5,013	16,399	9,187
RESIDENT FUND - OTHER	0	0	0	-475	-475	8,551	0	-8,551	17,186	8,635
TOTAL RESIDENT FUND	8,686	5,174	-3,512	66,526	57,840	76,645	61,892	-14,753	178,284	101,639
FRONT LINE SERVICE FEE	246,203	156,631	-89,573	180,113	-66,091	2,148,737	1,879,538	-269,199	2,045,119	-103,618
TOTAL FEE FOR SERVICE	246,203	156,631	-89,573	180,113	-66,091	2,148,737	1,879,538	-269,199	2,045,119	-103,618
TOTAL OTHER RESIDENT SERVICES	272,311	186,642	-85,669	304,053	31,741	2,946,903	2,239,496	-707,407	2,600,368	-346,535
TOTAL RESIDENT SERVICE EXPENSES	272,311	186,642	-85,669	304,053	31,741	2,946,903	2,239,496	-707,407	2,600,368	-346,535
UTILITY EXPENSES										
UTILITY - WATER	19,739	42,352	22,613	66,433	46,694	433,017	508,406	75,389	472,764	39,747
UTILITY - ELECTRIC	168,422	141,294	-27,128	144,687	-23,735	1,794,382	1,695,499	-98,883	1,709,691	-84,691
UTILITY - GAS	67,896	45,953	-21,942	107,407	39,511	349,232	551,462	202,230	582,538	233,306
UTILITY - SEWER	31,252	54,594	23,341	98,382	67,130	566,188	655,049	88,861	641,491	75,303
ALLOC SEWER	0	88	88	0	0	0	1,056	1,056	0	0
TOTAL UTILITY EXPENSES	287,309	284,281	-3,028	416,909	129,600	3,142,820	3,411,472	268,652	3,406,485	263,665
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	359,072	250,804	-108,267	491,218	132,146	3,099,978	3,009,598	-90,380	3,447,554	347,575
MAINTENANCE CASUAL LABOR	990	15,556	14,566	7,845	6,855	221,619	186,666	-34,953	116,179	-105,439
ALLOC MAINT SALARIES	0	1,713	1,713	0	0	-45	20,494	20,539	0	45
TOTAL MAINTENANCE SALARIES	360,061	268,073	-91,989	499,062	139,001	3,321,552	3,216,758	-104,794	3,563,733	242,181
APPLIANCES	20,660	17,910	-2,750	11,970	-8,690	233,085	214,958	-18,127	282,912	49,827
DWELLING EQUIPMENT	0	0	0	0	0	675	0	-675	0	-675
PAINT	6,654	7,309	655	3,811	-2,843	84,027	87,747	3,720	113,753	29,726
CLEANING SUPPLIES	4,319	3,252	-1,067	1,968	-2,351	30,668	39,019	8,351	50,677	20,009
HVAC MATERIALS	9,042	6,153	-2,889	4,524	-4,518	42,361	35,953	-6,408	43,766	1,405
LANDSCAPING MATERIALS	0	401	401	0	0	1,031	4,814	3,783	120	-911
PLUMBING MATERIALS	14,591	14,629	38	23,353	8,762	170,766	175,545	4,779	201,308	30,547
ELECTRICAL MATERIALS	4,486	2,504	-1,982	10,426	5,940	66,135	30,070	-36,065	38,938	-27,197
GASOLINE USAGE FOR MAINT VEHICLES	2,757	3,583	826	2,545	-212	54,823	43,020	-11,803	70,731	15,908
MAINTENANCE VEHICLE - LICENSE	0	0	0	0	0	0	0	0	8	8
PEST CONTROL SUPPLIES	137	1,688	1,550	5,280	5,143	32,049	20,229	-11,820	26,695	-5,355
MAINTENANCE TOOLS	1,590	2,371	781	4,885	3,295	18,344	28,503	10,159	84,371	66,027
MAINTENANCE MATERIALS	33,462	38,211	4,749	39,023	5,561	405,453	458,542	53,089	588,957	183,504
MAINTENANCE EQUIPMENT	609	683	73	2,309	1,699	3,713	8,128	4,415	15,908	12,195
Early Pay Discount	0	0	0	-127	-127	-17,590	0	17,590	-24,995	-7,406
TOTAL MAINTENANCE MATERIALS	98,307	98,692	385	109,966	11,659	1,125,541	1,146,528	20,987	1,493,148	367,607
ELEVATORS - CONTRACTED SERV	8,013	12,687	4,673	29,766	21,753	127,174	152,220	25,046	169,578	42,404
HVAC - CONTRACTED SERV	49,276	90,824	41,548	24,005	-25,272	354,848	1,089,901	735,053	461,816	106,969
LAWNS - CONTRACTED SERV	34,010	13,335	-20,675	122,620	88,610	257,896	382,767	124,871	410,964	153,068
MATS/UNIFORMS - CONTRACTED SVCE	1,813	588	-1,226	113	-1,701	16,688	6,923	-9,765	10,502	-6,186
PEST CONTROL - CONTRACTED SERV	2,010	0	-2,010	0	-2,010	25,066	0	-25,066	311	-24,756
SNOW REMOVAL - CONTRACTED SERV	0	27,049	27,049	0	0	60,093	138,721	78,628	58,228	-1,866
TRASH - CONTRACTED SERV	-126,417	19,419	145,836	47,254	173,671	230,344	233,057	2,713	304,647	74,303
LANDFILL FEES - CONTRACTED SERV	121	456	335	295	174	2,162	5,478	3,316	4,203	2,041
CLEANING - CONTRACTED SERV	80,909	59,670	-21,239	69,656	-11,253	641,264	716,084	74,820	712,547	71,283
PAINTING - CONTRACTED SERV	7,037	11,008	3,971	27,260	20,223	215,003	132,049	-82,954	273,677	58,674
ARBORIST - CONTRACTED SERV	45,655	8,270	-37,385	10,550	-35,105	139,685	99,285	-40,400	82,308	-57,377
FLOORING REPL - CONTRACTED SERV	19,954	25,329	5,374	71,605	51,651	517,913	303,911	-214,002	627,701	109,788
OUTDOOR CLEANING - CONTRACTED SERV	5,700	33	-5,667	1,800	-3,900	37,597	391	-37,206	4,061	-33,536
CONCRETE WORK - CONTRACTED SERV	0	4,646	4,646	25,302	25,302	7,570	55,750	48,180	91,439	83,869
ELECTRICAL - CONTRACTED SERV	13,248	10,605	-2,642	19,890	6,642	219,698	127,218	-92,480	144,603	-75,095
LANDSCAPE - CONTRACTED SERV	0	23,098	23,098	0	0	32,595	277,151	244,556	96,122	63,527
PLUMBING - CONTRACTED SERV	15,814	21,530	5,716	36,592	20,778	352,078	258,338	-93,740	210,674	-141,404
ROOF REPAIRS - CONTRACTED SERV	2,565	48,695	46,130	-14,290	-16,855	37,539	584,338	546,799	30,955	-6,584
EXTERIOR REPAIRS - CONTRACTED SERV	14,337	44,039	29,702	66,834	52,497	72,389	528,540	456,061	248,180	175,791
VEHICLE MAINTENANCE & REPAIR	9,338	4,951	-4,387	6,754	-2,584	68,960	59,361	-9,599	84,567	15,607
MAINTENANCE EQUIPMENT REPAIR	442	830	388	0	-442	8,367	9,966	1,599	10,696	2,329
WINDOWS/DOORS REPL - CONTRACTED SERV	12,043	45,831	33,788	12,051	8	195,984	549,978	353,994	374,460	178,476
VACANT TURNOVER - CONTRACTED SERV	0	270	270	0	0	26,776	3,240	-23,536	18,150	-8,626
VACANCY REDUCTION - CONTRACTED SERV	0	0	0	10,107	10,107	1,700	0	-1,700	10,932	9,232
INSPECTIONS - CONTRACTED SERV	820	2,588	1,768	7,472	6,652	25,639	31,118	5,479	158,857	133,217
INTERIOR REPAIRS - CONTRACTED SERV	124,020	93,147	-30,873	174,370	50,350	740,00				

TOTAL MAINT SERVICES AND CONTRACTS	363,738	620,296	256,558	809,824	446,085	5,370,745	7,480,303	2,109,558	5,842,431	471,686
MAINTENANCE EMPLOYEE BENEFITS	87	74	-13	702	615	362	855	494	-8,523	-8,884
ALLOC MAINT EMP BENEFITS	0	-2,655	-2,655	0	0	-19	-31,952	-31,933	0	19
ER MED/DENTAL INS - MAINT	57,940	63,390	5,450	60,972	3,032	708,779	760,677	51,898	849,025	140,246
ER PENSION - MAINT	11,719	13,211	1,492	37,925	26,206	94,415	158,542	64,127	185,380	90,965
ER TAXES - MAINT	28,087	17,546	-10,541	-98,240	-126,327	367,031	210,239	-156,792	142,160	-224,871
ER MED/DENTAL INS - GROUND CREW	0	3,700	3,700	0	0	0	44,400	44,400	0	0
ER PENSION - GROUND CREW	0	560	560	0	0	0	6,665	6,665	0	0
ER TAXES - GROUND CREW	0	10,882	10,882	0	0	0	130,628	130,628	0	0
TOTAL MAINT EMPLOYEE BENEFITS	97,833	106,708	8,875	1,359	-96,474	1,170,566	1,280,054	109,488	1,168,042	-2,524
TOTAL MAINTENANCE EXPENSES	919,940	1,093,769	173,830	1,420,211	500,271	10,988,405	13,123,643	2,135,238	12,067,354	1,078,949
PROTECTIVE SERVICE EXPENSES										
PROTECTIVE SERVICE SALARIES										
SECURITY SALARY	27,884	34,000	6,116	21,729	-6,155	202,531	408,000	205,469	283,899	81,368
SECURITY CASUAL LABOR	0	0	0	15,080	15,080	0	0	0	15,080	15,080
TOTAL PROTECTIVE SERV SALARIES	27,884	34,000	6,116	36,809	8,925	202,531	408,000	205,469	298,979	96,448
FRONT LINE SERVICE FEES	33,489	50,524	17,035	55,334	21,844	425,173	606,290	181,117	682,925	257,752
TOTAL FEE FOR SERVICE	33,489	50,524	17,035	55,334	21,844	425,173	606,290	181,117	682,925	257,752
GUARDS - CONTRACTED SECURITY	12,480	0	-12,480	0	-12,480	37,884	0	-37,884	36,992	-892
SECURITY & MONITORING	1,420	1,528	108	52,447	51,027	35,425	18,401	-17,024	314,354	278,929
SECURITY - CONTRACTED SERV	525	4,242	3,717	333	-192	22,312	50,900	28,588	15,135	-7,177
SECURITY EQUIPMENT & MATERIALS	70,374	4,356	-66,018	11,938	-58,436	227,891	52,127	-175,764	162,517	-65,374
TOTAL SECURITY EXPENSE	84,799	10,126	-74,673	64,718	-20,081	323,512	121,428	-202,084	528,999	205,487
ER MEDICAL/DENTAL INS - SECURITY	832	5,000	4,168	3,514	2,683	21,451	60,000	38,549	62,031	40,580
ER PENSION - SECURITY	1,001	1,870	869	1,552	551	5,352	22,440	17,088	9,263	3,911
ER TAXES - SECURITY	2,282	2,720	438	-9,153	-11,435	26,661	32,640	5,979	13,244	-13,417
TOTAL SECURITY EMPLOYEE BENEFITS	4,114	9,590	5,476	-4,087	-8,201	53,464	115,080	61,616	84,537	31,074
TOTAL PROTECT SERVICE EXPENSES	150,287	104,240	-46,047	152,774	2,488	1,004,679	1,250,798	246,119	1,595,440	590,761
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	4,277	27,070	22,792	-33,897	-38,174	347,043	324,691	-22,352	273,446	-73,596
INSURANCE - PROPERTY	0	64,630	64,630	69,519	69,519	786,181	775,513	-10,668	806,305	20,124
INSURANCE - WORKERS COMP	34,901	23,793	-11,108	43,451	8,550	279,024	285,484	6,460	309,217	30,193
ALLOC INSURANCE EXPENSES	0	0	0	0	0	0	0	0	0	0
TOTAL INSURANCE EXP	39,178	115,492	76,314	79,073	39,895	1,412,248	1,385,688	-26,560	1,388,968	-23,280
OTHER GENERAL	0	0	0	25,035	25,035	0	0	0	25,035	25,035
BAD DEBT EXPENSE	85,289	20,270	-65,019	34,481	-50,808	592,231	243,239	-348,992	560,721	-31,510
TOTAL BAD DEBT EXPENSE	85,289	20,270	-65,019	34,481	-50,808	592,231	243,239	-348,992	560,721	-31,510
CLOSING COSTS	0	0	0	0	0	126	0	-126	0	-126
MORTGAGE INTEREST	5,474	0	-5,474	58,367	52,893	72,204	0	-72,204	127,144	54,940
TOTAL LOAN INTEREST	5,474	0	-5,474	58,367	52,893	72,204	0	-72,204	127,144	54,940
TOTAL GENERAL EXPENSES	129,942	135,762	5,820	196,957	67,015	2,076,809	1,628,927	-447,882	2,101,869	25,059
OTHER EXPENSES										
CASUALTY LOSS										
CASUALTY LOSS PROCEEDS	0	0	0	0	0	68	0	68	0	68
THEFT LOSS	119,176	0	-119,176	0	-119,176	119,176	0	-119,176	0	-119,176
NET CASUALTY LOSS	119,176	0	-119,176	0	-119,176	119,108	0	-119,108	0	-119,108
TOTAL OTHER EXPENSES	119,176	0	-119,176	0	-119,176	119,108	0	-119,108	0	-119,108
TOTAL OPERATING EXPENSES	3,346,522	3,015,764	-330,758	3,517,189	170,667	35,261,606	36,167,910	906,304	35,544,692	283,086
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	3,864,155	3,250,854	-613,301	3,255,907	-608,248	42,973,148	39,010,162	-3,962,986	37,714,126	-5,259,022
HAP EXPENSE - PORTABLE	56,152	38,333	-17,819	65,953	9,801	564,590	460,000	-104,590	490,740	-73,850
UTILITY REIMBURSEMENT	167,533	143,398	-24,135	157,635	-9,898	2,029,328	1,720,839	-308,489	1,801,176	-228,152
TOTAL HAP EXPENSES	4,087,840	3,432,585	-655,255	3,479,495	-608,345	45,567,067	41,191,001	-4,376,066	40,006,042	-5,561,025
DEPRECIATION EXPENSE	256,217	237,570	-18,647	314,381	58,164	3,047,381	2,850,741	-196,640	3,171,122	123,741
TOTAL DEPR & AMORT EXPENSE	256,217	237,570	-18,647	314,381	58,164	3,047,381	2,850,741	-196,640	3,171,122	123,741
TOTAL NON-OPERATING EXPENSES	4,344,057	3,670,156	-673,901	3,793,876	-550,181	48,614,447	44,041,742	-4,572,705	43,177,164	-5,437,283
TOTAL EXPENSES	7,690,579	6,685,920	-1,004,659	7,311,066	-379,514	83,876,054	80,209,652	-3,666,402	78,721,856	-5,154,198
INTERPROJECT EXCESS CASH TRANSFER IN	0	1,439	-1,439	0	0	0	17,271	-17,271	0	0
TRANSFERS BET PROGRAMS & PROJECTS - IN	43,746	269,681	-225,935	43,431	315	3,810,551	3,647,113	163,438	2,458,250	1,352,301
TRANSFERS BET PROGRAMS & PROJECTS - OUT	43,746	322,949	279,203	43,431	-315	3,810,551	3,875,394	64,843	2,458,250	-1,352,301
OPERATING TRANSFER - IN	24,285	0	24,285	0	24,285	48,899	0	48,899	0	48,899
OPERATING TRANSFER - OUT	24,285	0	-24,285	0	-24,285	48,899	0	-48,899	0	-48,899
TOTAL TRANSFERS	0	51,829	51,829	0	0	0	211,009	211,009	0	0
PRIOR PERIOD ADJUSTMENT	-2,724	0	2,724	-1,850,373	-1,847,649	581,943	0	-581,943	-1,853,189	-2,435,132
TOTAL PRIOR PERIOD ADJUSTMENT	-2,724	0	2,724	-1,850,373	-1,847,649	581,943	0	-581,943	-1,853,189	-2,435,132
NET OPERATING INCOME (LOSS)	-500,385	-45,183	-455,201	2,461,822	-2,962,207	-2,834,519	-770,791	-2,063,729	1,473,303	-4,307,823
ADJUSTED NET OPERATING INCOME (LOSS)	-244,168	192,387	-436,555	2,776,203	-3,020,371	212,862	2,079,950	-1,867,088	4,644,425	-4,431,563

**PUBLIC HOUSING & CAPITAL FUNDS
Budget Comparison**

Period = Dec 2024
Book = Accrual ; Tree = ysi_is

	December 2024			December 2023		YTD Projected			YTD	
	Projected	PTD Budget	Change	Actual	Change	2024	Budget	Change	2023	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	647,650	591,038	56,611	625,742	21,908	7,384,200	7,092,415	291,785	7,511,221	-127,021
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	1,475,100	1,482,019	-6,919	1,755,393	-280,293	16,443,813	17,784,231	-1,340,418	16,652,185	-208,372
TOTAL OTHER GOV'T GRANTS DONATIOI	0	0	0	0	0	0	0	0	2,490	-2,490
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	109,277	2,925	106,352	116,264	-6,986	134,159	35,100	99,059	145,109	-10,950
TOTAL NON-CASH INT INCOME (HIO)	0	828	-828	55,475	-55,475	103,548	9,980	93,568	153,199	-49,651
INT INCOME - RESTRICT FUNDS	422	0	422	496	-75	5,696	0	5,696	5,737	-41
OTHER INCOME										
TOTAL OTHER INCOME	-6,313	38,410	-44,723	190,232	-196,545	240,374	460,864	-220,490	689,891	-449,516
TOTAL REVENUES	2,226,135	2,115,221	110,915	2,743,601	-517,466	24,311,790	25,382,590	-1,070,800	25,159,832	-848,042
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	348,162	296,032	-52,130	197,289	-150,873	3,910,976	3,562,638	-348,338	3,429,327	-481,649
RESIDENT SERVICE EXPENSES	245,465	163,073	-82,392	184,704	-60,761	2,181,493	1,956,747	-224,746	2,042,536	-138,957
UTILITY EXPENSES	277,551	273,275	-4,276	403,438	125,887	2,951,071	3,279,275	328,204	3,210,653	259,582
MAINTENANCE EXPENSES	780,218	975,444	195,226	1,201,511	421,293	9,605,317	11,702,343	2,097,026	10,401,674	796,357
PROTECT SERVICE EXPENSES	102,908	56,612	-46,296	128,525	25,617	648,480	679,316	30,836	1,153,816	505,336
GENERAL EXPENSES	73,154	96,337	23,183	46,953	-26,201	1,453,949	1,156,113	-297,836	1,337,809	-116,140
OTHER EXPENSES	118,714	0	-118,714	0	-118,714	118,714	0	-118,714	0	-118,714
TOTAL OPERATING EXPENSES	1,946,171	1,860,773	-85,399	2,162,419	216,248	20,870,000	22,336,432	1,466,432	21,575,815	705,815
NON-OPERATING EXPENSES										
HAP EXPENSES	14,505	14,820	315	7,979	-6,526	189,902	177,841	-12,061	211,227	21,325
DEPR & AMORT EXPENSE	185,462	159,820	-25,642	233,108	47,645	2,179,185	1,917,770	-261,415	2,192,483	13,297
TOTAL NON-OPERATING EXPENSES	199,968	174,641	-25,327	241,087	41,119	2,369,087	2,095,611	-273,476	2,403,710	34,623
TOTAL EXPENSES	2,146,139	2,035,413	-110,726	2,403,506	257,367	23,239,087	24,432,043	1,192,956	23,979,525	740,438
TOTAL TRANSFERS	43,746	214,237	170,491	43,431	-315	2,065,537	2,159,951	94,413	664,948	-1,400,589
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	-562,706	-562,706	585,555	0	-585,555	-564,553	-1,150,109
NET OPERATING INCOME (LOSS)	36,251	-134,429	170,680	859,371	-823,120	-1,578,390	-1,209,404	-368,986	1,079,912	-2,658,302
ADJUSTED NET OPERATING INCOME (LOS	221,713	25,391	196,322	1,092,479	-870,766	600,795	708,366	-107,571	3,272,395	-2,671,600

**HOUSING CHOICE VOUCHER - SECTION 8
Budget Comparison**

Period = Dec 2024
Book = Accrual ; Tree = ysi_is

	December 2024			December 2023		YTD Projected		YTD		YTD	
	Projected	PTD Budget	Change	Actual	Change	2024	Budget	Change	2023	Change	
REVENUES											
TENANT REVENUES											
TOTAL TENANT REVENUES	150	200	-50	0	150	1,980	2,400	-420	5,069	-3,089	
HUD GRANTS AND SUBSIDY											
TOTAL HUD GRANTS AND SUBSIDY	3,905,161	3,607,151	298,010	3,440,122	465,039	45,818,904	43,285,808	2,533,096	40,906,023	4,912,881	
TOTAL FEE REVENUE											
TOTAL FEE REVENUE	573	0	573	5,400	-4,827	20,319	0	20,319	5,400	14,919	
TOTAL NON-CASH INT INCOME {HIO}	0	0	0	0	0	442	0	442	304	138	
OTHER INCOME											
TOTAL OTHER INCOME	0	40	-40	0	0	0	480	-480	1,379	-1,379	
TOTAL REVENUES	3,905,884	3,607,391	298,493	3,445,522	460,362	45,841,645	43,288,688	2,552,957	40,918,175	4,923,471	
EXPENSES											
OPERATING EXPENSES											
ADMINISTRATIVE EXPENSES	290,278	234,359	-55,919	303,372	13,094	3,073,468	2,812,169	-261,299	3,128,370	54,902	
RESIDENT SERVICE EXPENSES	284	123	-161	620	336	5,853	1,432	-4,421	10,216	4,363	
UTILITY EXPENSES	0	0	0	0	0	0	0	0	-22	-22	
MAINTENANCE EXPENSES	23,528	24,734	1,206	40,768	17,240	271,220	296,731	25,511	306,813	35,592	
PROTECT SERVICE EXPENSES	0	0	0	0	0	0	0	0	0	0	
GENERAL EXPENSES	5,199	4,407	-792	16,600	11,400	50,479	52,895	2,416	64,887	14,408	
TOTAL OPERATING EXPENSES	319,289	263,623	-55,666	361,359	42,070	3,401,020	3,163,227	-237,793	3,510,264	109,244	
NON-OPERATING EXPENSES											
HAP EXPENSES	3,882,045	3,221,418	-660,627	3,288,560	-593,485	43,102,763	38,656,990	-4,445,773	37,326,579	-5,776,184	
DEPR & AMORT EXPENSE	713	1,303	590	1,292	579	13,773	15,636	1,863	15,510	1,737	
TOTAL NON-OPERATING EXPENSES	3,882,758	3,222,721	-660,038	3,289,852	-592,906	43,116,536	38,672,626	-4,443,910	37,342,090	-5,774,447	
TOTAL EXPENSES	4,202,048	3,486,344	-715,704	3,651,212	-550,836	46,517,556	41,835,853	-4,681,703	40,852,353	-5,665,203	
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	20	20	144	0	-144	20	-124	
NET OPERATING INCOME (LOSS)	-296,163	121,047	-417,210	-205,710	-90,453	-676,056	1,452,835	-2,128,891	65,801	-741,857	
ADJUSTED NET OPERATING INCOME (LOSS)	-295,450	122,350	-417,800	-204,418	-91,032	-662,283	1,468,471	-2,130,754	81,311	-743,594	

**HOUSING IN OMAHA
Budget Comparison**

Period = Dec 2024
Book = Accrual ; Tree = ysi_is

	December 2024			December 2023		YTD Projected		YTD		
	Projected	PTD Budget	Change	Actual	Change	2024	Budget	Change	2023	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	107,876	102,837	5,039	88,184	19,692	1,171,621	1,233,962	-62,341	1,351,365	-179,744
TOTAL OTHER GOV'T GRANTS DONATIO	0	0	0	0	0	0	0	0	1,010	-1,010
INT INCOME - RESTRICT FUNDS	4,328	91	4,237	1,896	2,432	12,324	1,081	11,243	8,476	3,848
OTHER INCOME										
TOTAL OTHER INCOME	13,825	14,140	-316	10,497	3,328	154,638	169,595	-14,957	141,574	13,065
TOTAL REVENUES	126,028	117,068	8,960	100,576	25,452	1,338,584	1,404,638	-66,054	1,502,424	-163,841
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	33,364	38,899	5,534	-11,816	-45,180	350,626	468,809	118,183	370,604	19,979
RESIDENT SERVICE EXPENSES	20,059	18,250	-1,810	14,816	-5,243	179,134	219,027	39,893	160,199	-18,936
UTILITY EXPENSES	4,982	10,995	6,013	9,208	4,226	140,481	132,053	-8,428	140,082	-398
MAINTENANCE EXPENSES	106,518	81,167	-25,351	161,512	54,993	942,775	975,645	32,870	1,042,612	99,837
PROTECT SERVICE EXPENSES	12,411	2,554	-9,857	6,104	-6,307	85,074	30,595	-54,478	61,942	-23,131
GENERAL EXPENSES	28,689	19,334	-9,355	54,548	25,860	307,847	231,871	-75,976	362,379	54,531
OTHER EXPENSES	462	0	-462	0	-462	394	0	-394	0	-394
TOTAL OPERATING EXPENSES	206,486	171,198	-35,288	234,373	27,887	2,006,331	2,058,000	51,669	2,137,819	131,489
NON-OPERATING EXPENSES										
HAP EXPENSES	4,580	4,056	-524	4,017	-563	54,883	48,798	-6,085	47,552	-7,331
DEPR & AMORT EXPENSE	57,366	75,313	17,947	58,622	1,256	690,288	903,745	213,457	734,183	43,895
TOTAL NON-OPERATING EXPENSES	61,946	79,369	17,423	62,639	693	745,171	952,543	207,372	781,735	36,564
TOTAL EXPENSES	268,431	250,567	-17,865	297,012	28,581	2,751,501	3,010,543	259,042	2,919,554	168,053
TOTAL TRANSFERS	-43,746	-102,635	-58,889	-43,431	315	-605,217	-1,231,621	-626,404	-664,948	-59,731
TOTAL PRIOR PERIOD ADJUSTMENT	-2,493	0	2,493	-467,340	-464,848	-3,029	0	3,029	-468,309	-465,281
NET OPERATING INCOME (LOSS)	-96,164	-30,863	-65,301	314,336	-410,500	-804,672	-374,284	-430,388	-283,872	-520,800
ADJUSTED NET OPERATING INCOME (LOS	-38,798	44,450	-83,248	372,958	-411,756	-114,384	529,461	-643,845	450,311	-564,695

COCC
Budget Comparison
 Period = Dec 2024
 Book = Accrual ; Tree = ysi_is

	December 2024			December 2023		YTD Projected			YTD		
	Projected	PTD Budget	Change	Actual	Change	2024	Budget	Change	2023	Change	
REVENUES											
TENANT REVENUES											
TOTAL TENANT REVENUES	4,886	18,228	-13,342	2,008	2,878	61,354	218,736	-157,382	184,610	-123,256	
HUD GRANTS AND SUBSIDY											
TOTAL HUD GRANTS AND SUBSIDY	0	0	0	0	0	0	0	0	0	0	
TOTAL FEE REVENUE	515,078	479,715	35,363	471,730	43,348	5,464,873	5,756,582	-291,709	5,428,064	36,809	
TOTAL OTHER GOV'T GRANTS DONATIO	239,844	82,540	157,304	212,197	27,647	678,663	330,160	348,503	869,875	-191,212	
INVESTMENT INCOME											
TOTAL INTEREST INCOME - MAIN	33	0	33	32	1	395	0	395	408	-13	
TOTAL NON-CASH INT INCOME (HIO)	0	0	0	0	0	4,053	0	4,053	3,724	328	
OTHER INCOME	23,669	8,443	15,225	18,352	5,317	259,161	101,320	157,841	556,013	-296,851	
TOTAL REVENUES	783,510	588,926	194,583	704,319	79,190	6,468,499	6,406,798	61,701	7,042,693	-574,195	
EXPENSES											
OPERATING EXPENSES											
ADMINISTRATIVE EXPENSES	698,199	589,620	-108,579	411,655	-286,544	6,653,531	7,044,064	390,533	6,039,031	-614,500	
RESIDENT SERVICE EXPENSES	4,096	5,177	1,081	98,043	93,947	539,691	62,139	-477,552	290,962	-248,729	
UTILITY EXPENSES	4,776	12	-4,764	4,264	-513	51,268	144	-51,124	55,771	4,503	
MAINTENANCE EXPENSES	7,878	10,250	2,372	15,538	7,660	148,465	122,880	-25,585	297,750	149,285	
PROTECT SERVICE EXPENSES	34,968	45,041	10,073	18,146	-16,822	271,126	540,492	269,366	379,494	108,368	
GENERAL EXPENSES	21,487	14,219	-7,268	81,710	60,223	251,415	170,529	-80,886	330,006	78,591	
TOTAL OPERATING EXPENSES	771,405	664,320	-107,085	629,356	-142,049	7,915,494	7,940,248	24,754	7,393,013	-522,482	
NON-OPERATING EXPENSES											
HAP EXPENSES	0	0	0	0	0	0	0	0	14,474	14,474	
DEPR & AMORT EXPENSE	12,614	1,134	-11,480	21,298	8,683	163,401	13,590	-149,811	228,213	64,812	
TOTAL NON-OPERATING EXPENSES	12,614	1,134	-11,480	21,298	8,683	163,401	13,590	-149,811	242,687	79,286	
TOTAL EXPENSES	784,019	665,454	-118,565	650,654	-133,365	8,078,895	7,953,838	-125,057	7,635,699	-443,196	
TOTAL TRANSFERS	0	-59,773	-59,773	0	0	-1,460,320	-717,320	743,000	0	1,460,320	
TOTAL PRIOR PERIOD ADJUSTMENT	-232	0	232	-818,393	-818,161	-641	0	641	-818,393	-817,751	
NET OPERATING INCOME (LOSS)	-278	-16,754	16,477	872,059	-872,336	-149,434	-829,720	680,286	225,387	-374,822	
ADJUSTED NET OPERATING INCOME (LOS	12,336	-15,620	27,956	893,357	-881,021	13,967	-816,130	830,097	453,600	-439,633	

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: January 16, 2025
Re: Finance Report

AGENCY BALANCE SHEET - Projected

December 2024:

Cash position decreased **\$2,660,496** YTD

- Public Housing & capital funds had a decrease of **\$1,630,118**
- HIO: had an increase of **\$31,850**
- Section 8 Programs: had a decrease of **\$305,828**
- Central Office: had a decrease of **\$186,883**

Accounts Receivable had an increase of **\$335,588** YTD

- Operating A/R had a decrease of **\$275,977**
- A/R Inter-property had an increase of **\$363,110**
- Tenant Receivables had an increase of **\$252,036**
- A/R Promissory Notes had a decrease of **\$3,581**

Prepaid Assets had an increase of **\$555,094** YTD

Total Assets decreased **\$4,377,720** YTD

Total Liabilities decreased **\$1,543,200** YTD

Current Liabilities decreased **\$1,506,497** YTD

- Unearned Revenue (HUD operating subsidy) decreased **\$1,174,420**
- Accounts Payable decreased **\$594,691**
- Accrued Fees increased **\$363,110**
- Inter-fund Payables decreased **\$152,263**

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: January 16, 2025
Re: Finance Report

AGENCY INCOME STATEMENT - Projected

Total Revenue is **\$3,281,507** more than PYTD revenue. December 2024 revenue was **\$735,044** less than the prior year.

Total Operating Expenses are down **\$283k** YTD. December 2024 expenses are **\$171k** less than prior year.

HAP Expenses are **\$5.5M** more than PYTD. December HAP expenses were **\$608k** more than the prior year.

Adjusted Net Operating Income (ANOI) was **\$212,862** YTD compared to **\$4,644,425** PYTD. December 2024 had adjusted net operating loss of **\$244,168** vs. adjusted net operating income of **\$2,776,203** during December 2023.

The largest items impacting our swing in 2024 Adjusted Net Operating Income / (Loss) vs. 2023 ANOI are:

1. There was a \$1.8M prior period adjustment made during December 2023 that impacted OHA's income statement for the better (decreased expenses).
2. 2024 HAP expenses exceeded HAP revenue by \$1.3M. During 2023 HAP expenses exceeded HAP revenue by \$139k.
3. There was a \$489k gain on sale during 2023 vs only \$74k in gains during 2024.
4. We received a tax refund of \$448k from the IRS during 2023. We unfortunately deposited that prior to ensuring that we should have received the refund. When we had to repay said refund, we took the expense against the same category for 2024.

6.7. Development

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen, General Counsel
Date: January 27, 2025
Re: Development Report

Choice Neighborhoods Implementation Grant – Spencer Homes

Construction of MLK Square is anticipated to be completed on April 30, 2025. Building plans are on file with OHA staff and available upon request.

Malcom’s Place is currently being leased and OHA staff have been coordinating with Spencer tenants who are interested in returning and tenants have started moving into units as they are completed.

Choice Neighborhood Implementation Grant – Southside

Construction has begun on the first phase of the Southside Terrace redevelopment. The two public housing buildings on the site have been demolished and foundations are being constructed. This phase will consist of a 92 unit multi-family building.

Design work for SST Phase 2 has been finalized. Phase 2 is a 4% LIHTC development that will consist of 115 units in a mix of townhouses and a multi-family building. Closing is anticipated to occur in February 2025. Current plans are available upon request.

Design work for 3030 Upland Parkway is progressing. This will be a 74 unit development consisting of a 71 unit multifamily building and a three unit townhome development. Closing will occur in 2025.

Y Street Townhomes will be a partnership between Brinshore, Canopy South and OHA. The development will consist of 14 townhome units. Closing is anticipated for first quarter of 2025.

Design work for Arbor Flats has continued after a delay due to a revision in the flood map and failed LIHTC application. OHA expects to have an update on timing of this project in the coming months.

LRK & Associates has been selected as the architect for Phase 3 and design work has started. A 4% LIHTC application will be submitted in December 2024.

OHA, the City of Omaha and Brinshore are in the process of choosing architects for the final phases of Southside’s redevelopment and anticipate having made awards to firms in the next 30 days.

Scattered Site Housing

OHA staff is continuing to work toward repositioning all scattered site single family houses through PBV, RAD PBV, or Section 18 Disposition.

Applications for conversion and disposition have been submitted to HUD. After HUD approves the application to convert units out of the public housing program and into the Section 8 program, the houses will be sold to OHA's controlled affiliate, River City Housing.

Currently, the applications for disposition are pending with HUD and may be delayed due to the administration change.

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 a master development agreement with Brinshore for the tower work in the coming months.

A resolution for RAD conversion of Pine Tower was approved and a 4% LIHTC application is pending with NIFA.

CONVERSION SUMMARY

OHA Asset	# of Units	Conversion Type	New Asset Type	New # of Units	New Owner
Scattered Sites NE	117	PBV	Project-Based Vouchers (Under Section 8)	117	River City Housing
NOAH	19	PBV	Project-Based Vouchers (Under Section 8)	19	River City Housing
Pine Tower	143	RAD/Section 18 Disposition Blend	Project-Based Vouchers (Under Section 8)	143	River City Housing
Chambers Court					
Sale Units	66	-	No longer in OHA Portfolio	0	Various Owners

6.8. Procurement/Contracting/Capital Budgets

Capital Improvements Monthly Report – January 2025

Summary

With major capital grant obligation deadlines behind us, the Caps Team is re-directing its attention to major projects, including the Jackson Tower plumbing stack replacements, and the Park South window replacements. The scope, complexity, and duration of these projects is challenging and will require substantial investment of staff time.

Procurement activity is light at this time; the scheduling of major procurements in 2025 will depend on financial and personnel resources, the progression of current projects, and development factors such as timing of RAD at various public housing properties. Potential major procurements in 2025 include multi-site fire panel replacement, waterproofing at Crown Tower, tower lobby renovations, and multifamily exterior work.

Other Capital Improvements team priorities this year include the completion of a new five-year environmental review in cooperation with the City of Omaha, a comprehensive Physical Needs Assessment and Energy Audit, and the continued closeout of expended grants.

Capital Funds Project Status update as of 01/17/2025

Project	Comments
<i><u>IN PROGRESS</u></i>	
Cherry Tree entry door replacement	Estimated completion February 2025
SCNE/SCNW lead hazard repairs	Estimated completion February 2025
Site drainage A&E	Estimated completion February 2025
Code/safety updates (GFCI, detectors)	Estimated completion February 2025
Key management system	Estimated completion Spring 2025
Park South, Jackson boiler rebuilds	Pending supply chain issues, estimated completion Spring 2025
Lead risk assessments	All public housing, will continue through mid-2025
Park South Tower window replacements	Estimated completion Summer 2025
Kay Jay Tower shower replacements	Estimated completion Fall 2025
Jackson Tower plumbing stack replacements	Estimated completion early 2026
<i><u>IN DEVELOPMENT</u></i>	
Physical needs assessment / Energy Audit	Planning solicitation - must be done every five years
Fire alarm panel replacements	Re-initiating solicitation due to inadequate bid responses
Multifamily exterior repairs	Developing solicitation scope based on completed A&E
Tower lobby renovations	Developing solicitation scope based on completed A&E

Capital Funds Grant Status Update as of 01/17/2025

ACTIVE GRANTS

Grant Year	Grant Type	Award Amount	Award Date	Obligation Date	End Date	\$ Expended	% Expended	\$ Obligated	% Obligated	Status
2019	Lead Based Paint	\$660,000	8/30/2019	8/30/2023	8/30/2025	\$630,220	95.49%	\$642,987	97.31%	Obligation complete, expending
2022	Formula	\$7,114,398	5/12/2022	5/11/2024	5/11/2026	\$7,036,832	98.91%	\$7,356,556	103.40%	Obligation complete, expending
2022	JT At Risk	\$2,145,000	2/8/2023	1/29/2025	1/29/2027	\$36,577	1.71%	\$2,152,220	100.34%	Obligation complete, expending
2023	Formula	\$7,173,205	2/17/2023	2/16/2025	2/16/2027	\$4,142,665	57.75%	\$7,223,003	100.69%	Obligation complete, expending
2024	Formula	\$7,433,097	5/6/2024	5/6/2026	5/6/2028	\$2,656,434	35.74%	\$2,859,743	38.47%	Obligation in progress

INACTIVE GRANTS (NO CHANGE)

Grant Year	Grant Type	Award Amount	Award Date	Obligation Date	End Date	\$ Expended	% Expended	\$ Obligated	% Obligated	Status
2019	Formula	\$5,612,511	4/16/2019	4/15/2023	4/15/2025	\$5,612,511	100.00%	\$5,612,511	100.00%	Closing process in progress
2020	Formula	\$6,017,802	3/26/2020	3/25/2024	3/25/2026	\$6,017,802	100.00%	\$6,017,802	100.00%	Fully expended, ready to close
2020	Safety & Security	\$227,273	4/2/2021	4/1/2022	4/1/2023	\$227,273	100.00%	\$227,273	100.00%	Fully expended, ready to close
2021	Formula	\$5,831,495	2/23/2021	2/22/2023	2/22/2025	\$5,831,495	100.00%	\$5,831,495	100.00%	Fully expended, ready to close
2021	Safety & Security	\$247,000	9/1/2021	9/9/2022	9/9/2023	\$146,530	59.32%	\$146,530	59.32%	Fully expended, ready to close

Memorandum



To: The OHA Board of Commissioners
 From: Jennifer Dexter, Procurement Manager
 Date: January 30, 2025
 Re: Procurement Report for January 2025

Current Procurement Activity

Project	Type	Budget	Action Stage	Anticipated Board Month
OHA Managed Service Provider	RFP	TBD	Published	February
Title, Escrow & Related Services	RFP	TBD	Published	February
Independent Professional Audit	RFP		Awaiting Board Approval	January
Electrical Code Updates	Increase	\$50,000	Awaiting Board Approval	January

Contracts Executed – Approved by Previous Board Action

Vendor	Project	Contract Amount	MBE/WBE Section 3
CVR Associates, Inc.	Residential Relocation	\$2,500,000	None
FireGuard, Inc.	Fire Safety & Suppression	\$310,000	None
Hayes Commercial, LLC.	Commercial HVAC	\$550,000	None

Procurements Executed – over \$30,000

Vendor	Project	Project Amount	MBE/WBE Section 3

Projects over \$50,000 Commencing Utilizing Previously Approved Contracted Services

Vendor	Project	Contract Utilized	Project Amount	MBE/WBE Section 3

6.9. Human Resources

Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: January 17, 2025

Re: Staffing Report Summary December 4, 2024 – January 17, 2025

Total Open Positions 9

Position(s)	Number of Positions Open	Department	Status
Housing Specialist	3	Property Management	Reviewing Applications
Assistant Property Manager	1	Property Management	Interviewing
Administrative Clerk-PHI	1	Public Housing Intake	Interviewing
Housing Inspector	1	Inspections	Interviewing
Maintenance Manager	1	Property Management	Checking References
Public Safety Officer – PT	1	Public Safety	Checking References
Public Safety Dispatcher – PT	1	Public Safety	Interviewing

Total New Hires 7

Title	Number of Positions Filled	Department/Location
Public Safety Officer – PT	1	Public Safety
Property Manager	1	Property Management
Assistant Property Manager	1	Property Management
Housing Compliance Specialist	1	Compliance
Senior Accountant	1	Finance
Maintenance Manager	1	Property Management
Public Safety Officer – PT	1	Public Safety

Total Transfers 0

Name	Old Title	New Title	Department	Date

Total Promotions 1

Name	Old Title	New Title	Department	Date
Edith Smith	Assistant Property Manager	Property Manager	Property Management	1/5/25

Type of Termination	Number of Employees
Involuntary	0
Voluntary	2

Current Monthly Turnover Rate
1.21%

Annual Turnover Rate (01/2024 – 12/2024)
41.67%

6.10. Family and Community Services

Family and Community Services Department

Synergy of Services = Self-Sufficiency

Outreach

Academic Achievement

Transportation

Elderly and Disabled Services

Resident Education and Employment

Family Self-Sufficiency

Homeownership

Grants



Families Towards Self-Sufficiency

Family and Community Services Department

Family Services and Community Outreach (FSCO) Program

Goal: The primary goal of the Family Services and Community Outreach Program is to assess, upon lease-up, the needs of public housing residents and strategically connect them to community resources and internal OHA programs that stabilize their housing situations; provide access to education and employment opportunities and offer youth tutoring and mentoring as well as quality services that allow older people to age-in-place. Additionally, the FSCO Program assists the overall agency with the collection of non-payment 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	150
Study Centers (Youth & Adult)/Computer Lab (SST and TSF)	300+
Outreach Efforts	300+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	25
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	35
Number of New Enrollment (Case management)	9
Number of New Community Partnerships	5
Number of Cultural/Recreational Activities (Soccer training)	10
Referral to FSS/HOP	8
Food/Nutrition Program (TSF food program)	500+
Service Coordination with Property Management	35

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	173
New Enrollments	2
TANF Recipients	0
Face-to-Face Contact Visit	80
Virtual Contact Visit	15
Phone Visit	15
ROSS Employment Goals	5
Job Placement	0
Employed Full-Time	61
Employed Part-Time	12
Employment Referrals	20
Education Goals	3
Education Goals Met	100 MCC/UNO
Education Referrals	0
College Enrollment	0
Healthcare Coverage	40
Program Coordination Committee (PCC)	25
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)	30
Job Readiness Training/Referral and Job Fair	75
Direct Employment Leads/Flyers	300
Post-Secondary Education (Certificate Programs/2/4-year University)	181

Family and Community Services Department

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

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

Snapshot of Service Coordination	The Impact (Households served)
Intensive One-on-One Case Management (HCV & PH)	HCV-148 PH-27
TANF Recipients (Welfare to Work)	HCV-0 PH-1
Recommendation for Graduation	HCV-1 PH-0
Recommendation for Termination	HCV-1 PH-0
Program graduates	HCV-1 H-0
New Enrollment	HCV-1 PH-0
Employment/Job Training/Referrals (YTD)	197
Post-Secondary Education (YTD)	52
Employed full-time (YTD)	HCV-122 PH-18
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	70
Asset Development (Escrows)	HCV-\$498,902.00 PH-\$65,060.00 Total-\$563,963.00. Forfeiture Total-\$57,892.00
Life Skills	80
Service Coordination (PCC)	35
In-Person Meetings	45

How do We Impact OHA and the Community?

ACHIEVEMENTS:

- *One tenant was pre-approved for a home mortgage loan this month.*
- *One FSS participant made an offer on the house, which was accepted.*
- *One tenant signed purchase agreements, and their offers were accepted.*
- *Four HCV/PH tenants enrolled in the FSS program this month.*
- *One FSS/SST participant closed on a home using their Section Voucher.*
- *HUD awarded our FSS program \$525,000 for 2025.*
- *Three FSS participants graduated this month with a total escrow amount of \$20,125.*

Board Report

Family and Community Services Department

- *Two FSS participants were recommended for graduation this month.*
- *For November, 52 HCV (\$20,641 includes interest) and 11 PH FSS (\$3,259 includes interest) residents are accumulating escrow deposits.*
- *Three PH FSS participants moved to HCV.*
- *Staff participated in the FSS HUD office hours.*
- *Met with the CEO and staff of Charles Drew Community Health Center to discuss our partnership.*
- *FSS staff visited Highland Tower to recruit for FSS, distributed flyers and met with the resident advisory council president, who stated he would distribute flyers.*
- *FSS staff attended Pine Tower's Resident Association Meeting. Presented on FSS, distributed flyers and applications, answered questions regarding the program, formed critical relationships with residents and staff over there*
- *FSS staff handed out flyers and applications to residents at Keystone.*
- *Staff started HCV briefings to recruit FSS participants.*
- *FSS staff attended the Florence Tower Resident Association Meeting to recruit for FSS. Handed out flyers and applications.*
- *FSS staff attending the two-day HCV homeownership convening webinar: The convening offered resources and strategies for new and established programs to help more HCV-assisted families achieve homeownership.*
- *Staff meet with Omaha Bridges out of Poverty to discuss potential partnerships and learn about their program.*
- *Staff met with Momentum to build a partnership and establish an MOU.*
- *Staff met with In Common to discuss a potential partnership to utilize their space for resident meetings.*
- *Staff participated in HUD Coaching Mindset in Tough Money Training.*
- *Partnership with Methodist College Mobile Clinic to provide free Flu Vaccination at all the towers.*
- *New partnership with Goodwill to provide a variety of workshops, training, Certification programs, and classes throughout OHA towers.*
- *Currently, 25 OHA tenants are still enrolled in either Career Forward or Spring classes at MCC. 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 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.*
- *Staff is creating and maintaining a master list of community resources my participants frequently ask for, including food pantries, mental health care, and utility assistance.*
- *Continue to build a working relationship with Creighton University's TRIO Program for Adults working.*
- *Coordinators working with HWS to better serve OHA tenants through employment and other job training skills such as interview skills, resume workshops, and career exploration.*
- *Staff are continuously working with Metro Community College: Firming details for our Career Forward cohort. 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 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.*

Board Report

Family and Community Services Department

- *Partnership with Simple Foundation: Strengthen our partnership with TSF and secure opportunities for resident youth, from afterschool and summer programming to paid internship opportunities.*
- *REACH-Partnership with Creighton University Center for Promoting Health and Health Equalities to address four areas of focus: Vaccination, Physical Activities, Breastfeeding, and Nutrition. CHW completed three weeks of training courses. Five tenants have been selected as the OHA CHW.*
- *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 tenants 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 help with medical questions. They are Medicare and Medicaid certified and part of a network of multiple private insurance companies. They visited and spoke to 60 PT, CT, FT, and PNT tenants this month.*
- *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.*
- *Catholic Charities visited our Underwood and Benson Tower this month to play bingo, assist residents with food pantries, and ride to medical appointments. (48 Residents participated in the Bingo event.*
- *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 91 OHA high school students 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. (33 HS students will be attending 2–4-year college this fall)*
- *Family Self-Sufficiency coordinators continued developing 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 progressing 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, 24 tenants were referred)*
- *Partnership with United Health Care to provide educational information and health disparities workshops throughout OHA's towers. (Hosted seminars, attended the Resources Fair, and served 55 tenants with their insurance plans.)*
- *GOCA/ENCAP continued to provide critical services to OHA tower residents. (This month, 75 tenants were served)*
- *Archwell Community Health Care continued to host Lunch and Learn events at OHA towers this month, and over 45 tenants participated.*
- *Staff met with MCC Marketing and College Recruitment staff to expand our partnership.*

Board Report

Family and Community Services Department

- *The OHA/TSF Soccer program is at the highest level in its history, with over 700 kids participating throughout the week for all-year-round programming. (22 teams are registered to play in the second session of the OHA/TSF Indoor Winter League)*
- *Continue our monthly follow-up/assessment with current high school seniors (37) on their performance in school, gather information on scholarships, GPAs, and college of interest information.*
- *Continued to work with 188 current OHA/TSF college students at Southeast CC, Central CC, 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 during the Fall and Spring semester. So far, the Scott Foundation has committed over \$300,000 annually.*
- *Worked closely with over 10 organizations to ensure over 800 OHA tenants had a Thanksgiving dinner on-site.*
- *New partnership with Integrity First Care Home Health Care to serve over 50 tower tenants.*
- *Partnership with Charles Drew Community Clinic to provide flu shots throughout OHA towers.*
- *United Health Care continues to provide information about changes and benefits for the Elderly population. (This month, another 200 tenants were served).*
- *Nitsch Insurance visited four (Kay Jay, Highland, and Benson), communicated with over 100 residents, and helped them update their current insurance benefits.*
- *Continued our partnership with The Simple Foundation for the 2024-25 school and Summer to provide and maintain OHA youth a safe place, coaching, and learning opportunities. The Simple Foundation provides daily after-school Learning POD to OHA students at the Simple building. The program includes educational/technology support, social development, emotional support, and mental health. Students can attend from 10 am to 8:00 p.m.; breakfast, lunch, dinner, and snacks will be provided.*
- *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 were served.)*
- *Encouraging Client-Centered Policies Interim Withdrawals- The importance of how an interim withdrawal from participants' escrow accounts can prevent a snowball effect on their finances. Interim withdrawals can unlock major success by addressing short-term goals.*
- *Home Visits: Over 100 home visits were conducted for Southside residents and scatter sites during the reporting period. These visits remain a cornerstone of our outreach efforts, directly engaging families to assess their needs and offer support. Key outcomes include:*
 - *Strengthening Relationships: Building trust and fostering ongoing communication within the community and families on relocation phases 2A, 2B, 2C, and 2D.*
 - *Feedback from residents continues to be highly positive, with many appreciating the personal attention and immediate support provided during these visits. Coordinators continue to refine strategies to maximize the impact of this outreach.*
 - *Strengthened Partnerships: Establishing relationships with new community organizations, agencies, and stakeholders to enhance the services available to families.*
- *Collaborative Initiatives: Exploring potential joint programs, funding opportunities, and resource-sharing that can help address the diverse needs of Southside residents and our youth.*

Board Report

Family and Community Services Department

- *Alignment of Services: Identifying unity between our programs and those of new partners to create a seamless network of support.*
- *Diverse Employment Opportunities: Tenants had access to various employers offering roles across different industries, including entry-level and specialized positions.*
- *Support Services: In addition to job listings, participants could access career counseling, resume workshops, and interview preparation, which contributed to a more comprehensive job-seeking experience.*
- *Strong Community Engagement: The turnout was excellent, with families eager to explore opportunities for economic advancement.*

UPCOMING EVENTS:

- *Monthly CPHHE-Governance Committee & Journal Club meeting.*
- *Closing on two homes.*
- *Homeownership Convening webinar.*
- *FSS Rebranding and creating Resident Services Social Media account*
- *FHAS Homeownership partnership meeting.*
- *HUD-Substance Misuse & Harm Reduction Workshop.*
- *Community Career Fair-Goodwell-December.*
- *Toys 4 Tot Drive*
- *OPS Meeting.*
- *Coats 4 Kids Drive distribution.*
- *Heartland Workforce Solution/OHA Job Fair*
- *FSS National Conference.*
- *NAHRO National Conference.*
- *Ongoing Nebraska methodist College-Flu Shots.*
- *Mental Health Service-Charles Drew and Community Alliance*
- *Outreach Medicare Open Enrollment.*
- *Goodwill Training at the towers.*
- *Residents Engagement meeting.*
- *OHA/NOCP Resources Event.*
- *Borderless Committee meeting*
- *HWS all partners meetings*
- *Novel Care Visits.*
- *Archwell- Health Care Fit Event*
- *Charles Drew Mental Health Outreach.*
- *UnitedHealth Care Events.*
- *OHA Health Fair TBD*
- *TSF Youth Career Day TBD*
- *HUD FSS office hours.*
- *HWS-Email Etiquette and Interview Essential Workshop.*

Family and Community Services Department

- *HWS-Build Your Resume and Job Search Basics Workshop.*
- *HWS-Get Organized and Time Management Workshop.*
- *Goodwell-Microsoft Word/Excel Workshop.*
- *HUD-Strong Families Resources Webinar.*
- *Continue recruiting for the FSS and ROSS SC programs.*

6.11. Legal

Memorandum



To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: January 30, 2025

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 12/03/24 Scheduling Order Amended	Douglas County District Court	PENDING
<i>Henry Lee, Hasani Lee, Toni Wiggins v. OHA</i>	Misc civil complaint	03/5/24 P Complaint filed 4/15/24 OHA Motions filed 07/1/24 Hearing on OHA's Motions 7/31/24 OHA Answer & Scheduling Filed 11/06/24 Hearing on OHA's Motions 12/12/24 Case Dismissed	Douglas County District Court	RESOLVED
<i>Hasani Lee and Toni Wiggins v. OHA CI24-2225</i>	Misc civil complaint	3/21/24 P Complaint filed 8/27/24 Hearing on OHA's Motions 10/6/24 Case reinstated against OHA Under Advisement	Douglas County District Court	PENDING
<i>Hasani Lee and Toni Wiggins v. OHA CI24-3481</i>	Misc civil complaint	05/3/24 P Complaint filed 06/4/24 OHA answer filed 6/12/24 Amended Complaint filed 8/27/24 Hearing on OHA's Motions 10/29/24 Answered filed Under Advisement	Douglas County District Court	PENDING
<i>Cribbs v. OHA</i>	Negligence et al.	12/29/23 P Complaints filed 04/25/24 OHA answer filed Discovery in process Waiting on Dismissal	Douglas County District Court	PENDING
<i>Sherman Wells v. OHA, et al.</i>	Misc. civil complaint	05/15/24 Complaint filed 06/21/24 OHA answer filed 09/16/24 Notice of hearing 10/15/24 Case Dismissed	Douglas County District Court	RESOLVED
<i>Booth v. OHA</i>	Removed to County court	09/09/22 T filed small claim 09/30/22 OHA filed answer 04/10/24 Trial held 06/27/24 Judge ordered partial reimbursement	Douglas County Court	RESOLVED
<i>Lide v. OHA</i>	T counter claim	5/24/24 Counter claim associated with eviction 6/13/24 OHA answer filed 11/14/24 Settlement negotiations	Douglas County Court	PENDING
<i>Freeman v. OHA</i>	T counter claim	09/06/24 P Complaint filed 11/28/24 OHA Answer filed 01/07/24 Hearing Settlement negotiations	Douglas County District Court	PENDING
<i>Bush, et al. v. OHA</i>	Civil Rights	06/27/24 Complaint filed Settlement negotiations	US District Court, NE	PENDING
<i>Bell v. OHA</i>	Class Action Complaint	01/06/25 P Complaint	Douglas County District Court	PENDING

TENANT & PROGRAM PARTICIPANT CLAIMS

CASE	CLAIM	ACTIONS/FILINGS	FORUM	RESOLVED?
<i>Calloway v. OHA</i>	Misc. civil complaint	08/13/24 Intent to Sue Letter 12/19/24 Discussion with Board		PENDING
<i>Calloway v. OHA</i>	Misc. civil complaint	6/14/24 P Complaint filed 7/19/24 Motion to Dismiss filed 8/13/24 Dismissed with Prejudice	Douglas District Court	RESOLVED
<i>Ziska v. OHA</i>	T discrimination	03/11/24 Notice of charge 03/25/24 OHA response submitted	HUD	RESOLVED
<i>Henry Lee v. OHA</i>	T discrimination	02/06/24 Notice of charge 07/31/24 Answer filed	OHRRD	PENDING
<i>Johnson v. OHA</i>	T discrimination	3/25/24 Notice of charge 05/6/24 OHA response submitted Settlement negotiations	HUD	PENDING
<i>Kurtenbach v. OHA</i>	T discrimination	5/20/24 Notice of charge 6/13/24 OHA response submitted Final interviews	NEOC	PENDING
<i>Coleman v. OHA</i>	T discrimination	12/9/2024 Notice of charge	OHRRD	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	NO
<i>Raymer v. OHA</i>	Employment discrimination	07/17/23 OHA received charge 09/15/23 OHA response submitted 06/14/24 NEOC no reasonable cause	NEOC	RESOLVED
<i>Boatman v. OHA</i>	Employment discrimination	12/06/23 OHA received charge 02/01/24 OHA response submitted 06/12/24 NEOC Administrative Dismissal	NEOC	RESOLVED
<i>LA. Thomas v. OHA</i>	Employment discrimination	03/05/24 OHA received charge 05/15/24 OHA response submitted	NEOC	PENDING
<i>G. Thomas v. OHA</i>	Employment discrimination	3/12/24 OHA received charge 5/6/24 OHA response submitted	NEOC	RESOLVED
<i>Early v. OHA</i>	Employment discrimination	09/13/24 NEOC notice of complaint 11/18/24 OHA Response filed	NEOC	PENDING
<i>Cobb v. OHA</i>	Employment discrimination	11/12/24 NEOC notice of complaint	NEOC	PENDING
<i>Diaz v. OHA</i>	Employment discrimination	10/17/24 NEOC notice of complaint OHA response due	NEOC	PENDING

2024 EVICTION CASES

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment	0	0	0	0	0	0	0
Lease	0	0	0	0	0	0	0
Criminal/HSW	3	0	0	0	0	0	3
12/24 Totals	3	0	0	0	0	0	3
11/24 Totals	1	4	0	0	7	0	12
10/24 Totals	7	7	3	2	4	0	23
09/24 Totals	7	4	2	7	7	0	27
08/24 Totals	11	3	2	3	0	0	19
07/24 Totals	0	0	0	0	0	0	0
06/24 Totals	2	4	0	10	6	0	22
05/24 Totals	11	5	2	15	9	1	43
04/24 Totals	4	1	1	2	0	0	8
03/24 Totals	1	3	1	1	0	0	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 FOR LEGAL, REAL ESTATE, AND/OR PERSONNEL MATTERS
9. ADJOURNMENT