

OHA Regular Meeting of the Board of
Commissioners
Thursday, April 3, 2025 8:30 AM
Crown Tower
5904 Henninger Drive
Omaha, NE 68104

1. ANNOUNCEMENT OF OPEN MEETINGS ACT
2. ROLL CALL
3. PUBLIC COMMENTS
4. REPORT OF CHIEF EXECUTIVE OFFICER

Complaint:	Case Status	Record ID
Discrimination issue	Completed - was OHA Issue	2631
LOG IN / STATUS	Completed b/c not an OHA Issue	2630
Maintenance	Completed - was OHA Issue	2635
Maintenance	Completed b/c not an OHA Issue	2637
Neighbors	Completed - was OHA Issue	2636
Neighbors	Completed b/c not an OHA Issue	2639
Pest	Completed b/c not an OHA Issue	2625
Pest	Completed b/c not an OHA Issue	2641
Property Management/OHA Staff	Completed - was OHA Issue	2632
Property Management/OHA Staff	Completed b/c not an OHA Issue	2629
Rent/Utility Issue	Completed - was OHA Issue	2633

Today's Date	Starting Date of (Days Since Submission)	Days Taker	Staff Assigned
03/22/2025	02/25/2025	11	6 Jennifer/Susan
03/21/2025	11/11/2024	12	0 Kristin
03/26/2025	03/26/2025	7	0 Sarah Norton
03/28/2025	03/07/2025	5	0 Kristin Broyhill
03/28/2025	03/28/2025	5	0 Sarah Norton
03/28/2025	03/28/2025	5	3 Susan and Jennifer Determan - Sarah No
03/14/2025	06/12/2024	19	0 Kristin Broyhill
04/01/2025	06/22/2022	1	1 Kristin
03/24/2025	02/25/2025	9	3 Sarah N., Susan G., Maureen N.
03/19/2025	03/11/2025	14	0 Kristin
03/24/2025	03/24/2025	9	3 Sarah Norton.

Staff Assigned

Jennifer/Susan

Kristin

Sarah Norton

Kristin Broyhill

Sarah Norton

Susan and Jennifer Determan - Sarah Norton also informed.

Kristin Broyhill

Kristin

Sarah N., Susan G., Maureen N.

Kristin

Sarah Norton.

Case Status	Date of Case Status Action	Department Assigned
Completed - was OHA Issue	03/28/2025	Public Housing
Completed b/c not an OHA Issue	03/21/2025	Executive
Completed - was OHA Issue	03/26/2025	Public Housing
Completed b/c not an OHA Issue	03/28/2025	Executive
Completed - was OHA Issue	03/28/2025	Property Management
Completed b/c not an OHA Issue	03/31/2025	Public Housing
Completed b/c not an OHA Issue	03/14/2025	Executive
Completed b/c not an OHA Issue	04/01/2025	Executive
Completed - was OHA Issue	03/27/2025	Property Management
Completed b/c not an OHA Issue	03/19/2025	Executive
Completed - was OHA Issue	03/27/2025	Property Management

Creation Date

03/22/2025 4:13 PM

03/21/2025 2:24 PM

03/26/2025 8:53 AM

03/28/2025 8:36 AM

03/28/2025 1:48 AM

03/28/2025 5:10 PM

03/14/2025 6:48 AM

03/31/2025 7:12 PM

03/24/2025 10:30 AM

03/19/2025 4:05 PM

03/24/2025 1:02 PM

Complaint: Case Status: Row Count

Discriminat Completed	1
LOG IN / ST Completed	1
Maintenan Completed	1
Maintenan Completed	1
Neighbors Completed	1
Neighbors Completed	1
Pest Completed	2
Property M Completed	1
Property M Completed	1
Rent/Utility Completed	1

Row Count

11

1. Please ra Date 2. Please le First Last

OHA Complaint Feedback Form Count

0

5. ACTION ITEMS

5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION

5.1.1. Minutes of Previous Regular Board Meeting (02/27/2025)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
Omaha Housing Authority | 1823 Harney Street | Omaha Ne 68102
8:30 a.m. February 27, 2025

STAFF PRESENT: Joanie Balk, Ashley Hatheway, Susan Gilroy, Brian Hansen, Lindsey Anderson, Denise Burmood, Philisa Smith, Latina Jackson, Sal Issaka, Charles Karl, Shannon Mahnke, Sarah Nothhorn, Michelle Therkildsen, A'Shunta Brown

The meeting was called to order at 8:36 a.m.

1. ANNOUNCEMENT OF OPEN MEETINGS ACT:

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

2. ROLL CALL: Commissioners Present:

David Levy, Chair
Joel Dougherty, Vice Chair
Abdi Hussein
Keenya Barnes-Heyward
Tony Veland (arrived @ 8:41a.m.)
Jennifer Taylor

Commissioner Absent:

Christine Johnson
Alexis Bromley
Danielle Goodwin

3. PUBLIC COMMENTS:

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

4. REPORT OF THE CHIEF EXECUTIVE OFFICER

Ms. Balk stated she will forgo her report to allow time for Board to review the many items for consideration.

5. ACTION ITEMS

5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION

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

5.1.1. Minutes of Previous Regular Board Meeting (01/30/2025)

5.1.2. Development/External Affairs/Public Relations Committee Resolutions

- 5.1.2.1. Resolution 2025-15 Amend HUD Approval of Disposition of Vacant Spencer Lands
- 5.1.2.2. Resolution 2025-16 Section 18 Application for East Spencer

Chair Levy questioned if any items needed to be pulled from the Consent Agenda. No items were pulled from the Consent Agenda.

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve the Consent Agenda.

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye

Commissioner Hussein – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Taylor – Aye

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2025-05 Resident Relocation Services, Renewal

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2025-05 Resident Relocation Services, Renewal.

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Hussein – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Taylor – Aye

5.2.2. Resolution 2025-06 Lawn Care Services Pool, Renewal

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2025-06 Lawn Care Services Pool, Renewal

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Hussein – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye

5.2.3. Resolution 2025-07 Commercial Real Estate Broker, Renewal

Mr. Hansen explained this resolution is a renewal with The Lund Company, and noted the commissioner for each sale is 2%.

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2025-07 Commercial Real Estate Broker, Renewal

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Hussein – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye

5.2.4. Resolution 2025-08 Painting Services Pool, Renewal

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2025-08 Painting Services Pool, Renewal

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Hussein – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye

5.2.5. Resolution 2025-09 Affordable Housing Development Legal Services, Renewal

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2025-09 Affordable Housing Development Legal Services, Renewal

Motion passed. Aye-6, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Hussein – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Taylor – Aye
- Commissioner Veland – Aye

5.2.6. Resolution 2025-10 Managed Service Provider, Contract

Commissioner Dougherty stated he will abstain from voting on this matter. Even though not a technical conflict of interest, his employer utilizes the same managed service provider.

MOTION by Commissioner Veland, seconded by Commissioner Taylor, to approve Resolution 2025-10 Managed Service Provider, Contract

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

- Commissioner Levy – Aye
- Commissioner Dougherty – Abstain
- Commissioner Hussein – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Taylor – Aye
- Commissioner Veland – Aye

5.2.7. Resolution 2025-11 Retirement Plan Consultant, Renewal

MOTION by Commissioner Dougherty, seconded by Commissioner Veland, to approve Resolution 2025-11 Retirement Plan Consultant, Renewal

Motion passed. Aye-6, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Hussein – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Taylor – Aye
- Commissioner Veland – Aye

5.2.8. Resolution 2025-12 Title Insurance, Escrow, and Related Services, Contract

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2025-12 Title Insurance, Escrow, and Related Services, Contract

Motion passed. Aye-6, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Hussein – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Taylor – Aye
- Commissioner Veland – Aye

5.2.9. Resolution 2025-13 ACOP Revisions

MOTION by Commissioner Dougherty, seconded by Commissioner Veland, to approve Resolution 2025-13 ACOP Revisions

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Hussein – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye

5.2.10. Resolution 2025-14 Security Camera Usage & Eligibility Policy

Ms. Mahnke explained staff recommend the board approve this policy, which will apply to all employees, contractors, vendors, and authorized personnel involved in the operating, monitoring, and management of security cameras. Commissioner Dougherty asked if this policy is solving a problem. Ms. Mahnke explained it's the hope to prevent a problem.

MOTION by Commissioner Taylor, seconded by Commissioner Dougherty, to approve Resolution 2025-14 Security Camera Usage & Eligibility Policy

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Hussein – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye

5.2.11. Resolution 2025-17 Past Due Write-offs

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2025-17 Past Due Write-offs

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Hussein – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye

5.2.12. Resolution 2025-18 SEMAP

Ms. Smith explained the Section 8 Management Assessment Program (SEMAP), and introduced Ms. Brown. Ms. Brown presented the SEMAP indicators and explained the scoring.

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2025-18 SEMAP

Motion passed. Aye-6, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Hussein – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Taylor – Aye
Commissioner Veland – Aye

5.2.13. Resolution 2025-19 OHA Board Bylaw Amendments

MOTION by Commissioner Veland, seconded by Commissioner Taylor, to approve Resolution 2025-19 OHA Board Bylaw Amendments

Motion passed. Aye-6, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Hussein – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Taylor – Aye
- Commissioner Veland – Aye

5.2.14. Resolution 2025-20 DocuSign Contract, Renewal

MOTION by Commissioner Veland, seconded by Commissioner Taylor, to approve Resolution 2025-20 DocuSign Contract, Renewal

Motion passed. Aye-6, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Hussein – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Taylor – Aye
- Commissioner Veland – Aye

5.2.15. Resolution 2025-21 Workers Compensation Insurance Policy Renewal

MOTION by Commissioner Dougherty, seconded by Commissioner Veland, to approve Resolution 2025-21 Workers Compensation Insurance Policy Renewal

Motion passed. Aye-6, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Hussein – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Taylor – Aye
- Commissioner Veland – Aye

5.2.16. Resolution 2025-22 Settlement Agreement

Mr. Hansen stated the board will vote on this resolution after Executive Session.

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

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

2. NEW BUSINESS:

There was no new business.

Chair Levy questioned if there was a need for an Executive Session. Mr. Hansen stated executive session was needed for legal matters.

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to move into Executive Session for legal matters at 9:34 a.m.

Motion passed. Aye-6, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Hussein – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Taylor – Aye
- Commissioner Veland – Aye

3. EXECUTIVE SESSION:

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to move out of Executive Session at 9:57 a.m.

Motion passed. Aye-6, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Hussein – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Taylor – Aye
- Commissioner Veland – Aye

MOTION by Commissioner Dougherty, seconded by Commissioner Veland, to approve Resolution 2025-22 Settlement Agreement

Motion passed. Aye-6, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Hussein – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Taylor – Aye
- Commissioner Veland – Aye

4. ADJOURNMENT:

MOTION by Commissioner Veland seconded by Commissioner Taylor to adjourn the meeting at 9:59 a.m.

Motion passed. Aye-6, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Hussein – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Taylor – Aye
- Commissioner Veland – Aye

5.1.2. Finance/Procurement/Operations Committee Resolutions

5.1.2.1. Resolution 2025-23 OHA Past Due Write-Offs

RESOLUTION NO 2025-23
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS a list of Charge Off for Vacated Tenant Account Receivables as of March 24, 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 \$140,125.39 which represents 59 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 April 3, 2025

Joanie Balk, Secretary
Housing Authority of the City of Omaha

March 2025 Write-Off Report

Property/Resident List	Column Labels							adm Fees	Grand Total	Explanation of Larger Balances over \$1,200.00
Late Fees	Maintenance Charges	MISC-Cleaning	Rent	Legal Fees	Utility allowance	late fees on Repayment Agreements	on Repayment agreements			
Farnam Building	315	220		7398				\$ 7,968.00		
3/4/2025	315	220		7398				\$ 7,933.00	Eviction, non payment-9 months unpaid rent, cleaning charges	
t0092888	315	220		7398				\$ 7,933.00		
8287	315	220		7398				\$ 7,933.00		
3/7/2014								\$ 35.00		
t0037812								\$ 35.00		
8291								\$ 35.00		
Florence Tower	53	622	375	1623				\$ 2,673.00		
3/1/2025	53	300	375	1623				\$ 2,351.00	Criminal Eviction-4 months rent, cleaning, and damages	
t0088155	53	300	145	1521				\$ 2,019.00		
2697	53	300	145	1521				\$ 2,019.00		
t0082565			230	102				\$ 332.00		
2747			230	102				\$ 332.00		
3/14/2025		322						\$ 322.00		
t0082202		322						\$ 322.00		
2688		322						\$ 322.00		
Jackson Tower	455	1239		3128				\$ 4,822.00		
2/14/2025	105	545		1249				\$ 1,899.00	Moved-no notice-4 months rent, personal property removal, cleaning	
t0086103	105	545		1249				\$ 1,899.00		
2995	105	545		1249				\$ 1,899.00		
2/24/2025	315	550		1719				\$ 2,584.00	Tenant Notice-13 months rent, personal property removal, cleaning	
t0030898	315	550		1719				\$ 2,584.00		
2900	315	550		1719				\$ 2,584.00		
3/7/2025	35			97				\$ 132.00		
t0088364	35			97				\$ 132.00		
3064	35			97				\$ 132.00		
2/1/2025		144						\$ 144.00		
t0079699		144						\$ 144.00		
2963		144						\$ 144.00		
12/8/2023				63				\$ 63.00		
t0084327				63				\$ 63.00		
2872				63				\$ 63.00		
Park South Tower	1393	2814		13827.88				\$ 18,034.88		
	35			1802				\$ 1,837.00	Resident Death- 6 months rent	
z0066618	35			1802				\$ 1,837.00		
1861	35			1802				\$ 1,837.00		
1/28/2025	630	720		755				\$ 2,105.00	Moved-no notice-16 months rent, personal property removal, cleaning	
t0073152	630	720		755				\$ 2,105.00		
1885	630	720		755				\$ 2,105.00		
2/28/2025				99				\$ 99.00		
x0060188				99				\$ 99.00		
1967				99				\$ 99.00		
1/30/2025	105			4614.88				\$ 4,719.88	Resident Death- 13 months rent	
t0070666	105			4614.88				\$ 4,719.88		
1792	105			4614.88				\$ 4,719.88		
2/3/2025		387						\$ 387.00		
t0019764		387						\$ 387.00		
1952		387						\$ 387.00		
1/10/2025		922		1036				\$ 1,958.00		

t0078092		367	777	\$ 1,144.00	One month's rent, personal property removal, cleaning
1958		367	777	\$ 1,144.00	
t0070583		555	259	\$ 814.00	
1863		555	259	\$ 814.00	
2/5/2025	273	550	2498	\$ 3,321.00	
t0014827	98	550	858	\$ 1,506.00	Resident Death 3 months rent, Personal Property Removal, Cleaning
2000	98	550	858	\$ 1,506.00	
t0083468	175		1640	\$ 1,815.00	Resident vacated no notice-5 months rent
1803	175		1640	\$ 1,815.00	
2/10/2025	350	235	3023	\$ 3,608.00	Resident vacated no notice-11 months rent, personal property removal, cleaning
t0063629	350	235	3023	\$ 3,608.00	
1928	350	235	3023	\$ 3,608.00	
Pine Tower	675	609	1780	\$ 3,064.00	
1/17/2025		564	565	\$ 1,129.00	
t0000760		564	565	\$ 1,129.00	
2640		564	565	\$ 1,129.00	
3/7/2025			110	\$ 110.00	
t0009098			110	\$ 110.00	
2572			110	\$ 110.00	
2/12/2025	675	45	1105	\$ 1,825.00	Tenant Notice-23 months rent
t0083494	675	45	1105	\$ 1,825.00	
2629	675	45	1105	\$ 1,825.00	
Scattered Site Southwest	175	1345	6377	\$ 7,897.00	
11/1/2024			215	\$ 215.00	
t0033895			215	\$ 215.00	
7555			215	\$ 215.00	
2/21/2025	175	1345	6162	\$ 7,682.00	
t0059005	175	1345	6162	\$ 7,682.00	
4013	175	1345	6162	\$ 7,682.00	
Scattered Site Northwest		338		\$ 338.00	
2/9/2025		338		\$ 338.00	Eviction, non payment-8 months unpaid rent, personal property removal, damages, cleaning charges
t0065047		338		\$ 338.00	
7702		338		\$ 338.00	
Southside Terrace	341		2453	\$ 12,981.00	
x0072430			50	\$ 50.00	
0331			50	\$ 50.00	
3/3/2025	35		165	\$ 200.00	
x0074493	35		165	\$ 200.00	
0174	35		165	\$ 200.00	
6/16/2024			6894	\$ 6,894.00	6 months rent
x0064058			6894	\$ 6,894.00	
0188			6894	\$ 6,894.00	
1/30/2025			1106	\$ 1,106.00	
xx023330			1106	\$ 1,106.00	
0358			1106	\$ 1,106.00	
2/3/2025	35		110	\$ 1,205.00	1 months rent, personal property removal
x0037251	35		110	\$ 1,205.00	
0255	35		110	\$ 1,205.00	
2/24/2025			110	\$ 295.00	
x0070752			110	\$ 295.00	
0264			110	\$ 295.00	
2/21/2025	111		500	\$ 796.00	
q0028392	111		500	\$ 796.00	
0318	111		500	\$ 796.00	
3/4/2025	50		445	\$ 833.00	
t0029985	35		425	\$ 798.00	
0244	35		425	\$ 798.00	

x0074454	15		20			\$	35.00	
0194	15		20			\$	35.00	
2/6/2025			483			\$	483.00	
x0076453			483			\$	483.00	
0301			483			\$	483.00	
3/12/2025	75		390	120		\$	585.00	
x0073326	75		390	120		\$	585.00	
0176	75		390	120		\$	585.00	
3/7/2025	35		250	99		\$	384.00	
x0035593	35		250	99		\$	384.00	
0102	35		250	99		\$	384.00	
North Omaha Affordable Hous	245	11505	8537			\$	20,287.00	
								Eviction non-payment-10 months rent, damages to HVAC equipment, Water Heater, personal property removal. Cleaning, floor replacement
2/20/2025	245	11505	8537			\$	20,287.00	
t0040206	245	11505	8537			\$	20,287.00	
8227	245	11505	8537			\$	20,287.00	
Ernie Chambers	280	5058	6051.07	80	25	\$	15,353.07	
2/4/2025					25	\$	3,872.00	Repayment agreement
t0094231					25	\$	3,872.00	
PID285					25	\$	3,872.00	
2/28/2025	35	2373	2020			\$	4,428.00	Criminal Eviction-3 months rent, personal property removal, cleaning, damages
t0075402	35	2373	2020			\$	4,428.00	
8193	35	2373	2020			\$	4,428.00	
1/8/2025	245	1785	4031.07			\$	6,061.07	Eviction non-payment-5 months rent, personal property removal. Cleaning, - owner of PID285
t0085308	245	1785	4031.07			\$	6,061.07	
8145	245	1785	4031.07			\$	6,061.07	
2/24/2025		900		80		\$	980.00	
t0074216		900		80		\$	980.00	
8211		900		80		\$	980.00	
2/29/2012						\$	12.00	
t0029677						\$	12.00	
8162						\$	12.00	
Crown 1	245	3224	4723	35		\$	9,059.00	
3/3/2025	245	3224	4723			\$	8,192.00	Eviction non-payment of rent- 9 months rent, personal property removal, cleaning, floor damages, wall damage owner of PID284 that did not get paid
t0037365	245	3224	4723			\$	8,192.00	
8111	245	3224	4723			\$	8,192.00	
3/22/2025				35		\$	867.00	Repayment agreement
t0094080				35		\$	867.00	
PID284				35		\$	867.00	
ParkVilla		2283		21		\$	2,304.00	
1/16/2025		2283		21		\$	2,304.00	Resident Damages, walls, cabinets, flooring
q0079811		2283		21		\$	2,304.00	
9236		2283		21		\$	2,304.00	
Scattered Site NorthEast	280	9276.5	5001			\$	14,561.50	

										Eviction non-payment of rent- 9 months rent, personal property removal, cleaning, floor damages, replacement of doors				
3/3/2025	210	3404.5		2520						\$ 6,134.50				
t0075289	210	3404.5		2520						\$ 6,134.50				
4054	210	3404.5		2520						\$ 6,134.50				
2/28/2025		2667								\$ 2,667.00				
t0076503		2667								\$ 2,667.00				
1402		2667								\$ 2,667.00				
1/20/2025	70	3205		2481						\$ 5,756.00				
t0037984	70	3205		2481						\$ 5,756.00				
7563	70	3205		2481						\$ 5,756.00				
1/14/2025										\$ 4.00				
z0058938										\$ 4.00				
1423										\$ 4.00				
Keystone Crown Creek	175	1613.94		2467	600					\$ 4,855.94				
11/22/2024	175	1613.94		2467	600					\$ 4,855.94				
t0085928	175	1613.94		2467	600					\$ 4,855.94				
8358	175	1613.94		2467	600					\$ 4,855.94				
Highland Tower	385	90	15	8781						\$ 9,271.00				
2/4/2025	385	45	15	4661						\$ 5,106.00				
t0065454	385	45	15	4661						\$ 5,106.00				
2793	385	45	15	4661						\$ 5,106.00				
3/10/2025		45		4120						\$ 4,165.00				
t0063050		45		4120						\$ 4,165.00				
2826		45		4120						\$ 4,165.00				
Crown Tower		625		3284	587					\$ 4,496.00				
3/9/2025		625		3106	587					\$ 4,318.00				
t0069879		625		3106	587					\$ 4,318.00				
6147		625		3106	587					\$ 4,318.00				
2/2/2025				178						\$ 178.00				
t0027602				178						\$ 178.00				
6148				178						\$ 178.00				
ev			739	178						\$ 917.00				
12/29/2024			739	178						\$ 917.00				
t0059105			739	178						\$ 917.00				
2318			739	178						\$ 917.00				
bn		130		1113						\$ 1,243.00				
2/6/2025		30		560						\$ 590.00				
t0082883		30		560						\$ 590.00				
2434		30		560						\$ 590.00				
2/2/2025		100		553						\$ 653.00				
t0078814		100		553						\$ 653.00				
2459		100		553						\$ 653.00				
Grand Total	\$	5,017.00	\$	40,992.44	\$	3,582.00	\$	84,455.95	1187	101	35	25	\$	140,125.39

5.1.2.2. Resolution 2025-24 KJ Shower Contract Increase

Memorandum



To: The OHA Board of Commissioners

From: Charles Karl, Capital Improvements Director

Date: April 3rd, 2025

Re: Recommendation for Contract Amendment – Kay Jay Shower Replacement

RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter “OHA”) staff recommends the OHA Board of Commissioners approve an increase of \$100,000 in the Kay Jay Shower Replacement contract (24-KJSHOWER-78) with Future Construction Specialties, LLC, for a total contract amount of \$660,000.

EXPLANATION:

In September 2024, OHA contracted shower and tub replacement services to repair approximately 100 deteriorated and leaking showers and tubs in Kay Jay Tower. After the project started, we became aware of a previously unconsidered code requirement affecting the 46 tub units. The required scope change resulted in an approximate \$2,000 per unit cost. The requested contract increase accounts for these additional costs.

PROJECT COST: \$560,000 plus \$100,000 for a total of \$660,000

SOURCE OF FUNDS: 2023 and 2024 CFP Formula Grants

SPONSOR(S): Charles Karl, Capital Improvements Director
Shannon Mahnke, Chief Operating Officer

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 – 24
INCREASE CONTRACT FOR KAY JAY SHOWER RENOVATION

WHEREAS, in September 2024, the Omaha Housing Authority (OHA) contracted with Future Construction Specialties, LLC, to renovate the showers at Kay Jay for a contract amount not to exceed \$560,000;

WHEREAS, OHA’s contract with Future Construction Specialties, LLC followed a request for bids in which two vendors provided, with the lowest bid submitted by Future Construction Specialties, LLC;

WHEREAS, after the project at Kay Jay began, staff became aware of an unconsidered code requirement for 46 tub units resulting in a scope change of approximately \$2,000 per unit cost; and

WHEREAS, OHA staff recommend that the OHA Board of Commissioners approve an increase in the amount of OHA’s contract with Future Construction Specialties, LLC for a total contract amount not to exceed \$660,000 to provide shower renovation services at Kay Jay;

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 Future Construction Specialties, LLC, for a total contract amount not to exceed \$660,000 to provide shower renovation services at Kay Jay.

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 April 3, 2025.

Joanie Balk, Secretary

5.1.2.3. Resolution 2025-25 ACOP Chapter 4 Revisions

Memorandum



To: OHA Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: April 3, 2025

Re: Revision to Admissions and Continued Occupancy Policies (ACOP)

RECOMMENDATION

Staff of the Housing Authority of the City of Omaha (OHA) recommends that the Board of Commissioners approve revisions of OHA’s Admissions and Continued Occupancy Policy (ACOP) Chapter 4 for the public housing program.

BACKGROUND

The ACOP is reviewed and updated at least annually. The ACOP was last fully updated in June 2023. OHA uses an ACOP policy template purchased from Nan McKay & Associates, which is considered an industry standard and reflects best practices. Chapter 4 was specifically updated in October 2024.

As noted in red, ACOP Chapter 4 has been updated with changes on the wait list management when all the bedroom sizes on the wait list are not open and family composition changes.

- Chapter 4: 4-II.C Opening and Closing the Waiting List
- Chapter 4: 4-II.E Reporting Changes in Family Circumstances

Additional revisions will be made in upcoming board meetings to incorporate the remaining HOTMA provisions and policy updates in the rest of the ACOP chapters.

SUMMARY

The Housing Authority of the City of Omaha (hereinafter “OHA”) Staff recommends that the Board of Commissioners approve the revisions to the Public Housing ACOP (Admissions and Continued Occupancy Policies).

SPONSORS: Susan Gilroy, Director of Compliance

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 – 25
REVISIONS TO THE PUBLIC HOUSING ACOP

WHEREAS, staff of the Housing Authority of the City of Omaha (OHA) seeks to make revisions to specific policies in the Admissions and Continued Occupancy Policies (ACOP) for the public housing program;

WHEREAS, the revisions proposed in this Resolution include Chapter 4: 4-II.C (Opening and Closing the Waiting List); and Chapter 4: 4-II.E (Reporting Changes in Family Circumstances);

WHEREAS, additional revisions will be made in upcoming board meetings to incorporate the remaining HOTMA provisions and policy updates in the ACOP chapters;

WHEREAS, OHA staff recommends that the Board of Commissioners adopt the revised Chapters 4: 4-II.C and 4-II.E of the Admissions and Continued Occupancy Policies;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners hereby adopts the revised Chapters 4: 4-II.C and 4-II.E of the Admissions and Continued Occupancy Policies.

David Levy, Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Assistant Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held April 3, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.3. Development/External Affairs/Public Relations Committee Resolutions

5.1.3.1. Resolution 2025-26 Sale of Land to City

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen, General Counsel
Date: April 3, 2025
Re: Sale of land to the City of Omaha

RECOMMENDED ACTION:

OHA staff recommends Board authorize sale of land (and temporary easement) to the City of Omaha.

EXPLANATION:

The City of Omaha plans to construct a roundabout at 4805 Y Street. OHA owns a scattered site property at this intersection. The City's project would require acquisition of a small portion of the land (376 sf) at the corner of this intersection. The City will pay appraised value. The City's project also will require temporary easement access on the lot on lands bordering the streets.

I've attached a map that shows the affected land. The land marked in green is land the City requires to acquire. The lands marked in orange are site of the temporary easement needed during construction.

OHA submitted a Section 18 application to HUD for HUD approval of these actions. OHA has not yet received HUD approval, but the application is marked as "Reviewer Complete," and OHA anticipates HUD approval very shortly.

OHA staff communicated with the residents at this location prior to submitting the application to HUD. Staff will communicate again with the residents now that the application likely will be approved and especially with work likely to begin.

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 – 26
SALE OF LAND TO THE CITY OF OMAHA

WHEREAS, the Housing Authority of the City of Omaha owns a scattered site property at the intersection at 4805 Y Street where the City of Omaha plans to construct a roundabout;

WHEREAS, the City's project would require acquisition of a small portion of the land (376 sf) at the corner of the intersection, the city will pay the appraised value and also will require temporary easement access on the lot on land bordering the streets;

WHEREAS, OHA staff have communicated with the residents at this location prior to submitting the application to HUD and will communicate again now that the application will likely be approved;

WHEREAS, OHA staff recommends the Board of Commissioners approve the sale of land (and temporary easement) to the City of Omaha for the appraised value;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves the sale of land (and temporary easement) to the City of Omaha for the appraised value and, further, hereby authorizes OHA's CEO, Joanie Balk and General Counsel, Brian Hansen, to take such actions and execute such documents as necessary to effectuate the sale.

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 April 3, 2025.

Joanie Balk, Secretary

5.1.3.2. Resolution 2025-27 Sale of Five Scattered Site Units

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen, General Counsel
Date: April 3, 2025
Re: Sale of 5 scattered site units

RECOMMENDED ACTION:

OHA staff recommends Board authorization for market sale of 5 vacant scattered site units.

EXPLANATION:

OHA's public housing stock includes roughly 600 single family homes and small properties with 4 or fewer units. Beginning in 2023, OHA staff inspected & reviewed its entire stock of scattered site units to plan repositioning options. OHA recognized that repositioning would include sale of some units. Staff identified 57 scattered site properties agency-wide initially recommended for disposition. They include 28 units in northeast Omaha, 19 in southeast, 10 in northwest, and 0 in southwest.

In September 2024, OHA staff brought to the Board its plans for submitting Section 18 applications for HUD approval of disposition of these units. Staff stated that HUD applications and subsequent dispositions will be conducted in phases, primarily based on timing of completion of environmental reviews and application requirements and other OHA priorities.

OHA prioritized application for disposition of 5 vacant scattered site units. These units have remained vacant too long because they were originally planned for sale to Habitat for Humanity or otherwise planned for sale.

6714 N 35 ST
3909 N 60 St
2743 S 50 ST
2942 MARTHA ST
2533 S 46 AVE

OHA received HUD approval of this Section 18 disposition application on March 11, 2025. OHA plans market sale of these units to obtain best price/best value for our agency.

As a side note, OHA staff wishes to inform the Board that, for other scattered site units proposed for sale, for occupied units, OHA has committed to first offer the unit for sale to the current tenant. OHA staff have informed current tenants of this commitment in our resident meetings and, in addition, our residents meetings included presentations and information from OHA's Family Self-Sufficiency Program staff and contact information about community resources for homeownership preparation.

RECOMMENDED BY: Joanie Poore, CEO

RESOLUTION NO. 2025 – 27
SALE OF 5 SCATTERED SITE UNITS

WHEREAS, the Housing Authority of the City of Omaha (OHA) is pursuing repositioning options for the long-term financial viability and preservation as affordable housing of its housing stock, including scattered site units;

WHEREAS, OHA staff identified 57 scattered site properties agency-wide recommended for disposition that includes 28 units in northeast Omaha, 19 in southeast and 10 in northwest;

WHEREAS, OHA prioritized application for disposition of 5 vacant scattered site units: 6714 N 35 St, 3909 N 60 St, 2743 S 50 St, 2942 Martha St and 2533 S 46 Ave, that have remained vacant because they were originally planned for sale to Habitat for Humanity or otherwise planned for sale;

WHEREAS, OHA received HUD approval of this Section 18 disposition application on March 11, 2025, and OHA plans market sale of these units to obtain best price/best value for our agency;

WHEREAS, OHA staff recommends the Board of Commissioners approve the sale of 5 vacant scattered site units to obtain the best price/value;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves the sale of 5 vacant scattered site units to obtain the best price/value and, further, hereby authorizes OHA’s CEO, Joanie Balk and General Counsel, Brian Hansen, to take such actions and execute such documents as necessary to effectuate the sale.

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 April 3, 2025.

Joanie Balk, Secretary

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

- 5.2.1. Resolution 2025-28 Move July 3, 2025 Board Meeting to July 10, 2025

RESOLUTION NO. 2025 – 28
RESOLUTION TO CHANGE JULY 2025 BOARD MEETING DATE

WHEREAS, the OHA Bylaws require that the Board of Commissioners meet for a regular monthly meeting on the first Thursday of the month, unless a majority of the Commissioners determine that the meeting be moved to a different date and/or time.

WHEREAS, the regular July 2025 meeting of the OHA Board of Commissioners is scheduled to occur on July 3, 2025; and

WHEREAS, by vote of a majority of the Commissioners it has been determined that such meeting shall be held on July10, 2025, at 8:30 a.m.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby determines that the July 2025 meeting of the Board of Commissioners shall be held on July 10, 2025, at 8:30 a.m.

David Levy, Chairperson
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 April 3, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: March 27, 2025
 Re: Monthly Utilization Report

PERIOD ENDING FEBRUARY 28, 2025

VOUCHER UTILIZATION SUMMARY

All Vouchers	Utilization 2024	Allocation	Issued Current Month	Dec	Jan	Feb	Current Mo % Leased
	All Other Vouchers	5274	0	3640	3634	3577	68%
	Emergency Vouchers	142	0	105	100	100	77%
	Fair Share Vouchers	24	0	17	17	17	66%
	HA Owned Vouchers	26	0	26	26	26	100%
	Home Ownership Vouchers	64	0	64	63	64	100%
	Incremental Vouchers	20	0	2	2	1	5%
	Mainstream Vouchers	115	0	93	93	91	79%
	Portable Vouchers	92	0	87	92	92	100%
	Project Based Vouchers	262	32	231	239	232	89%
	Tenant Protection Vouchers	216	47	207	214	216	100%
	VASH Vouchers	157	10	139	138	134	91%
	VASH Vouchers (PBV)	36	0	36	36	36	100%
Total Vouchers	6428	89	4647	4654	4586	73%	

Other Housing	Utilization 2024	Allocation	Issued	Dec	Jan	Feb	Current Mo % Leased
	HOME TBRA	30	0	27	27	27	95%
	Mod Rehab	32	0	27	13	13	41%

HUD Delinquency Rate	SEMAP	Dec	Jan	Feb
	95%	91.88%	93.60%	96.25%

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: March 27, 2025
 Re: Monthly Utilization Report

PERIOD ENDING FEBRUARY 28, 2025

NSPIRE INSPECTION SUMMARY

2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	251	175										
Section 8 Fail	179	204										
Section 8 Follow ups	221	179										
Quality Control Pass	6	10										
Quality Control Fail	1	2										
Special, Complaint, Inconclusive	44	4										
Monthly Total S8 Inspections Conducted	702	574	0	0	0	0	0	0	0	0	0	0

2024 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted	-	46										

5/19/2025 Weather Extension Results	May											
Pass												
Fail												

* included in monthly totals

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: March 27, 2025
Re: Monthly Utilization Report

PERIOD ENDING FEBRUARY 28, 2025

HCV 2024 ANNUAL RECERTIFICATION SUMMARY

Annual Recertifications 2024	Annals Due Monthly	Annals Incomplete
1	411	0
2	381	0
3	349	1
4	416	0
5	366	1
6	346	1
7	331	1
8	337	0
9	362	1
10	390	0
11	371	1
12	412	1
Totals	4472	7

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: March 27, 2025
Re: Monthly Utilization Report

PERIOD ENDING FEBRUARY 28, 2025

HCV 2025 ANNUAL RECERTIFICATION SUMMARY

Annual Recertifications 2025	Annuals Due Monthly	Annuals Incomplete
1	375	85
2	378	129
3	360	172
4	414	224
5	361	234
6	355	311
7	347	307
8	327	302
9	374	343
10	399	380
11	388	356
12	385	367
Totals	4463	3210

6.2. Asset Management (Public Housing)

Housing Operations Board Report

March 2025 Meeting

PHAS

OHA's MASS (Management Assessment Subsystem) score has **increased** from 14.83 in January to 15.50 in February 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 points). We currently have 5 of the 12 AMPs scoring 21 points.

Occupancy Update

The overall occupancy rate for Public Housing experienced a slight decrease from 95.9% in January to 95.4% in February. OHA's target is to maintain a 96% occupancy rate, with an aspirational goal of reaching 98% across as many properties as possible. Currently, 10 out of 23 properties have achieved occupancy rates of 98% or higher.

- North Villas saw a significant increase in occupancy, rising from 75% to 92.8%. The remaining vacant unit is now ready for leasing. Property Management is actively marketing the property and participating in Section 8 briefings to attract potential tenants.
- Affordable Housing: Occupancy rates decreased again due to ongoing security challenges at Chambers Court, including the need to evict residents involved in criminal activities. The focus on safety and security measures is yielding positive results, with a noticeable reduction in issues related to the homeless population. Increased patrols, along with upgraded door hardware, have successfully minimized trespassing and damage caused by unauthorized individuals.

Tenant Accounts Receivable (TAR)

OHA's TAR ratio (past due rent/ total rent due) for public housing **increased** from .89 in January to .93 in February. Past due rent in public housing **increased** by \$12,327. Tenant revenue **decreased by** \$33,682.

Maintenance

We have been short-staffed, and we have been down 3 Maintenance Managers, so we have had Managers double covering regions. We have just newly promoted from our maintenance staff a new Manager and have two new Maintenance Managers starting on March 31, 2025. Everyone will have a trainer, with the hope of everyone being on their own within 30 days.

We will begin right away preparing for REAC inspections to ensure that we are 100% ready, although I feel good about any tower being inspected at any time.

An action plan to help improve performance in the future and plan for properties expected to be inspected later in the year, some highlights include:

- Scheduled contracted UPCS inspections for Towers.
- We have created a plan to increase unit inspections (managers, maintenance, and pest control both internally and vendors)

- Continuing to work on our backlog of work orders. The hiring of additional help this fall has really put us in a much better place.
- Meet with pest control and paint crew leaders to identify ways to increase effectiveness.
- Improve communication between property management and maintenance.
- Identify needed equipment/tools and training for maintenance staff.

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: April 3, 2025

Re: Compliance Department Update- January 2025

Intake Department

Effective January 1st, the only Public Housing Wait list open is for seniors applying for one-bedroom units. There were 211 applications received for the month with 182 applicants not eligible to apply meeting the above criteria. There was a net of 29 new eligible applicants. There were 4 new applications for the Farnam straight LIHTC (Low Income Housing Tax Credit) 2 and 3 bedrooms apartments. A total of 38 applications were approved in January with 35 for one bedrooms, 1 for two bedrooms and 2 for three bedrooms.

In addition to the 182 applications not eligible to apply, there were an additional 51 applicants who were withdrawn during the full application process. During the month of January, after selecting new applicants with preferences, the others selected were applicants who applied during August 2023.

We are now seeing a trend of fewer applicants responding when they are selected from the wait list. In the past, the one-bedroom response was generally around 50%. The numbers are closer to 33%. We have adjusted the number and frequency of our applicant selection process to have a large enough pool of interested applicants to process to meet the needs of the property management team in leasing.

Reexaminations

HUD's monthly Reexamination Delinquency Report for January did not run successfully so there has been no update on the report. The interim completion rate increased from 84% to 88% for the interims reported between 2023 through October 2024. Housing Compliance Specialists and Quality Control Specialists continue to attend court hearings to assist families in completing their interim and/or annual reexaminations. Public housing residents who visit the Central Office for any reason are seen by staff to ensure there they do not have any late reexaminations. Staff continue meet with residents at the towers and Southside Terrance Homes properties to assist families with the completion of the on-line portal and necessary paperwork. Our scattered site families are assisted in person, over the phone and using Docu-sign to complete their outstanding reexaminations.

Staff turnover continues as their workload continues to be monitored and staff held accountable. Human Resources are screening applicants and scheduling in person interviews for the open Housing Compliance Specialists (3) and Quality Control Specialist (1). The newly revised Verification Hierarchy process has proven successful in shortening the 3rd party verification process. We have seen positive outcomes in the revised team structure within our department where the teams are fully staffed. As new hires come on board, the training will be more specialized to their specific task responsibility.

We continue to work on updating the ACOP chapters as needed. The chapter on Grievances will be going out for public comment. Adjustments were made for the Intake Wait List chapters this month.

Process Improvements: During the month of January, Nicole worked with staff from Section 8, Property Management, Legal, IT and Compliance with these projects and initiatives:

Section 8- revised Small Area Fair Market Rents reports and email/mail out to residents and landlords and updated request approvals in rent café portal.

Property Management- assisted staff with the implementation for Yardi Screenworks and created the new HUD required non-payment notice for the data to be pulled from Yardi into the notice.

Legal- created reports for data needed in response to lawsuits.

IT- Set up/testing Yardi for SharePoint upgrade.

Compliance- updated annual flat rent and utility allowance data in Yardi and pulled 2024 supportive service emails to LIHTC residents for year-end reporting.

Training was provided to new staff in Compliance and Section 8 for YardiOne, RentCafe 101 and RentCafe Intake.

Prepared documentation with instructions for Resident Move in and Residential Wait list for Villas North

There were 10 cases submitted to Yardi. There were 122 requests from staff for assistance:

Requests by department:

Capital Improvements	2
Compliance	29
Executive	0
Finance	12
Family Self Sufficiency	1
HR	12
Inspections	0
Intensive Services	0
IT	0
Legal	2
Maintenance	8
PH Intake	10
Procurement	2
Property Management	15
Quality Improvement	4
Section 8	25

Requests by Product:

Adobe Acrobat	1
Adobe Pro	4
Aspire	3
Docu-Sign	4
Excel	1
Mobile Maintenance	6
OHA Website	2
P2P	15
Rent Cafe	38
ScreenWorks	1
SharePoint	1
Voyager	36
Yardi One	10

Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: April 3, 2025
 Re: Intake Approved Applications January 2025

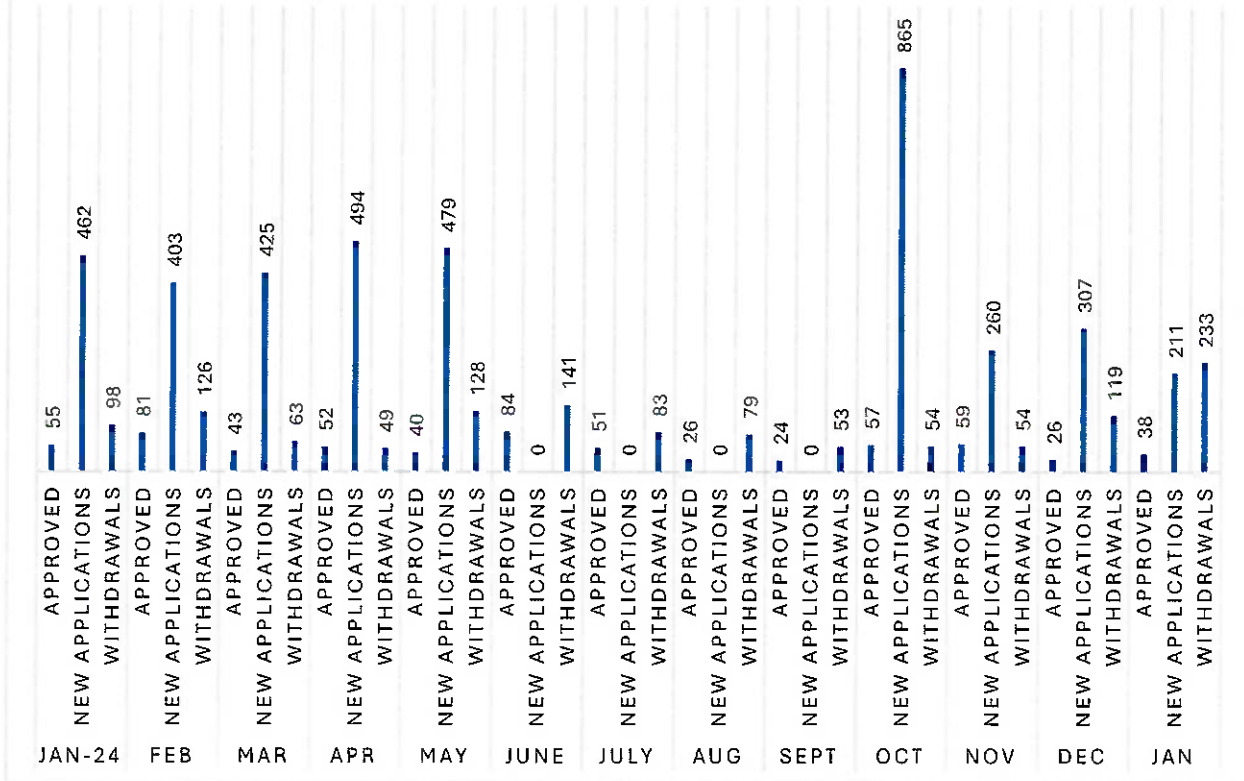
**Intake Department
 Month of January 2025**

New Public Housing Applications	211
New Villas Housing Applications	1
New Farnam Straight Tax Credit Housing Applications	4
New Chambers Straight Tax Credit Housing Applications	0
Approved Public Housing Applications	38
Approved Applications for Villas	0
Approved Applications for Chambers Straight Tax Credit	0
Approved Applications for Farnam Apts Straight Tax Credit	0

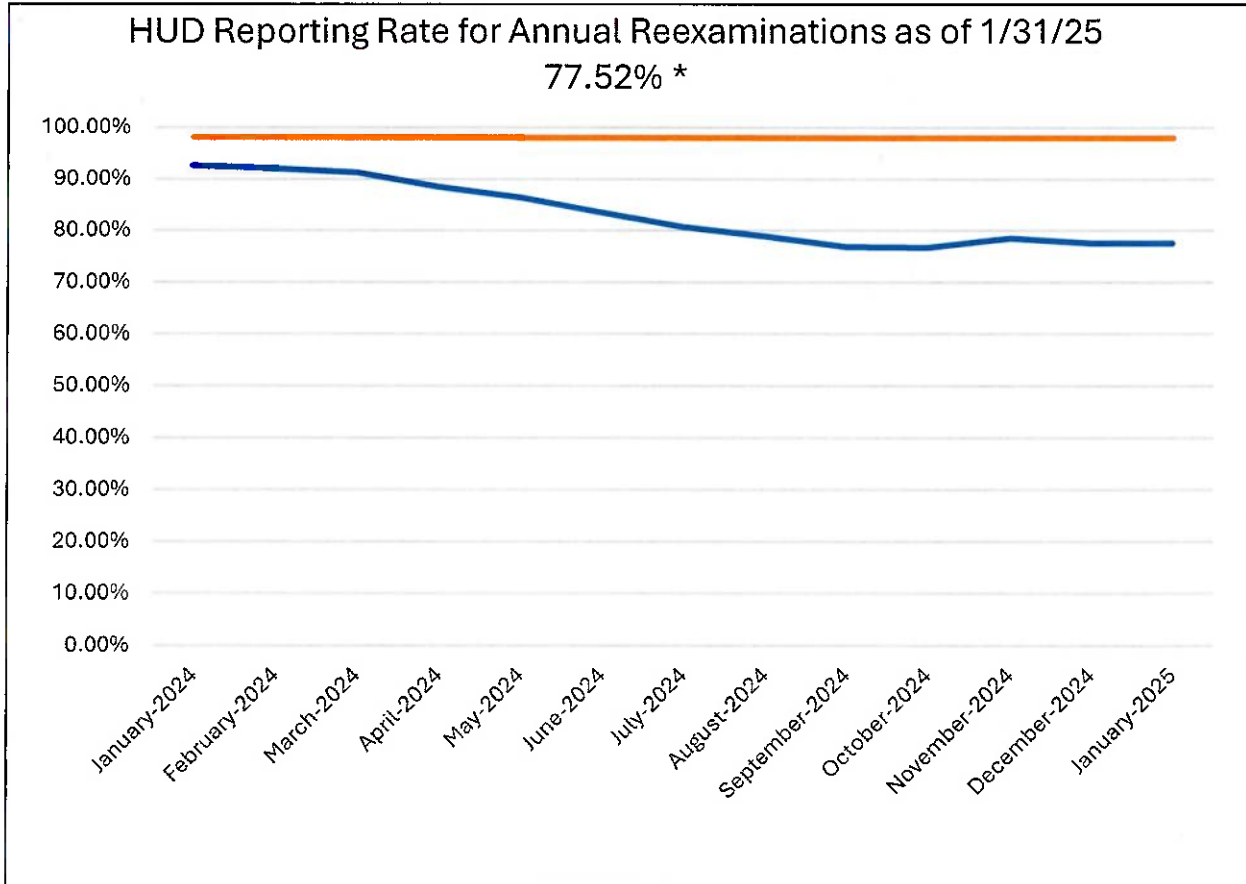
Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four	
		35	1	2	0
Villas Applications Approved		Two	Three		
North Villas	0	0			
Arbor Villa	0	0			
Chambers Court Straight Tax Credit Applications Approved		One	Two	Three	Four
	0	0	0	0	
Farnam Apartments Straight Tax Credit Applications Approved		Two	Three		
	0	0			

Applications Withdrawn from PH Wait List	233	
No Response During Full Application Process	30	
Owe monies to PHA	0	
Not Eligible to Apply/Waiting List closed	182	
Failed Background Check	9	
Applicant Request	8	
Refused Offer	3	
Deceased	1	

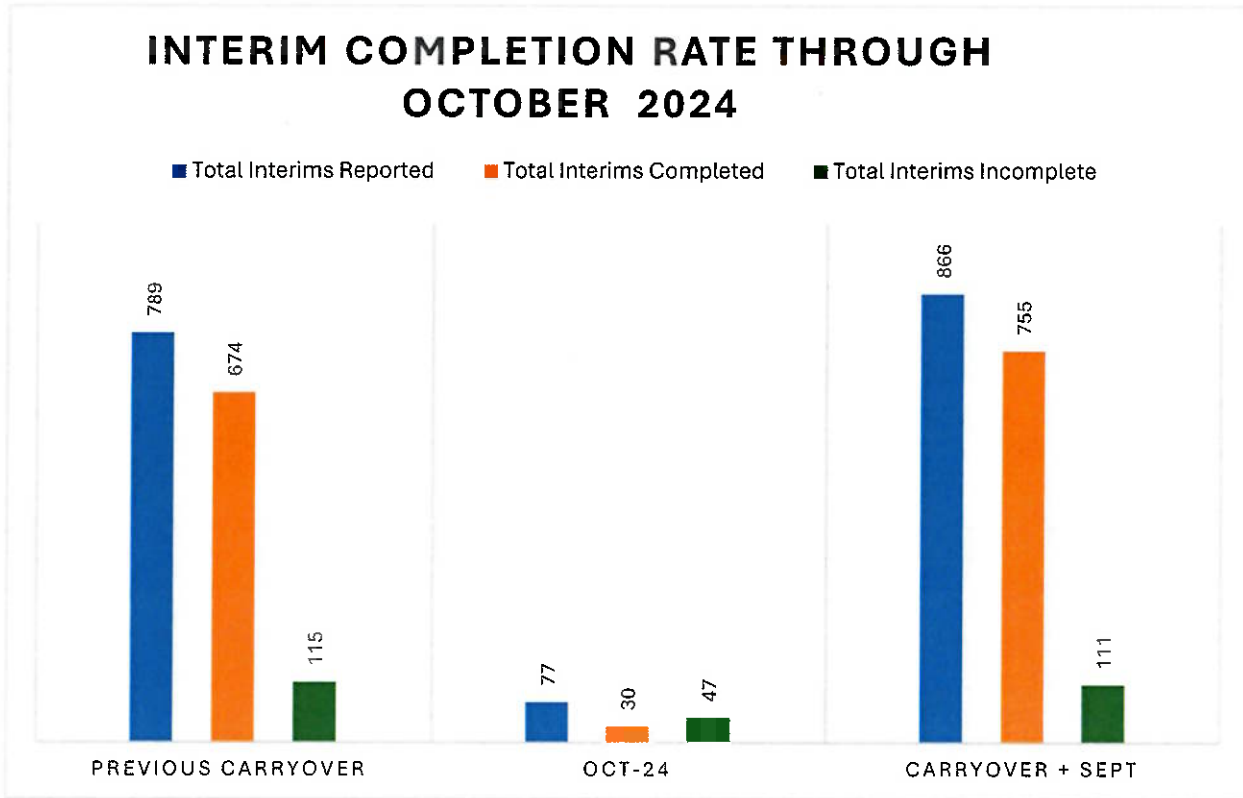
PUBLIC HOUSING INTAKE WAITING LIST JANUARY 2025



	HUD Goal
	Actual



*HUD's report did not generate with the completion percentage for annual reexaminations for January 31, 2025



77 residents reported new changes during the month of October. Housing Compliance Staff worked to complete the new and outstanding interims during this month. Overall, staff processed a total 81 interim files.

6.6. Financials

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: March 14, 2025
Re: Finance Report

AGENCY BALANCE SHEET

February 2025:

Cash position decreased **\$1,662,624** YTD

- Public Housing & capital funds had a decrease of **\$927,767**
- HIO: had a decrease of **\$313,918**
- Section 8 Programs: had a decrease of **\$189,996**
- Central Office: had a decrease of **\$84,739**

Accounts Receivable had a decrease of **\$95,684** YTD

- Operating A/R had a decrease of **\$36,678**
- A/R Inter-property had a decrease of **\$90,563**
- Tenant Receivables had a decrease of **\$9,427**
- A/R Promissory Notes had an increase of **\$40,984**

Prepaid Assets had a decrease of **\$198,496** YTD

Total Assets decreased **\$1,608,511** YTD

Total Liabilities decreased **\$835,886** YTD

Current Liabilities decreased **\$834,426** YTD

- Unearned Revenue (HUD operating subsidy) decreased **\$416,259**
- Accounts Payable increased **\$22,412**
- Accrued Fees decreased **\$90,563**
- Inter-fund Payables decreased **\$12,713**

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: March 14, 2025
Re: Finance Report

AGENCY INCOME STATEMENT

Total Revenue is **\$2,232,978** more than PYTD revenue. Revenue is better to budget by \$664k.

Total Operating Expenses are **\$630k** higher than PYTD, worse to budget by \$376k.

HAP Expenses are **\$952k** more than PYTD, worse to budget by \$572k.

Adjusted Net Operating Loss (ANOL) was **\$279,599** compared to budget ANOI of \$4,622 and PY ANOL of \$1,515,026

New Agency Structure after FMR (7agency2)

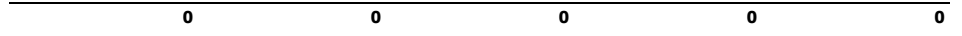
Balance Sheet -With YTD

Period = Feb 2025

Book = Accrual ; Tree = ysj_bs

	February 28, 2025	February 1, 2025	Net Change	January 1, 2025	YTD Net Change
ASSETS					
CASH AND CASH EQUIVALENTS	9,096,215	9,985,167	-888,952	10,758,839	-1,662,624
OTHER ACCOUNTS RECEIVABLE	-117,201	-34,073	-83,128	-80,523	-36,678
A/R INTER-PROPERTY	1,040,390	1,038,560	1,829	1,130,953	-90,563
A/R - TENANT	831,850	833,584	-1,734	841,277	-9,427
A/R PROMISSORY NOTES	3,173,407	3,167,632	5,776	3,132,423	40,984
ACCRUED INTEREST RECEIVABLE	5,146,148	5,146,148	0	5,146,148	0
PREPAID ASSETS	536,663	319,933	216,730	338,168	198,496
INTER-FUND DUE FROM	2,408,040	2,480,034	-71,994	2,483,026	-74,986
TOTAL CURRENT ASSETS	22,115,512	22,936,985	-821,473	23,750,310	-1,634,798
FIXED ASSETS	32,683,523	32,558,115	125,408	32,657,237	26,287
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	2,708,702	0	2,708,702	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
LT INTER-PROPERTY	913,265	913,265	0	913,265	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
TOTAL NON-CURRENT ASSETS	47,937,468	47,812,059	125,408	47,911,181	26,287
TOTAL ASSETS	70,052,980	70,749,044	-696,064	71,661,491	-1,608,511
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	521,461	445,163	76,299	499,050	22,412
A/P OTHER	-3,198	-3,198	0	-3,198	0
ACCRUED FEES	999,924	998,095	1,829	1,090,487	-90,563
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	5,635	10,105	-4,470	335,264	-329,629
TOTAL ACCRUED INTEREST	4,701,225	4,701,225	0	4,701,225	0
TENANT SECURITY DEPOSIT	701,308	703,480	-2,172	709,589	-8,281
UNEARNED REVENUE	3,269,244	3,447,938	-178,694	3,685,504	-416,259
CURRENT PORTION OF DEBT	51,334	50,933	401	50,727	608
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	1,314,144	1,323,865	-9,721	1,326,857	-12,713
TOTAL CURRENT LIABILITIES	11,463,755	11,580,283	-116,528	12,298,181	-834,426
LONG TERM DEBT	11,764,319	11,768,563	-4,244	11,772,791	-8,472
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	599,834	611,372	-11,538	592,823	7,011
TOTAL LT ACCRUED FEES	913,264	913,264	0	913,264	0
COMP ABSENCES-LONG TERM	612,087	612,087	0	612,087	0
LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
TOTAL NON-CURRENT LIABILITIES	16,279,939	16,295,722	-15,783	16,281,400	-1,461
TOTAL LIABILITIES	27,743,694	27,876,004	-132,310	28,579,581	-835,886
EQUITY					
NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0	27,758,697	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RETAINED EARNINGS	10,744,032	11,307,787	-563,754	11,516,657	-772,625
UNRESTRICTED NET POSITION	7,898,802	7,898,802	0	7,898,802	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
TOTAL EQUITY	42,309,285	42,873,039	-563,754	43,081,910	-772,625
TOTAL LIABILITIES AND EQUITY	70,052,980	70,749,044	-696,064	71,661,491	-1,608,511

TOTAL OF ALL



New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Feb 2025

Book = Accrual ; Tree = ysi_bs

	February 28, 2025	February 1, 2025	Net Change	January 1, 2025	YTD Net Change
ASSETS					
CASH - OPERATING	3,679,472	4,184,339	-504,867	4,932,527	-1,253,055
CASH - PAYROLL	86,581	94,672	-8,091	91,117	-4,536
CASH - OTHER	44,624	44,595	29	44,563	61
PETTY CASH	560	560	0	560	0
CASH - VENDOR PAYMENTS	-571,705	-250,377	-321,328	-375,648	-196,056
CASH - RESTRICTED	3,523,575	3,560,574	-36,998	3,656,098	-132,523
CASH - RESTRICTED MODERNIZATION AND DEV	38,778	38,748	30	38,716	63
REPLACEMENT RESERVE	71,812	71,685	127	71,543	269
CASH - FSS ESCROW	559,865	572,855	-12,990	623,733	-63,868
CASH - FSS FORFEITURES	56,660	56,660	0	54,538	2,122
OPERATING RESERVE	275,944	275,477	467	274,954	989
OHA HUD OPERATING RESERVE	305,908	305,908	0	305,908	0
CASH - SECURITY DEPOSIT	653,087	658,758	-5,671	669,896	-16,809
HOMEOWNERSHIP FUNDS	371,055	370,713	341	370,336	719
CASH AND CASH EQUIVALENTS	9,096,215	9,985,167	-888,952	10,758,839	-1,662,624
A/R HUD	-33,412	-97,334	63,922	-152,344	118,932
A/R OTHER GOVERNMENTS	537,191	699,186	-161,995	697,751	-160,560
A/R OTHER	15,817	1,800	14,017	1,800	14,017
A/R EMPLOYEE	-566	0	-566	0	-566
A/R NON DWELLING RENT	17,031	15,538	1,494	25,532	-8,501
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	-117,201	-34,073	-83,128	-80,523	-36,678
INTER-PROPERTY {COCC}	50,000	50,000	0	50,000	0
INTER-PROPERTY {9EC}	237,306	233,463	3,844	223,090	14,216
INTER-PROPERTY {9KCC}	103,948	103,304	644	101,241	2,707
INTER-PROPERTY {9NOAH}	64,952	64,535	417	63,183	1,770
INTER-PROPERTY {9FAR}	129,153	128,347	806	125,867	3,286
INTER-PROPERTY {9BV}	33,626	33,417	209	32,735	891
INTER-PROPERTY {9CR1}	49,374	49,096	278	48,194	1,180
INTER-PROPERTY {9CR2}	32,497	32,289	209	31,612	885
INTER-PROPERTY {VILLAS}	57,871	57,507	364	56,050	1,821
INTER-PROPERTY {HCV}	1,108,638	817,464	291,174	526,290	582,348
INTER-PROPERTY {HCV ADM}	-1,018,393	-727,219	-291,174	-436,045	-582,348
INTER-PROPERTY {MOD REHAB}	1,774	1,774	0	1,774	0
INTER-PROPERTY {PUB HSG}	189,642	194,582	-4,941	306,961	-117,319
A/R INTER-PROPERTY	1,040,390	1,038,560	1,829	1,130,953	-90,563
ACCOUNTS RECEIVABLE TENANTS	894,759	896,493	-1,734	904,186	-9,427
ALLOWANCE FOR A/R TENANTS	-62,909	-62,909	0	-62,909	0
A/R - TENANT	831,850	833,584	-1,734	841,277	-9,427
P-NOTES OUTSTANDING	612,144	606,369	5,776	571,160	40,984
ALLOWANCE FOR P-NOTES	-64,229	-64,229	0	-64,229	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	3,173,407	3,167,632	5,776	3,132,423	40,984
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	217,036	5,501	211,535	25,815	191,222
PREPAID SOFTWARE EXP	100,327	164,130	-63,803	167,313	-66,986
PREPAID MED FSA SEC 125	7,946	10,173	-2,227	6,239	1,708
PREPAID CREDIT CARDS	-3,216	2,546	-5,761	1,218	-4,434
PREPAID OTHER	214,569	137,583	76,986	137,583	76,986
PREPAID ASSETS	536,663	319,933	216,730	338,168	198,496
INTERFUND BALANCE	-1,700	-1,700	0	-1,700	0

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Feb 2025

Book = Accrual ; Tree = ysi_bs

	February 28, 2025	February 1, 2025	Net Change	January 1, 2025	YTD Net Change
INTER-FUND DUE FROM {COCC}	455,666	455,666	0	451,048	4,618
INTER-FUND DUE FROM {HIOOPER}	-201,683	-201,683	0	-201,683	0
INTER-FUND DUE FROM {9EC}	364,925	229,832	135,092	222,633	142,292
INTER-FUND DUE FROM {9KCC}	60,514	56,947	3,567	57,515	2,999
INTER-FUND DUE FROM {9NOAH}	124,107	124,153	-46	117,991	6,117
INTER-FUND DUE FROM {9SEC}	20,382	20,382	0	20,382	0
INTER-FUND DUE FROM {9FAR}	63,602	16,093	47,509	23,938	39,665
INTER-FUND DUE FROM {9BV}	9,304	9,421	-117	5,541	3,763
INTER-FUND DUE FROM {9CR1}	10,640	11,713	-1,072	11,230	-590
INTER-FUND DUE FROM {9CR2}	9,557	10,756	-1,198	10,630	-1,073
INTER-FUND DUE FROM {VILLAS}	4,988	5,318	-330	9,891	-4,903
INTER-FUND DUE FROM {HCV ADM}	-154,585	-154,389	-196	-150,325	-4,260
INTER-FUND DUE FROM {HCV MV}	-21,623	-21,623	0	-14,564	-7,059
INTER-FUND DUE FROM {HCV CITY}	37,650	37,650	0	37,650	0
INTER-FUND DUE FROM {MOD REHAB}	3,812	4,404	-592	5,345	-1,534
INTER-FUND DUE FROM {FOUND}	109,706	171,983	-62,277	169,603	-59,898
INTER-FUND DUE FROM {PUB HSG}	260,750	254,511	6,239	281,930	-21,180
INTER-FUND DUE FROM {ROSS GRANT}	-45,403	-63,424	18,021	-79,042	33,639
INTER-FUND DUE FROM {FSS GRANT}	-115,657	-62,948	-52,709	-79,454	-36,203
INTER-FUND DUE FROM {CNI GRANT}	562,427	562,427	0	562,504	-77
INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	15,794	0
INTER-FUND DUE FROM {EHV}	834,866	998,751	-163,885	1,006,055	-171,189
INTER-FUND DUE FROM {6SCDEV18}	0	0	0	113	-113
INTER-FUND DUE FROM	2,408,040	2,480,034	-71,994	2,483,026	-74,986
TOTAL CURRENT ASSETS	22,115,512	22,936,985	-821,473	23,750,310	-1,634,798
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	43,861,703	43,843,620	18,083	43,792,415	69,288
CONTRACT WORK IN PROCESS	282,692	161,894	120,798	161,894	120,798
WIP - PREDEVELOPMENT	1,448,524	1,289,632	158,892	1,272,432	176,092
WIP - INS PROCEEDS/REPAIRS	762,894	757,518	5,376	735,508	27,386
DWELLING EQUIPMENT	3,799,488	3,730,532	68,956	3,673,740	125,749
SITE IMPROVEMENTS	5,129,677	5,129,677	0	5,129,677	0
OFFICE EQUIPMENT	238,588	238,588	0	238,588	0
MAINTENANCE EQUIPMENT	365,170	365,170	0	365,170	0
COMMUNITY SPACE EQUIPMENT	75,004	75,004	0	75,004	0
COMPUTER EQUIPMENT	527,559	527,559	0	527,559	0
AUTOMOTIVE EQUIPMENT	2,517,504	2,587,934	-70,429	2,587,934	-70,429
SECURITY EQUIPMENT	1,183,024	1,183,024	0	1,183,024	0
ACCUM DEPR - BUILDINGS	-151,426,718	-151,350,485	-76,232	-151,274,253	-152,465
ACCUM DEPR - COMMERCIAL	-375,431	-375,128	-303	-374,825	-606
ACCUM DEPR - BUILDING ACQUISITION	-450,000	-450,000	0	-450,000	0
ACCUM DEPR - INELIGIBLE BLDG	-80,941	-80,674	-267	-80,407	-534
ACCUM DEPR - BUILDING IMPROVEMENTS	-33,289,079	-33,182,392	-106,688	-33,075,759	-213,320
ACCUM DEPR - DWELLING EQUIPMENT	-1,940,620	-1,919,407	-21,212	-1,898,506	-42,114
ACCUM DEPR - SITE IMPROVE	-3,442,396	-3,420,741	-21,656	-3,399,085	-43,311
ACCUM DEPR - OFFICE EQUIPMENT	-234,678	-234,389	-290	-234,099	-579
ACCUM DEPR - MAINTENANCE EQUIPMENT	-291,252	-290,610	-642	-289,969	-1,283
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,004	-75,004	0	-75,004	0
ACCUM DEPR - COMPUTER EQUIPMENT	-527,105	-527,070	-35	-527,035	-70
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-2,191,276	-2,252,129	60,853	-2,242,552	51,277
ACCUM DEPR - SECURITY EQUIPMENT	-559,906	-550,110	-9,796	-540,314	-19,591
FIXED ASSETS	32,683,523	32,558,115	125,408	32,657,237	26,287
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

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Feb 2025

Book = Accrual ; Tree = ysi_bs

	February 28, 2025	February 1, 2025	Net Change	January 1, 2025	YTD Net Change
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	2,708,702	0	2,708,702	0
LEASES RECEIVABLE	2,708,702	2,708,702	0	2,708,702	0
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	47,937,468	47,812,059	125,408	47,911,181	26,287
TOTAL ASSETS	70,052,980	70,749,044	-696,064	71,661,491	-1,608,511
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	521,461	445,163	76,299	499,050	22,412
ACCOUNTS PAYABLE	521,461	445,163	76,299	499,050	22,412
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	146,296	0
ACCRUED FRONT-LINE FEES	853,628	851,799	1,829	944,191	-90,563
ACCRUED FEES	999,924	998,095	1,829	1,090,487	-90,563
ACCR WAGES & WITHHOLDINGS					
COURT ORDERED WITHHOLDING	5	5	0	5	0
OTHER WITHHOLDING	-100	-100	0	0	-100
DEFERRED COMPENSATION WITHHOLDING	-3,097	-3,097	0	-3,097	0
ACCRUED PAYROLL	0	0	0	301,732	-301,732
ACCRUED PAYROLL TAXES	-247	-247	0	27,549	-27,796
EE INS DEDUCTIONS	9,075	13,545	-4,470	9,075	0
ACCR WAGES & WITHHOLDINGS	5,635	10,105	-4,470	335,264	-329,629
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

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Feb 2025

Book = Accrual ; Tree = ysi_bs

	February 28, 2025	February 1, 2025	Net Change	January 1, 2025	YTD Net Change
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	654,567	656,933	-2,366	663,166	-8,599
PET DEPOSIT	6,730	6,730	0	6,730	0
DEPOSIT REFUND ACCOUNT	40,011	39,817	194	39,693	318
TENANT SECURITY DEPOSIT	701,308	703,480	-2,172	709,589	-8,281
DEFERRED REVENUE	2,020,887	2,020,887	0	2,020,887	0
Deferred Revenue - HUD Funds	896,937	1,099,373	-202,436	1,330,437	-433,500
TENANT PREPAID RENT	341,846	317,854	23,992	324,856	16,991
NO UNIT HOLDING ACCT	9,574	9,824	-250	9,324	250
UNEARNED REVENUE	3,269,244	3,447,938	-178,694	3,685,504	-416,259
MORTGAGE PAYABLE - CURRENT	51,334	50,933	401	50,727	608
CURRENT PORTION OF DEBT	51,334	50,933	401	50,727	608
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}	428,996	454,324	-25,328	479,829	-50,833
INTER-FUND DUE TO {9EC}	30,583	30,583	0	30,583	0
INTER-FUND DUE TO {9KCC}	19,877	19,877	0	19,877	0
INTER-FUND DUE TO {9NOAH}	37,179	4,675	32,504	4,675	32,504
INTER-FUND DUE TO {9NOAH}	328,432	180,663	147,769	173,462	154,970
INTER-FUND DUE TO {9FAR}	11,651	11,651	0	11,651	0
INTER-FUND DUE TO {9BV}	10,214	10,214	0	10,214	0
INTER-FUND DUE TO {9CR1}	4,390	4,579	-189	4,390	0
INTER-FUND DUE TO {9CR2}	2,903	2,903	0	2,903	0
INTER-FUND DUE TO {VILLAS}	-49,174	-49,174	0	-49,174	0
INTER-FUND DUE TO {HCV ADM}	430,461	594,937	-164,477	610,815	-180,354
INTER-FUND DUE TO {PUB HSG}	27,096	27,096	0	8,667	18,429
INTER-FUND DUE TO {ROSS GRANT}	6,426	6,426	0	6,426	0
INTER-FUND DUE TO {FSS GRANT}	24,198	24,198	0	11,626	12,572
INTER-FUND DUE TO {EHV}	914	914	0	914	0
INTER-FUND DUE TO	1,314,144	1,323,865	-9,721	1,326,857	-12,713
TOTAL CURRENT LIABILITIES	11,463,755	11,580,283	-116,528	12,298,181	-834,426
MORTGAGE PAYABLE	1,430,581	1,434,826	-4,244	1,439,053	-8,472
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	11,764,319	11,768,563	-4,244	11,772,791	-8,472
NONCURRENT LIABILITIES - OTHER	0	0	0	0	0
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	599,834	611,372	-11,538	592,823	7,011
FSS ESCROW	599,834	611,372	-11,538	592,823	7,011
LT ACCRUED MGMT & BKKPING 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	612,087	612,087	0	612,087	0
COMP ABSENCES-LONG TERM	612,087	612,087	0	612,087	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

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Feb 2025

Book = Accrual ; Tree = ysi_bs

	February 28, 2025	February 1, 2025	Net Change	January 1, 2025	YTD Net Change
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	16,279,939	16,295,722	-15,783	16,281,400	-1,461
TOTAL LIABILITIES	27,743,694	27,876,004	-132,310	28,579,581	-835,886
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	24,349,745	24,349,745	0	24,349,745	0
NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0	27,758,697	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	10,744,032	11,307,787	-563,754	11,516,657	-772,625
RETAINED EARNINGS	10,744,032	11,307,787	-563,754	11,516,657	-772,625
CONTRA EQUITY	6,821,512	6,821,512	0	6,821,512	0
UNRESTRICTED NET ASSETS	14,720,314	14,720,314	0	14,720,314	0
UNRESTRICTED NET POSITION	7,898,802	7,898,802	0	7,898,802	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	42,309,285	42,873,039	-563,754	43,081,910	-772,625
TOTAL LIABILITIES AND EQUITY	70,052,980	70,749,044	-696,064	71,661,491	-1,608,511
TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Feb 2025

Book = Accrual ; Tree = ysl_is

	February 2025	Budget	Variance	February 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES	6,841,034	6,368,666	472,368	5,920,175	920,859	13,401,441	12,737,332	664,109	11,168,463	2,232,978
EXPENSES	7,404,788	6,614,991	-789,797	6,613,017	-791,772	14,174,066	13,229,982	-944,085	12,594,342	-1,579,724
TRANSFERS	0	0	0	0	0	0	0	0	0	0
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
NET OPERATING INCOME (LOSS)	-317,058	2,310	-319,368	-445,231	128,173	-279,599	4,622	-284,221	-1,515,026	1,235,427

Budget Comparison

Period = Feb 2025

Book = Accrual ; Tree = ysl_is

	February 2025	Budget	Variance	February 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	628,494	581,232	47,262	653,707	-25,213	1,275,611	1,162,464	113,146	1,310,635	-35,024
DWELLING RENTS SUBSIDY	34,414	28,030	6,384	32,701	1,714	69,832	56,060	13,772	75,637	-5,805
LATE FEES	9,185	16,916	-7,731	17,365	-8,180	28,254	33,832	-5,578	32,142	-3,888
LATE FEES (P-NOTES)	0	78	-78	0	0	0	155	-155	0	0
LEGAL FEES	6,655	4,151	2,504	-150	6,805	17,513	8,302	9,211	900	16,613
MAINTENANCE FEES	17,485	17,511	-26	11,506	5,979	50,193	35,022	15,171	17,805	32,388
OTHER TENANT REVENUE	10,909	4,231	6,678	1,333	9,576	31,464	8,463	23,001	8,853	22,611
FRAUD RECOVERY REVENUE	-2,031	235	-2,266	175	-2,206	-1,631	470	-2,101	225	-1,856
TOTAL TENANT REVENUES	705,111	652,385	52,727	716,637	-11,525	1,471,235	1,304,769	166,466	1,446,197	25,038
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	633,139	697,284	-64,146	974,099	-340,960	1,266,278	1,394,569	-128,291	1,541,720	-275,442
HOUSING ASST PAYMENTS	3,743,537	3,608,624	134,913	3,111,298	632,239	7,491,610	7,217,247	274,363	6,222,611	1,268,999
ONGOING ADMIN FEES EARNED	362,300	292,372	69,928	303,204	59,096	663,788	584,743	79,045	597,461	66,327
REVENUES - HUD CAPITAL - HARD COSTS	295,942	0	295,942	142,655	153,287	400,440	0	400,440	254,765	145,675
REVENUES - HUD CAPITAL - SOFT COSTS	527,244	281,491	245,753	129,581	397,663	873,042	562,983	310,060	289,660	583,382
TOTAL HUD GRANTS AND SUBSIDY	5,562,162	4,879,771	682,391	4,660,837	901,325	10,695,158	9,759,542	935,616	8,906,217	1,788,941
TOTAL FEE REVENUE										
MANAGEMENT FEE	216,798	176,765	40,033	180,496	36,302	398,647	353,529	45,117	360,818	37,829
BOOKKEEPING FEE	47,708	47,701	7	48,810	-1,102	95,978	95,401	576	97,402	-1,425
FRONT LINE SERVICE FEE	218,226	227,244	-9,018	199,810	18,415	378,401	454,488	-76,087	366,054	12,347
FRONT LINE SERVICE FEE (IT)	6,881	6,892	-11	42,160	-35,279	13,762	13,784	-22	57,110	-43,348
OTHER FEES FOR SERVICE	0	5,240	-5,240	0	0	0	10,480	-10,480	0	0
TOTAL FEE REVENUE	489,612	463,841	25,771	471,276	18,336	886,787	927,682	-40,895	881,385	5,402
OTHER GOVT GRANTS/DONATIONS	17,059	246,315	-229,256	21,575	-4,516	88,994	492,630	-403,636	34,402	54,592
TOTAL OTHER GOVT GRANTS DONATIONS	17,059	246,315	-229,256	21,575	-4,516	88,994	492,630	-403,636	34,402	54,592
INVESTMENT INCOME										
INTEREST INCOME - MAIN	2,679	2,990	-311	2,429	250	5,653	5,979	-327	5,190	462
TOTAL INTEREST INCOME - MAIN	2,679	2,990	-311	2,429	250	5,653	5,979	-327	5,190	462
INTEREST INCOME - OTHER	0	8,988	-8,988	0	0	0	17,976	-17,976	0	0
TOTAL NON-CASH INT INCOME (HIO)	0	8,988	-8,988	0	0	0	17,976	-17,976	0	0
INTEREST INCOME - RESTRICTED FUNDS	965	1,257	-293	1,159	-195	2,040	2,515	-475	2,396	-356
INT INCOME - RESTRICT FUNDS	965	1,257	-293	1,159	-195	2,040	2,515	-475	2,396	-356
OTHER INCOME										
NON-DWELLING RENTS	34,804	37,563	-2,759	37,081	-2,277	69,511	75,126	-5,616	-124,806	194,317
MISCELLANEOUS INCOME	100	146	-46	150	-50	200	292	-92	275	-75
COMMISSION INCOME	6,245	6,058	188	6,872	-626	10,963	12,116	-1,153	13,761	-2,798
ADMINISTRATIVE FEES	1,706	1,802	-96	2,158	-452	3,398	3,604	-206	3,440	-42
DONATIONS - GENERAL	41	2	38	2	39	44	5	39	5	39
MISCELLANEOUS GRANT REVENUE	0	7,000	-7,000	0	0	0	14,000	-14,000	0	0
DEVELOPERS FEES	0	60,548	-60,548	0	0	0	121,096	-121,096	0	0
GAIN/LOSS ON SALE OF FIXED ASSET	3,134	0	3,134	0	3,134	3,134	0	3,134	0	3,134
INSURANCE PROCEEDS	17,416	0	17,416	0	17,416	164,325	0	164,325	0	164,325
TOTAL OTHER INCOME	63,446	113,119	-49,673	46,263	17,184	251,575	226,239	25,336	-107,325	358,900
TOTAL REVENUES	6,841,034	6,368,666	472,368	5,920,175	920,859	13,401,441	12,737,332	664,109	11,168,463	2,232,978
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	567,725	606,344	38,620	515,309	-52,416	940,914	1,212,689	271,775	903,971	-36,943
ADMIN CASUAL LABOR	17,460	32,119	14,658	0	-17,460	16,607	64,237	47,631	0	-16,607
ALOC ADMIN SALARIES	-17,237	0	17,237	0	17,237	-34,856	0	34,856	-24,737	10,119
TOTAL ADMIN SALARIES	567,947	638,463	70,516	515,308	-52,639	922,665	1,276,926	354,262	879,235	-43,430
AUDIT EXPENSE	0	9,504	-9,504	8,625	8,625	2,875	19,008	16,133	48,375	45,500
MANAGEMENT FEE	216,798	176,765	-40,033	180,496	-36,302	398,647	353,529	-45,117	360,818	-37,829
BOOKKEEPING FEE	47,708	47,701	7	48,810	-1,102	95,978	95,401	576	97,402	-1,425
NIFA MONITORING FEE	0	592	-592	0	0	4,020	1,183	-2,837	4,020	0
TOTAL ADMINISTRATIVE FEE	264,505	234,561	-29,945	237,931	-26,575	501,519	469,121	-32,398	510,615	9,096
ADMIN EMPLOYEE BENEFITS	12,826	5,293	-7,534	5,638	-7,189	13,139	10,585	-2,554	11,329	-1,810
ALOC ADMIN EMP BENEFITS	0	0	0	0	0	0	0	0	0	0
ER MEDICAL/DENTAL INS - ADMIN	136,460	131,926	-4,534	129,671	-6,789	273,103	263,853	-9,250	254,602	-18,501
ER PENSION - ADMIN	28,158	33,349	5,191	25,964	-2,194	56,333	66,698	10,364	51,610	-4,724
ER TAXES-ADMIN	48,503	46,385	-2,117	41,076	-7,427	82,323	92,771	10,448	74,920	-7,403
TOTAL ADMIN EMPLOYEE BENEFITS	225,947	216,953	-8,994	202,348	-23,599	424,898	433,906	9,009	392,460	-32,437
LEGAL SERVICES - OUTSIDE	17,308	12,683	-4,625	13,533	-3,775	42,772	25,365	-17,406	20,722	-22,049
TRAINING/CONFERENCE	1,529	7,187	5,658	4,032	2,503	5,145	14,374	9,229	7,762	2,617
BOARD MEETING/RETREAT	0	0	0	0	0	0	1	1	0	0
STAFF MEETING/RETREAT	340	378	378	576	236	1,278	757	-522	1,494	216
TRAVEL	1,271	2,399	1,128	66	-1,205	1,755	4,797	3,042	448	-1,306
MILEAGE	242	727	485	305	63	581	1,454	873	607	26
ADMIN VEHICLE - FUEL	0	45	45	30	30	0	90	90	58	58
ADMIN VEHICLE - MTC& REPAIR	0	269	269	0	0	510	538	28	144	-366
ADMIN VEHICLE - LICENSE	0	8	8	0	0	0	17	17	0	0
PUBLICATIONS	0	148	148	309	309	0	297	297	309	309
MEMBERSHIPS	3,759	2,503	-1,256	786	-2,973	5,925	5,006	-918	1,238	-4,686
PAYROLL PROCESSING FEE	7,734	5,311	-2,423	6,622	-1,113	14,274	10,622	-3,652	11,824	-2,450
TELEPHONE	19,195	14,402	-4,793	9,085	-10,110	30,101	28,804	-1,297	12,543	-17,558
SAFETY EQUIPMENT/SUPPLIES	5,139	1,434	-3,705	3,055	-2,084	5,153	2,868	-2,285	5,047	-1,066
SAFETY TRAINING	0	17	17	0	0	0	34	34	0	0
LEGAL SERVICES - INTERNAL	17,238	16,862	-376	0	-17,238	34,856	33,723	-1,133	24,805	-10,051
ALOC INTERNAL LEGAL EXP	5,455	3,375	-2,080	0	-5,455	15,363	6,750	-8,613	315	-15,048
PRINTER SUPPLIES AND EXP	4,303	1,968	-2,335	1,751	-2,552	5,768	3,937	-1,831	3,229	-2,539
SOFTWARE EXP	68,318	18,267	-50,051	27,137	-41,180	75,031	36,534	-38,498	51,142	-23,889
OFFICE EXPENSE	6,837	906	-5,932	0	-6,837	7,642	1,812	-5,831	0	-7,642
OFFICE FURNISHINGS	834	703	-131	0	-834	950	1,405	455	2,376	1,426
POSTAGE	6,142	6,170	29	6,510	368	14,842	12,340	-2,501	14,510	-332
OFFICE SUPPLIES	10,293	4,844	-5,449	2,534	-7,759	13,480	9,688	-3,791	8,371	-5,109
OFFICE EQUIPMENT LEASES	5,274	3,835	-1,439	3,387	-1,886	8,017	6,760	-3,47	5,323	-2,694
COMPUTER EQUIPMENT	19,256	6,564	-12,692	6,709	-12,547	24,845	13,129	-11,717	13,436	-11,409
NETWORK COMMUNICATION	17,201	6,279	-10,922	6,226	-10,474	20,533	12,557	-7,976	19,903	-9,630
ADVERTISING /NEWSPAPER ADS	847	163	-684	90	-757	965	326	-638	90	-875
CABLE TV	443	433	-10	0	-443	1,150	865	-285	0	-1,150
EMPLOYEE HIRING & ADMIN EXP	1,842	3,409	1,566	6,295	4,453	5,069	6,818	1,749	6,576	1,507
CONSULTING	3,839	12,239	8,400	58,438	54,599	11,475	24,477	13,002	43,373	31,898
BANK FEE	3,386	1,217	-2,168	989	-2,396	6,416	2,434	-3,982	3,273	-3,143
SECT 8 PORT OUT ADMIN FEES	2,587	0	-2,587	1,303	-1,284	4,443	0	-4,443	1,884	-2,559
LATE FEES	1,040	6,345	5,306	474	-566	1,526	12,691	11,165	474	-1,053
MISCELLANEOUS EXPENSE	-27,111	324	27,436	14	27,125	-20,531	649	21,180		

GUARDS - CONTRACTED SECURITY	35,711	42	-35,669	574	-35,137	35,711	84	-35,626	9,544	-26,167
SECURITY & MONITORING	1,368	3,311	1,943	29,834	28,466	6,862	6,622	-240	8,119	1,257
SECURITY - CONTRACTED SERV	998	919	-78	1,087	90	1,470	1,838	368	1,087	-383
SECURITY EQUIPMENT & MATERIALS	85,381	8,339	-77,042	32,648	-52,733	157,809	16,678	-141,131	37,659	-120,150
TOTAL SECURITY EXPENSE	123,457	12,611	-110,846	64,143	-59,314	201,852	25,223	-176,629	56,409	-145,442
ER MEDICAL/DENTAL INS - SECURITY	907	2,685	1,777	4,870	3,963	1,815	5,370	3,555	9,484	7,669
ER PENSION - SECURITY	1,018	1,395	377	604	-415	2,055	2,790	736	1,284	-771
ER TAXES - SECURITY	2,018	1,941	-77	1,249	-768	3,323	3,881	558	2,228	-1,095
TOTAL SECURITY EMPLOYEE BENEFITS	3,944	6,020	2,077	6,723	2,780	7,192	12,041	4,849	12,995	5,803
TOTAL PROTECT SERVICE EXPENSES	185,758	88,325	-97,433	129,596	-56,162	304,541	176,649	-127,891	174,740	-129,800
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	41,964	12,658	-29,305	25,975	-15,988	48,605	25,316	-23,289	52,585	3,980
INSURANCE - PROPERTY	13,672	38,119	24,447	111,153	97,482	27,344	76,238	48,895	222,307	194,963
INSURANCE - WORKERS COMP	25,156	21,648	-3,508	26,326	1,170	52,065	43,297	-8,768	26,326	-25,739
TOTAL INSURANCE EXP	80,792	72,426	-8,366	163,454	82,663	128,014	144,851	16,838	301,218	173,204
BAD DEBT EXPENSE	41,490	46,809	5,319	37,228	-4,263	126,140	93,619	-32,521	87,726	-38,414
TOTAL BAD DEBT EXPENSE	41,490	46,809	5,319	37,228	-4,263	126,140	93,619	-32,521	87,726	-38,414
CLOSING COSTS	0	19	19	0	0	0	37	37	0	0
MORTGAGE INTEREST	6,220	5,854	-366	6,222	2	12,263	11,708	-554	12,059	-204
TOTAL LOAN INTEREST	6,220	5,854	-366	6,222	2	12,263	11,708	-554	12,059	-204
TOTAL GENERAL EXPENSES	128,502	125,108	-3,395	206,904	78,402	266,416	250,215	-16,201	401,003	134,587
TOTAL OPERATING EXPENSES	3,269,843	2,723,227	-546,616	2,803,347	-466,496	5,822,740	5,446,454	-376,287	5,193,185	-629,555
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	3,666,182	3,435,727	-230,455	3,365,661	-300,521	7,432,924	6,871,455	-561,469	6,556,138	-876,786
HAP EXPENSE - PORTABLE	74,171	44,191	-29,980	25,309	-48,862	120,080	88,382	-31,698	30,151	-89,929
UTILITY REIMBURSEMENT	147,896	163,210	15,314	171,089	23,193	305,296	326,420	21,124	319,648	14,352
TOTAL HAP EXPENSES	3,888,249	3,643,128	-245,121	3,562,059	-326,190	7,858,300	7,286,257	-572,043	6,905,937	-952,363
DEPRECIATION EXPENSE	246,696	248,635	1,940	247,610	914	493,026	497,271	4,245	495,220	2,194
TOTAL DEPR & AMORT EXPENSE	246,696	248,635	1,940	247,610	914	493,026	497,271	4,245	495,220	2,194
TOTAL NON-OPERATING EXPENSES	4,134,945	3,891,764	-243,181	3,809,669	-325,276	8,351,326	7,783,528	-567,798	7,401,157	-950,169
TOTAL EXPENSES	7,404,788	6,614,991	-789,797	6,613,017	-791,772	14,174,066	13,229,982	-944,085	12,594,342	-1,579,724
TRANSFERS BET PROGRAMS & PROJECTS - IN	29,889	252,534	-222,645	834,671	-804,782	59,778	505,069	-445,291	866,305	-806,527
TRANSFERS BET PROGRAMS & PROJECTS - OUT	29,889	252,534	222,645	834,671	804,782	59,778	505,069	445,291	866,305	806,527
OPERATING TRANSFER - IN	0	0	0	0	0	0	0	0	24,614	-24,614
OPERATING TRANSFER - OUT	0	0	0	0	0	0	0	0	24,614	24,614
TOTAL TRANSFERS	0	0	0	0	0	0	0	0	0	0
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
NET OPERATING INCOME (LOSS)	-563,754	-246,325	-317,429	-692,841	129,087	-772,625	-492,649	-279,976	-2,010,246	1,237,621
ADJUSTED NET OPERATING INCOME (LOSS)	-317,058	2,310	-319,368	-445,231	128,173	-279,599	4,622	-284,221	-1,515,026	1,235,427

Property = 7pubhsg 7cap
Budget Comparison
 Period = Feb 2025
 Book = Accrual ; Tree = ysi_ls

	February 2025	Budget	Variance	February 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	576,917	532,102	44,815	592,368	-15,451	1,151,796	1,064,204	87,592	1,184,922	-33,126
LATE FEES	9,160	15,169	-6,009	16,113	-6,953	25,570	30,338	-4,768	28,730	-3,160
LATE FEES (P-NOTES)	0	70	-70	0	0	0	140	-140	0	0
LEGAL FEES	850	515	335	0	850	1,800	1,030	770	1,050	750
MAINTENANCE FEES	13,100	14,225	-1,125	10,716	2,384	41,074	28,450	12,624	16,225	24,849
OTHER TENANT REVENUE	10,701	4,063	6,638	1,115	9,586	31,018	8,125	22,893	8,402	22,616
FRAUD RECOVERY REVENUE	-2,056	82	-2,138	150	-2,206	-1,806	164	-1,970	200	-2,006
TOTAL TENANT REVENUES	608,672	566,226	42,446	620,462	-11,790	1,249,452	1,132,452	117,000	1,239,529	9,923
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	633,139	686,782	-53,643	974,099	-340,960	1,266,278	1,373,563	-107,285	1,541,720	-275,442
REVENUES - HUD CAPITAL - HARD COSTS	295,942	0	295,942	142,655	153,287	400,440	0	400,440	254,765	145,675
REVENUES - HUD CAPITAL - SOFT COSTS	527,244	281,491	245,753	129,581	397,663	873,042	562,983	310,060	289,660	583,382
TOTAL HUD GRANTS AND SUBSIDY	1,456,325	968,273	488,052	1,246,335	209,990	2,539,760	1,936,546	603,214	2,086,145	453,615
INVESTMENT INCOME										
INTEREST INCOME - MAIN	1,849	2,456	-607	2,247	-398	3,894	4,912	-1,018	4,800	-907
TOTAL INTEREST INCOME - MAIN	1,849	2,456	-607	2,247	-398	3,894	4,912	-1,018	4,800	-907
INTEREST INCOME - OTHER	0	8,392	-8,392	0	0	0	16,783	-16,783	0	0
TOTAL NON-CASH INT INCOME (HIO)	0	8,392	-8,392	0	0	0	16,783	-16,783	0	0
INTEREST INCOME - RESTRICTED FUNDS	371	503	-132	464	-93	781	1,005	-224	959	-178
INT INCOME - RESTRICT FUNDS	371	503	-132	464	-93	781	1,005	-224	959	-178
OTHER INCOME										
NON-DWELLING RENTS	22,149	25,876	-3,727	25,842	-3,693	44,297	51,752	-7,455	-147,285	191,583
MISCELLANEOUS INCOME	75	135	-60	150	-75	175	270	-95	275	-100
COMMISSION INCOME	6,218	5,954	264	6,571	-353	10,878	11,909	-1,030	12,892	-2,013
GAIN/LOSS ON SALE OF FIXED ASSET	3,134	0	3,134	0	3,134	3,134	0	3,134	0	3,134
INSURANCE PROCEEDS	17,416	0	17,416	0	17,416	164,325	0	164,325	0	164,325
TOTAL OTHER INCOME	48,992	31,965	17,026	32,563	16,429	222,809	63,930	158,879	-134,119	356,928
TOTAL REVENUES	2,116,208	1,577,814	538,394	1,902,070	214,138	4,016,696	3,155,629	861,067	3,197,315	819,381
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	91,416	98,783	7,366	66,344	-25,072	151,393	197,566	46,173	114,174	-37,218
ALLOC ADMIN SALARIES	0	0	0	3,713	3,713	0	0	0	7,495	7,495
TOTAL ADMIN SALARIES	91,417	98,783	7,366	70,058	-21,359	151,393	197,566	46,173	121,670	-29,723
AUDIT EXPENSE	0	4,234	-4,234	0	0	0	8,467	-8,467	20,804	20,804
MANAGEMENT FEE	152,834	119,589	-33,244	110,203	-42,631	272,984	239,179	-33,806	230,419	-42,565
BOOKKEEPING FEE	14,948	15,402	-454	14,858	-90	30,090	30,804	-714	31,065	975
TOTAL ADMINISTRATIVE FEE	167,781	139,225	-28,556	125,061	-42,721	303,074	278,450	-24,625	282,288	-20,786
ADMIN EMPLOYEE BENEFITS	4,921	1,819	-3,102	1,750	-3,171	5,060	3,638	-1,422	4,035	-1,025
ALLOC ADMIN EMP BENEFITS	-244	0	244	1,124	1,369	-258	0	258	2,320	2,578
ER MEDICAL/DENTAL INS - ADMIN	19,713	18,318	-1,395	14,416	-5,297	37,989	36,636	-1,353	30,042	-7,947
ER PENSION - ADMIN	4,592	5,433	841	3,324	-1,268	8,776	10,866	2,090	6,693	-2,083
ER TAXES-ADMIN	7,950	7,557	-393	5,451	-2,499	13,520	15,114	-1,593	9,706	-3,814
TOTAL ADMIN EMPLOYEE BENEFITS	36,931	33,127	-3,805	26,065	-10,866	65,086	66,253	-1,167	52,796	-12,291
LEGAL SERVICES - OUTSIDE	1,441	1,208	-233	410	-1,031	3,572	2,416	-1,156	614	-2,958
TRAINING/CONFERENCE	0	346	346	0	0	788	693	-95	0	-788
STAFF MEETING/RETREAT	0	85	85	0	0	498	170	-328	324	-174
TRAVEL	105	0	-105	0	-105	589	0	-589	0	-589
MILEAGE	229	230	1	217	-12	230	459	229	463	233
ADMIN VEHICLE - FUEL	0	25	25	0	0	0	50	50	0	0
ADMIN VEHICLE - MTC& REPAIR	0	210	210	0	0	510	420	-90	0	-510
ADMIN VEHICLE - LICENSE	0	8	8	0	0	0	17	17	0	0
PUBLICATIONS	0	21	21	0	0	0	42	42	0	0
MEMBERSHIPS	0	24	24	0	0	0	49	49	0	0
PAYROLL PROCESSING FEE	2,807	1,749	-1,059	2,275	-532	5,052	3,497	-1,555	4,067	-985
TELEPHONE	6,839	3,149	-3,690	4,240	-2,599	11,464	6,297	-5,167	5,198	-6,266
SAFETY EQUIPMENT/SUPPLIES	3,626	1,298	-2,328	3,055	-571	3,640	2,595	-1,045	3,805	165
LEGAL SERVICES - INTERNAL	16,099	15,891	-208	0	-16,099	32,553	31,782	-772	23,296	-9,257
ALLOC INTERNAL LEGAL EXP	3,250	3,022	-228	0	-3,250	12,213	6,044	-6,169	315	-11,898
PRINTER SUPPLIES AND EXP	737	197	-540	304	-433	895	394	-501	445	-450
SOFTWARE EXP	16,530	5,385	-11,145	7,706	-8,825	20,308	10,771	-9,538	15,411	-4,897
OFFICE EXPENSE	0	4	4	0	0	48	9	-39	0	-48
OFFICE FURNISHINGS	320	5	-315	0	-320	320	10	-310	0	-320
POSTAGE	0	0	0	0	0	690	0	-690	0	-690
OFFICE SUPPLIES	3,683	1,254	-2,429	510	-3,173	3,761	2,509	-1,253	1,878	-1,884
OFFICE EQUIPMENT LEASES	1,833	1,179	-653	1,073	-760	2,795	2,359	-436	1,824	-971
COMPUTER EQUIPMENT	4,267	745	-3,522	2,271	-1,995	6,979	1,490	-5,490	2,492	-4,487
NETWORK COMMUNICATION	11,117	3,617	-7,500	4,003	-7,114	12,402	7,233	-5,169	6,517	-5,886
CABLE TV	398	444	47	0	-398	1,033	888	-145	0	-1,033
EMPLOYEE HIRING & ADMIN EXP	0	150	150	254	254	537	299	-238	320	-217
CONSULTING	1,680	0	-1,680	17,287	15,607	1,680	0	-1,680	17,287	15,607
BANK FEE	0	451	451	300	300	0	902	902	-40	-40
LATE FEES	336	2,365	2,029	201	-135	438	4,730	4,292	201	-237
MISCELLANEOUS EXPENSE	0	75	75	0	0	0	150	150	0	0
PROPERTY TAX	0	27	27	0	0	0	54	54	0	0
IT SUPPORT - CONTR SERV	7,424	7,014	-409	7,257	-167	7,798	14,028	6,230	14,875	7,076
PROFESSIONAL/CONTR SERV	0	40	40	0	0	0	79	79	138	138
TOTAL OTHER ADMIN EXPENSES	82,720	50,217	-32,503	51,364	-31,356	130,795	100,434	-30,361	99,430	-31,365
FEF FOR SERVICE	6,246	6,387	140	38,270	32,024	12,492	12,773	281	51,841	39,349
TOTAL FEF FOR SERVICE	6,246	6,387	140	38,270	32,024	12,492	12,773	281	51,841	39,349
TOTAL ADMINISTRATIVE EXPENSES	385,095	327,738	-57,357	310,817	-74,279	662,841	655,476	-7,365	608,025	-54,816
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	4,273	4,629	356	4,149	-124	7,020	9,259	2,238	7,301	280
RESIDENT SERVICE CASUAL LABOR	6,400	0	-6,400	6,050	-350	12,800	0	-12,800	12,525	-275
TOTAL RESIDENT SERV SALARIES	10,673	4,629	-6,044	10,199	-474	19,820	9,259	-10,562	19,826	5
RELOCATION EXPENSES	4,718	0	-4,718	0	-4,718	5,068	0	-5,068	0	-5,068
RELOCATION - MOVING EXPENSE	0	81	81	0	0	950	162	-788	0	-950
RELOCATION - MISCELLANEOUS	4,702	0	-4,702	0	-4,702	4,702	0	-4,702	0	-4,702
TOTAL RELOCATION EXPENSE	9,420	81	-9,339	0	-9,420	10,720	162	-10,558	0	-10,720
ER MEDICAL/DENTAL INS - RES SERV	1,891	1,980	89	1,816	-74	3,781	3,959	178	3,632	-149
ER PENSION - RES SERV	235	255	20	228	-7	470	509	39	456	-14
ER TAXES-RES SERV	369	354	-15	329	-40	609	708	100	591	-18
TOTAL RESIDENT SERV EMP BENEFITS	2,495	2,589	94	2,373	-122	4,860	5,177	317	4,680	-180
RESIDENT SERVICES EXPENSE	0	18	18	0	0	0	35	35	0	0
RESIDENT SERVICES EVENTS & ACTIVITIES	0	1	1	0	0	0	3	3	0	0
RESIDENT SERV DIRECT FUNDING	0	0	0	-130	-130	0	0	0	-130	-130
RESIDENT FUND - STIPENDS	2,785	1,424	-1,361	1,650	-1,135	2,785	2,849	63	3,582	796
RESIDENT FUND - MEETING EXPENSES	1,155	600	-555	815	-339	1,169	1,199	30	2,258	1,089

RESIDENT FUND - OTHER	0	-3	-3	0	0	0	-5	-5	0	0
TOTAL RESIDENT FUND	3,940	2,040	-1,900	2,335	-1,605	3,955	4,080	125	5,710	1,755
FRONT LINE SERVICE FEE	166,064	169,505	3,441	143,137	-22,927	291,025	339,010	47,985	263,189	-27,837
TOTAL FEE FOR SERVICE	166,064	169,505	3,441	143,137	-22,927	291,025	339,010	47,985	263,189	-27,837
TOTAL OTHER RESIDENT SERVICES	192,592	178,844	-13,748	158,045	-34,547	330,380	357,688	27,307	293,404	-36,976
TOTAL RESIDENT SERVICE EXPENSES	192,592	178,844	-13,748	158,045	-34,547	330,380	357,688	27,307	293,404	-36,976
UTILITY EXPENSES										
UTILITY - WATER	22,245	33,659	11,414	39,481	17,236	48,177	67,319	19,142	75,040	26,863
UTILITY - ELECTRIC	212,751	129,652	-83,099	175,372	-37,379	417,576	259,304	-158,272	356,853	-60,722
UTILITY - GAS	74,838	22,848	-51,991	59,721	-15,117	166,154	45,696	-120,458	123,125	-43,029
UTILITY - SEWER	34,085	44,413	10,329	53,827	19,742	73,236	88,827	15,591	103,795	30,559
TOTAL UTILITY EXPENSES	343,919	230,573	-113,346	328,401	-15,518	705,143	461,145	-243,997	658,813	-46,329
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	239,304	200,186	-39,118	197,627	-41,677	384,902	400,372	15,469	366,453	-18,450
MAINTENANCE CASUAL LABOR	0	0	0	27,869	27,869	0	0	0	27,869	27,869
ALLOC MAINT SALARIES	-15,989	-7,611	8,378	-3,397	12,593	-27,387	-15,223	12,165	-6,412	20,976
TOTAL MAINTENANCE SALARIES	223,315	192,574	-30,740	222,099	-1,215	357,515	385,149	27,634	387,910	30,395
APPLIANCES	11,253	18,529	7,275	15,949	4,696	25,168	15,949	11,890	27,528	2,359
DWELLING EQUIPMENT	608	99	-508	675	68	608	199	-409	675	68
PAINT	4,544	5,650	1,106	5,302	759	9,091	11,299	2,209	8,641	-450
CLEANING SUPPLIES	2,602	1,873	-729	1,078	-1,524	3,912	3,745	-167	3,020	-892
HVAC MATERIALS	7,172	2,513	-4,660	2,685	-4,487	11,142	5,025	-6,117	5,540	-5,602
LANDSCAPING MATERIALS	515	0	-515	0	-515	515	0	-515	0	-515
PLUMBING MATERIALS	21,532	12,063	-9,469	9,415	-12,118	31,446	24,126	-7,320	24,344	-7,102
ELECTRICAL MATERIALS	5,976	5,733	-243	2,444	-3,533	10,470	11,466	996	10,931	461
GASOLINE USAGE FOR MAINT VEHICLES	2,716	3,066	350	881	-1,835	5,440	6,132	691	3,866	-1,574
PEST CONTROL SUPPLIES	2,185	2,603	418	2,589	404	2,185	5,206	3,021	5,858	3,674
MAINTENANCE TOOLS	3,411	1,342	-2,069	1,622	-1,789	7,541	2,684	-4,856	3,698	-3,843
MAINTENANCE MATERIALS	29,289	29,379	90	20,696	-8,593	56,641	58,758	2,116	53,753	-2,888
MAINTENANCE EQUIPMENT	160	371	211	60	-100	277	741	464	1,412	1,135
Early Pay Discount	0	-18	-18	-72	-72	0	-36	-36	-91	-91
TOTAL MAINTENANCE MATERIALS	91,963	83,202	-8,762	63,323	-28,640	164,436	166,403	1,967	149,177	-15,260
ELEVATORS - CONTRACTED SERV	10,019	8,799	-1,220	10,363	343	16,098	17,598	1,500	476	-16,574
HVAC - CONTRACTED SERV	46,901	16,336	-30,565	21,207	-25,694	64,826	32,671	-32,155	42,022	-22,804
LAWNS - CONTRACTED SERV	4,680	8,470	3,790	0	-4,680	7,374	16,940	9,566	0	-7,374
MATS/UNIFORMS - CONTRACTED SVCE	581	331	-250	546	-35	1,093	662	-431	666	-427
PEST CONTROL - CONTRACTED SERV	3,685	1,187	-2,498	653	-3,032	8,825	2,374	-6,451	653	-8,172
SNOW REMOVAL - CONTRACTED SERV	7,910	7,792	-118	44,265	36,355	12,560	15,584	3,024	49,252	36,692
TRASH - CONTRACTED SERV	30,049	26,744	-3,306	19,142	-10,908	54,104	53,487	-616	54,779	675
LANDFILL FEES - CONTRACTED SERV	290	136	-154	70	-219	290	271	-18	233	-56
CLEANING - CONTRACTED SERV	60,785	50,573	-10,212	41,040	-19,745	109,925	101,146	-8,779	102,450	-7,475
PAINTING - CONTRACTED SERV	9,496	18,869	9,373	25,142	15,647	22,322	37,738	15,415	31,612	9,290
ARBORIST - CONTRACTED SERV	17,000	4,336	-12,664	1,800	-15,200	17,700	8,672	-9,028	1,800	-15,900
FLOORING REPL - CONTRACTED SERV	47,441	33,077	-14,364	15,285	-32,155	133,411	66,153	-67,258	27,138	-106,273
OUTDOOR CLEANING - CONTRACTED SERV	4,750	1,458	-3,292	0	-4,750	10,750	2,916	-7,834	4,650	-6,100
CONCRETE WORK - CONTRACTED SERV	0	356	356	4,305	4,305	177	711	535	4,305	4,128
ELECTRICAL - CONTRACTED SERV	5,074	10,504	5,430	6,077	1,003	15,798	21,008	5,211	7,432	-8,365
LANDSCAPE - CONTRACTED SERV	0	4,574	4,574	300	300	0	9,148	9,148	300	300
PLUMBING - CONTRACTED SERV	13,321	35,635	22,314	12,949	-372	24,171	71,270	47,099	24,222	51
ROOF REPAIRS - CONTRACTED SERV	4,819	0	-4,819	0	-4,819	7,479	0	-7,479	0	-7,479
EXTERIOR REPAIRS - CONTRACTED SERV	3,084	113	-2,970	0	-3,084	12,215	227	-11,988	8,402	-3,813
VEHICLE MAINTENANCE & REPAIR	3,714	2,352	-1,362	927	-2,787	5,439	4,705	-734	4,250	-1,189
MAINTENANCE EQUIPMENT REPAIR	2,156	608	-1,548	0	-2,156	2,156	1,216	-940	0	-2,156
WINDOWS/DOORS REPL - CONTRACTED SERV	22,754	6,504	-16,250	9,273	-13,481	32,714	13,008	-19,706	12,223	-20,491
VACANT TURNOVER - CONTRACTED SERV	375	129	-246	0	-375	375	257	-118	11,900	11,525
INSPECTIONS - CONTRACTED SERV	25,495	992	-24,503	0	-25,495	30,667	1,984	-28,683	1,585	-29,082
INTERIOR REPAIRS - CONTRACTED SERV	58,703	6,239	-52,464	15,644	-43,060	108,649	12,479	-96,170	16,344	-92,306
Fire Safety - Contracted Services	73,528	17,362	-56,166	12,167	-61,361	96,070	34,724	-61,346	26,724	-69,346
OTHER - OUTSIDE MAINT	5,125	0	-5,125	0	-5,125	5,125	0	-5,125	0	-5,125
HAZMAT - CONTRACTED SERV	13,316	483	-12,833	15,125	-1,809	22,766	966	-21,800	29,895	7,129
RADON - CONTRACTED SERV	145	0	-145	0	-145	145	0	-145	0	-145
DWELLING/MECHANICAL UPGRADES - CONTR SERV	398	143	-254	0	-398	398	287	-111	0	-398
ALLOC INSPECTIONS EXPENSE	0	986	986	0	0	0	1,971	1,971	0	0
TOTAL MAINT SERVICES AND CONTRACTS	475,594	265,087	-210,507	256,280	-219,314	823,621	530,174	-293,447	462,362	-361,259
MAINTENANCE EMPLOYEE BENEFITS	100	2	-98	-208	-308	-4	5	8	-380	-376
ALLOC MAINT EMP BENEFITS	-5,638	-3,046	2,592	-1,153	4,485	-11,490	-6,093	5,397	-2,610	8,879
ER MED/DENTAL INS - MAINT	52,983	52,290	-693	52,988	-585	107,103	104,581	-2,522	104,476	-2,628
ER PENSION - MAINT	11,315	11,010	-305	9,840	-1,475	21,953	22,020	67	20,496	-1,458
ER TAXES - MAINT	20,966	15,314	-5,652	15,740	-5,226	34,447	30,628	-3,818	30,415	-4,032
TOTAL MAINT EMPLOYEE BENEFITS	79,727	75,571	-4,156	76,618	-3,109	152,010	151,142	-868	152,396	386
TOTAL MAINTENANCE EXPENSES	870,599	616,434	-254,165	618,321	-252,278	1,497,582	1,232,868	-264,714	1,151,845	-345,737
PROTECTIVE SERVICE EXPENSES										
FRONT LINE SERVICE FEES	26,041	40,166	14,125	40,105	14,063	41,904	80,332	38,428	72,644	30,740
TOTAL FEE FOR SERVICE	26,041	40,166	14,125	40,105	14,063	41,904	80,332	38,428	72,644	30,740
GUARDS - CONTRACTED SECURITY	17,240	0	-17,240	0	-17,240	17,240	0	-17,240	8,970	-8,270
SECURITY & MONITORING	1,368	2,322	954	27,251	25,883	1,878	4,644	2,766	5,251	3,374
SECURITY - CONTRACTED SERV	892	904	11	1,087	194	1,365	1,807	442	1,087	-278
SECURITY EQUIPMENT & MATERIALS	76,193	6,910	-69,283	28,011	-48,181	144,977	13,820	-131,156	32,152	-112,824
TOTAL SECURITY EXPENSE	95,693	10,136	-85,558	56,350	-39,343	165,459	20,271	-145,188	47,461	-117,998
TOTAL PROTECT SERVICE EXPENSES	121,734	50,302	-71,433	96,454	-25,280	207,363	100,603	-106,760	120,105	-87,258
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	23,836	7,462	-16,375	15,508	-8,328	23,836	14,923	-8,913	31,651	7,815
INSURANCE - PROPERTY	205	23,265	23,060	55,721	55,515	411	46,531	46,120	111,442	111,031
INSURANCE - WORKERS COMP	8,833	7,203	-1,630	9,447	614	17,708	14,406	-3,302	9,447	-8,261
ALLOC INSURANCE EXPENSES	0	175	175	155	155	0	349	349	310	310
TOTAL INSURANCE EXP	32,875	38,105	5,230	80,831	47,956	41,955	76,209	34,254	152,850	110,895
BAD DEBT EXPENSE	29,943	40,158	10,215	30,812	869	113,398	80,316	-33,082	77,741	-35,657
TOTAL BAD DEBT EXPENSE	29,943	40,158	10,215	30,812	869	113,398	80,316	-33,082	77,741	-35,657
TOTAL GENERAL EXPENSES	62,818	78,263	15,445	111,643	48,825	155,353	156,525	1,172	230,591	75,238
TOTAL OPERATING EXPENSES	1,976,757	1,482,153	-494,605	1,623,680	-353,077	3,558,662	2,964,305	-594,357	3,062,784	-495,879
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	2,639	2,856	217	2,507	-132	3,433	5,712	2,279	5,014	1,581
UTILITY REIMBURSEMENT	12,377	11,881	-496	13,337	960	26,992	23,762	-3,230	21,758	-5,234
TOTAL HAP EXPENSES	15,016	14,737	-279	15,844	828	30,425	29,474	-951	26,772	-3,653
DEPRECIATION EXPENSE	178,587	183,117	4,530	168,549	-10,037	356,888	366,233	9,345	337,098	-19,790
TOTAL DEPR & AMORT EXPENSE	178,587	183,117	4,530	168,549	-10,037	356,888	366,233	9,345	337,098	-19,790
TOTAL NON-OPERATING EXPENSES	193,603	197,854	4,251	184,393	-9,209	387,313	395,707	8,394	363,870	-23,443
TOTAL EXPENSES	2,170,360	1,680,006	-490,353	1,808,073	-362,286	3,945,975	3,36			

PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
NET OPERATING INCOME (LOSS)	-84,040	-205,921	121,881	-740,674	656,634	10,943	-411,843	422,786	-1,680,011	1,690,954
ADJUSTED NET OPERATING INCOME (LOSS)	94,547	-22,804	117,351	-572,125	666,672	367,831	-45,610	413,441	-1,342,913	1,710,744

Sec 8 HCV - After FMR 2016 (7fdshcv)
Budget Comparison
 Period = Feb 2025
 Book = Accrual ; Tree = ysi_is

	February 2025	Budget	Variance	February 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	0	0	0	930	-930	0	0	0	1,860	-1,860
FRAUD RECOVERY REVENUE	0	110	-110	0	0	150	221	-71	0	150
TOTAL TENANT REVENUES	0	110	-110	930	-930	150	221	-71	1,860	-1,710
HUD GRANTS AND SUBSIDY										
HOUSING ASST PAYMENTS	3,610,827	3,440,392	170,435	3,016,739	594,088	7,196,817	6,880,784	316,034	6,033,483	1,163,334
ONGOING ADMIN FEES EARNED	351,250	270,324	80,926	285,900	65,350	642,424	540,648	101,776	562,853	79,571
TOTAL HUD GRANTS AND SUBSIDY	3,962,077	3,710,716	251,361	3,302,639	659,438	7,839,241	7,421,431	417,810	6,596,336	1,242,905
TOTAL FEE REVENUE										
OTHER FEES FOR SERVICE	0	5,240	-5,240	0	0	0	10,480	-10,480	0	0
TOTAL FEE REVENUE	0	5,240	-5,240	0	0	0	10,480	-10,480	0	0
OTHER INCOME										
TOTAL OTHER INCOME	0	0	0	0	0	0	0	0	0	0
TOTAL REVENUES	3,962,077	3,716,066	246,011	3,303,569	658,508	7,839,391	7,432,132	407,259	6,598,196	1,241,195
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	95,310	112,237	16,927	104,199	8,888	158,531	224,474	65,943	182,468	23,937
TOTAL ADMIN SALARIES	95,310	112,237	16,927	104,199	8,888	158,531	224,474	65,943	182,468	23,937
AUDIT EXPENSE	0	2,733	-2,733	0	0	0	5,467	-5,467	13,325	-13,325
MANAGEMENT FEE	47,221	48,419	-1,198	47,907	686	94,799	96,838	-2,039	95,811	1,012
BOOKKEEPING FEE	29,513	30,262	-749	29,942	429	59,250	60,524	-1,274	59,882	632
TOTAL ADMINISTRATIVE FEE	76,734	81,414	4,680	77,849	1,115	154,049	162,829	8,780	169,019	14,970
ADMIN EMPLOYEE BENEFITS	1,442	575	-866	653	-788	1,261	1,151	-110	1,328	68
ER MEDICAL/DENTAL INS - ADMIN	23,749	26,879	-3,130	33,033	9,284	47,554	53,758	6,204	56,701	9,147
ER PENSION - ADMIN	4,921	6,173	-1,252	5,564	643	10,009	12,346	-2,338	10,444	435
ER TAXES-ADMIN	8,357	8,586	-229	8,468	111	14,122	17,172	-3,050	15,200	1,078
TOTAL ADMIN EMPLOYEE BENEFITS	38,470	42,214	3,744	47,719	9,249	72,946	84,427	11,481	83,674	10,728
TRAINING/CONFERENCE	0	385	-385	0	0	0	770	-770	0	0
STAFF MEETING/RETREAT	0	53	-53	0	0	0	106	-106	0	0
TRAVEL	0	82	-82	0	0	0	164	-164	0	0
MILEAGE	12	79	-67	0	-12	12	158	-146	0	-12
ADMIN VEHICLE - MTCE & REPAIR	0	18	-18	0	0	0	37	-37	129	-129
PAYROLL PROCESSING FEE	955	803	-152	1,048	93	1,793	1,605	-188	1,809	16
TELEPHONE	1,494	926	-568	790	-704	2,632	1,852	-781	790	-1,842
PRINTER SUPPLIES AND EXP	1,102	550	-553	519	-583	1,608	1,100	-509	731	-878
SOFTWARE EXP	29,881	9,222	-20,659	13,173	-16,708	30,156	18,444	-11,712	25,467	-4,688
OFFICE EXPENSE	0	21	-21	0	0	0	42	-42	0	0
OFFICE FURNISHINGS	0	194	-194	0	0	0	389	-389	0	0
POSTAGE	3,781	3,449	-332	3,750	-31	8,592	6,898	-1,694	8,406	-186
OFFICE SUPPLIES	2,960	1,200	-1,761	79	-2,881	3,524	2,399	-1,125	2,453	-1,071
OFFICE EQUIPMENT LEASES	772	490	-281	424	-348	1,281	981	-300	697	-583
COMPUTER EQUIPMENT	2,003	716	-1,287	504	-1,499	2,420	1,431	-989	1,436	-985
NETWORK COMMUNICATION	174	84	-90	0	-174	363	168	-195	88	-274
CABLE TV	11	10	-1	0	-11	28	19	-9	0	-28
EMPLOYEE HIRING & ADMIN EXP	0	73	-73	130	130	81	146	-65	164	83
CONSULTING	0	72	-72	0	0	0	144	-144	503	-503
BANK FEE	0	35	-35	39	39	71	71	0	-40	40
SECT 8 PORT OUT ADMIN FEES	2,587	0	-2,587	1,303	-1,284	4,443	0	-4,443	1,884	-2,559
LATE FEES	67	1,152	-1,085	65	-3	67	2,305	-2,237	65	-3
PROPERTY TAX	0	3	-3	0	0	0	6	-6	0	0
RENTAL EXPENSE	0	732	-732	0	0	1,115	1,463	-348	0	-1,115
IT SUPPORT - CONTR SERV	2,055	1,667	-388	1,787	-268	2,286	3,334	-1,048	3,581	-1,295
TOTAL OTHER ADMIN EXPENSES	47,854	22,015	-25,840	23,611	-24,243	60,401	44,029	-16,372	48,162	-12,239
TOTAL ADMINISTRATIVE EXPENSES	258,369	257,880	-489	253,377	-4,991	445,927	515,759	69,832	483,322	37,395
RESIDENT SERVICES EXPENSE	0	168	-168	0	0	0	336	-336	0	0
RESIDENT FUND - OTHER	0	283	-283	525	525	-2,100	566	-6,666	525	2,625
TOTAL RESIDENT FUND	0	451	451	525	525	-2,100	903	3,003	525	2,625
TOTAL OTHER RESIDENT SERVICES	0	451	451	525	525	-2,100	903	3,003	525	2,625
TOTAL RESIDENT SERVICE EXPENSES	0	451	451	525	525	-2,100	903	3,003	525	2,625
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	13,110	25,778	12,668	16,970	3,860	21,963	51,557	29,594	26,962	4,999
TOTAL MAINTENANCE SALARIES	13,110	25,778	12,668	16,970	3,860	21,963	51,557	29,594	26,962	4,999
ELECTRICAL MATERIALS	0	5	-5	0	0	0	10	-10	0	0
GASOLINE USAGE FOR MAINT VEHICLES	97	79	-18	0	-97	97	158	61	62	-35
MAINTENANCE MATERIALS	-37	0	37	0	37	-37	0	37	0	-37
TOTAL MAINTENANCE MATERIALS	60	84	24	0	-60	60	168	108	62	2
CLEANING - CONTRACTED SERV	-6	12	-18	0	6	-6	24	-29	0	6
VEHICLE MAINTENANCE & REPAIR	1,186	563	-624	716	-470	1,610	1,125	-485	1,232	-379
TOTAL MAINT SERVICES AND CONTRACT:	1,180	574	-606	716	-464	1,604	1,149	-455	1,232	-373
MAINTENANCE EMPLOYEE BENEFITS	188	73	-115	186	-2	369	146	-223	388	19
ER MED/DENTAL INS - MAINT	4,080	4,218	-138	3,831	-248	10,065	8,436	-1,629	7,466	-2,599
ER PENSION - MAINT	721	1,418	-697	933	212	1,464	2,836	-1,372	1,696	233
ER TAXES - MAINT	1,126	1,972	-846	1,409	-283	1,907	3,944	-2,037	2,284	-377
TOTAL MAINT EMPLOYEE BENEFITS	6,115	7,681	-1,566	6,360	245	13,805	15,362	-1,557	11,834	-1,971
TOTAL MAINTENANCE EXPENSES	20,465	34,117	13,652	24,047	3,582	37,432	68,235	30,803	40,090	2,658
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	2,209	177	-2,032	842	-1,367	2,209	354	-1,855	1,686	-523
INSURANCE - PROPERTY	0	0	0	272	272	0	0	0	544	-544
INSURANCE - WORKERS COMP	3,403	3,387	-16	4,056	653	7,150	6,774	-376	4,056	-3,094
TOTAL INSURANCE EXP	5,612	3,564	-2,048	5,170	-442	9,359	7,128	-2,231	6,286	-3,073
TOTAL GENERAL EXPENSES	5,612	3,564	-2,048	5,170	-442	9,359	7,128	-2,231	6,286	-3,073
TOTAL OPERATING EXPENSES	284,446	296,013	11,567	283,119	-1,327	490,618	592,025	101,408	530,223	39,606
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	3,499,136	3,254,638	-244,498	3,191,866	-307,270	7,087,576	6,509,277	-578,299	6,206,371	-881,205
HAP EXPENSE - PORTABLE	74,171	44,191	-29,980	25,309	-48,862	120,080	88,382	-31,698	30,151	-89,929
UTILITY REIMBURSEMENT	127,718	142,159	-14,441	148,512	20,794	262,222	284,318	-22,096	280,139	17,917
TOTAL HAP EXPENSES	3,701,025	3,440,989	-260,036	3,365,687	-335,338	7,469,878	6,881,978	-587,900	6,516,661	-953,217
DEPRECIATION EXPENSE	0	1,293	-1,293	1,292	1,292	0	2,585	-2,585	2,585	0
TOTAL DEPR & AMORT EXPENSE	0	1,293	-1,293	1,292	1,292	0	2,585	-2,585	2,585	2,585

TOTAL NON-OPERATING EXPENSES	3,701,025	3,442,281	-258,744	3,366,980	-334,045	7,469,878	6,884,563	-585,315	6,519,246	-950,632
TOTAL EXPENSES	3,985,471	3,738,294	-247,177	3,650,099	-335,372	7,960,496	7,476,588	-483,908	7,049,470	-911,026
NET OPERATING INCOME (LOSS)	-23,394	-22,228	-1,166	-346,530	323,136	-121,105	-44,456	-76,648	-451,274	330,169
ADJUSTED NET OPERATING INCOME (LOSS)	-23,394	-20,935	-2,459	-345,238	321,844	-121,105	-41,871	-74,063	-448,689	327,584

HIO, Inc. (7hioinc)
Budget Comparison
 Period = Feb 2025
 Book = Accrual ; Tree = ysl_is

	February 2025	Budget	Variance	February 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	51,577	49,130	2,447	60,409	-8,832	123,535	98,260	25,274	123,485	50
DWELLING RENTS SUBSIDY	34,414	28,030	6,384	32,701	1,714	68,023	56,060	11,962	68,845	-822
LATE FEES	25	1,747	-1,722	1,252	-1,227	2,684	3,494	-810	3,412	-728
LATE FEES (P-NOTES)	0	7	-7	0	0	0	15	-15	0	0
LEGAL FEES	350	52	298	-150	500	350	105	245	-150	500
MAINTENANCE FEES	4,385	3,286	1,099	790	3,595	9,119	6,572	2,547	1,580	7,539
OTHER TENANT REVENUE	208	169	39	218	-10	446	337	109	451	-5
FRAUD RECOVERY REVENUE	25	43	-18	25	0	25	86	-61	25	0
TOTAL TENANT REVENUES	90,985	82,465	8,520	95,245	-4,260	204,181	164,929	39,252	197,648	6,533
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	0	10,503	-10,503	0	0	0	21,006	-21,006	0	0
TOTAL HUD GRANTS AND SUBSIDY	0	10,503	-10,503	0	0	0	21,006	-21,006	0	0
INTEREST INCOME - RESTRICTED FUNDS	594	755	-161	695	-102	1,259	1,510	-251	1,437	-178
INT INCOME - RESTRICT FUNDS	594	755	-161	695	-102	1,259	1,510	-251	1,437	-178
OTHER INCOME										
NON-DWELLING RENTS	12,656	11,687	968	11,240	1,416	25,213	23,374	1,839	22,479	2,734
MISCELLANEOUS INCOME	25	11	14	0	25	25	22	3	0	25
COMMISSION INCOME	0	53	-53	237	-237	58	105	-48	701	-644
TOTAL OTHER INCOME	12,681	11,751	930	11,477	1,204	25,296	23,502	1,794	23,181	2,115
TOTAL REVENUES	104,259	105,473	-1,214	107,417	-3,158	230,736	210,947	19,790	222,266	8,470
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	9,118	5,648	-3,470	2,663	-6,456	15,185	11,296	-3,889	3,020	-12,165
ADMIN CASUAL LABOR	0	2	-2	0	0	0	4	4	0	0
TOTAL ADMIN SALARIES	9,118	5,650	-3,468	2,663	-6,456	15,185	11,300	-3,885	3,020	-12,165
AUDIT EXPENSE	0	315	-315	0	0	0	629	-629	1,361	1,361
MANAGEMENT FEE	13,708	7,009	-6,699	20,361	6,653	24,598	14,019	-10,580	30,930	6,332
BOOKKEEPING FEE	1,350	945	-405	2,745	1,395	2,722	1,890	-832	4,170	1,448
NIFA MONITORING FEE	0	592	-592	0	0	4,020	1,183	-2,837	4,020	0
TOTAL ADMINISTRATIVE FEE	15,058	8,861	-6,197	23,106	8,048	31,341	17,721	-13,620	40,481	9,140
ADMIN EMPLOYEE BENEFITS	477	177	-301	176	-301	479	353	-126	343	-136
ALLOC ADMIN EMP BENEFITS	244	0	-244	58	-187	258	0	-258	64	-193
ER MEDICAL/DENTAL INS - ADMIN	1,871	752	-1,119	675	-1,196	3,738	1,504	-2,234	2,888	-850
ER PENSION - ADMIN	96	311	-215	96	0	330	621	-291	192	-138
ER TAXES-ADMIN	815	432	-383	209	-606	1,391	864	-527	258	-1,134
TOTAL ADMIN EMPLOYEE BENEFITS	3,504	1,672	-1,832	1,213	-2,290	6,197	3,343	-2,853	3,746	-2,451
LEGAL SERVICES - OUTSIDE	378	64	-314	113	-265	566	129	-437	113	-453
TRAINING/CONFERENCE	0	0	0	0	0	0	0	0	0	0
STAFF MEETING/RETREAT	199	5	-194	0	-199	199	10	-189	0	-199
MILEAGE	0	0	0	0	0	12	0	-12	0	-12
ADMIN VEHICLE - FUEL	0	8	-8	0	0	0	16	-16	28	28
ADMIN VEHICLE - MTCE & REPAIR	0	38	-38	0	0	0	76	-76	0	0
MEMBERSHIPS	0	59	-59	300	300	0	118	-118	400	400
PAYROLL PROCESSING FEE	407	159	-249	236	-171	795	317	-478	405	-390
TELEPHONE	1,715	458	-1,258	286	-1,430	2,782	915	-1,867	712	-2,070
SAFETY EQUIPMENT/SUPPLIES	0	136	-136	0	0	0	272	-272	1,242	1,242
LEGAL SERVICES - INTERNAL	1,139	970	-169	0	-1,139	2,303	1,940	-363	1,508	-794
ALLOC INTERNAL LEGAL EXP	2,205	353	-1,852	0	-2,205	3,150	707	-2,443	0	-3,150
PRINTER SUPPLIES AND EXP	28	34	-6	19	-9	38	68	-30	19	-19
SOFTWARE EXP	1,667	377	-1,291	636	-1,032	2,037	753	-1,283	1,272	-765
OFFICE SUPPLIES	179	70	-109	50	-129	192	140	-52	50	-142
OFFICE EQUIPMENT LEASES	358	176	-182	161	-197	537	353	-184	161	-376
COMPUTER EQUIPMENT	64	192	-127	599	535	394	384	-10	605	211
NETWORK COMMUNICATION	1,854	454	-1,400	801	-1,052	2,209	908	-1,301	1,245	-964
ADVERTISING / NEWSPAPER ADS	0	6	-6	0	0	0	12	-12	0	0
EMPLOYEE HIRING & ADMIN EXP	0	22	-22	88	88	374	44	-330	124	-251
BANK FEE	0	443	-443	606	606	0	886	-886	1,151	1,151
LATE FEES	54	299	-245	52	-2	54	598	-544	52	-2
MISCELLANEOUS EXPENSE	0	-382	382	0	0	0	-764	764	0	0
PROPERTY TAX	0	2,736	-2,736	0	0	0	5,472	-5,472	0	0
RENTAL EXPENSE	0	567	-567	1,188	1,188	0	1,134	-1,134	-997	-997
IT SUPPORT - CONTR SERV	768	617	-151	750	-18	768	1,234	-466	1,636	869
PROFESSIONAL/CONTR SERV	0	10	-10	0	0	0	21	-21	51	51
TOTAL OTHER ADMIN EXPENSES	11,017	7,872	-3,145	5,885	-5,131	16,410	15,744	-666	9,779	-6,631
FEF FOR SERVICE	635	505	-130	3,890	3,255	1,270	1,011	-259	5,269	3,999
Tenant Restitution	500	0	-500	0	-500	500	0	-500	0	-500
TOTAL FEE FOR SERVICE	1,135	505	-630	3,890	2,755	1,770	1,011	-759	5,269	3,499
TOTAL ADMINISTRATIVE EXPENSES	39,831	24,559	-15,272	36,757	-3,075	70,902	49,119	-21,783	62,295	-8,607
RESIDENT SERVICES SALARIES										
RESIDENT SERVICE CASUAL LABOR	175	0	-175	0	-175	350	0	-350	0	-350
TOTAL RESIDENT SERV SALARIES	175	0	-175	0	-175	350	0	-350	0	-350
RELOCATION EXPENSES	0	0	0	0	0	6,244	0	-6,244	0	-6,244
TOTAL RELOCATION EXPENSE	0	0	0	0	0	6,244	0	-6,244	0	-6,244
RESIDENT SERVICES EXPENSE	267	0	-267	0	-267	267	0	-267	0	-267
TOTAL RESIDENT FUND	267	0	-267	0	-267	267	0	-267	0	-267
FRONT LINE SERVICE FEE	15,061	13,412	-1,649	12,936	-2,126	26,551	26,825	-274	23,843	-2,709
TOTAL FEE FOR SERVICE	15,061	13,412	-1,649	12,936	-2,126	26,551	26,825	-274	23,843	-2,709
TOTAL OTHER RESIDENT SERVICES	15,503	13,412	-2,091	12,936	-2,568	33,412	26,825	-6,587	23,843	-9,569
TOTAL RESIDENT SERVICE EXPENSES	15,503	13,412	-2,091	12,936	-2,568	33,412	26,825	-6,587	23,843	-9,569
UTILITY EXPENSES										
UTILITY - WATER	3,842	1,785	-2,058	2,630	-1,212	10,614	3,569	-7,045	5,469	-5,145
UTILITY - ELECTRIC	6,364	2,484	-3,880	5,531	-833	11,476	4,967	-6,509	13,761	2,284
UTILITY - GAS	2,911	659	-2,252	1,522	-1,389	6,268	1,318	-4,950	2,403	-3,865
UTILITY - SEWER	6,028	2,827	-3,201	4,456	-1,572	16,762	5,654	-11,109	9,209	-7,553
TOTAL UTILITY EXPENSES	19,145	7,754	-11,391	14,138	-5,007	45,121	15,508	-29,613	30,842	-14,278
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	21,141	12,095	-9,046	21,460	319	36,581	24,190	-12,391	38,960	2,379
MAINTENANCE CASUAL LABOR	0	0	0	6,663	6,663	0	0	0	10,996	10,996
ALLOC MAINT SALARIES	15,989	7,274	-8,715	3,388	-12,601	27,101	14,548	-12,553	6,056	-21,046
TOTAL MAINTENANCE SALARIES	37,131	19,369	-17,762	31,512	-5,619	63,682	38,738	-24,945	56,011	-7,671
APPLIANCES	6,603	1,794	-4,809	0	-6,603	6,603	3,588	-3,014	4	-6,599
DWELLING EQUIPMENT	0	0	0	0	0	174	0	-174	0	-174
PAINT	1,399	748	-650	401	-998	3,130	1,496	-1,634	719	-2,411
CLEANING SUPPLIES	1,144	34	-1,109	272	-872	1,144	69	-1,075	352	-791
HVAC MATERIALS	2,590	394	-2,197	1,466	-1,125	3,362	788	-2,574	1,895	-1,466

LANDSCAPING MATERIALS	0	76	76	0	0	0	152	152	0	0
PLUMBING MATERIALS	3,417	2,479	-938	2,011	-1,405	4,020	4,958	938	4,221	202
ELECTRICAL MATERIALS	39	297	258	164	125	39	593	554	717	678
GASOLINE USAGE FOR MAINT VEHICLES	867	303	-564	310	-557	1,588	606	-982	1,070	-517
PEST CONTROL SUPPLIES	0	39	39	153	153	0	78	78	327	327
MAINTENANCE TOOLS	673	317	-356	1,356	684	673	635	-38	1,356	684
MAINTENANCE MATERIALS	8,457	2,871	-5,587	4,742	-3,716	10,667	5,741	-4,926	6,031	-4,636
MAINTENANCE EQUIPMENT	0	30	30	0	0	32	60	28	97	65
TOTAL MAINTENANCE MATERIALS	25,189	9,382	-15,807	10,876	-14,313	31,431	18,764	-12,667	16,791	-14,640
ELEVATORS - CONTRACTED SERV	688	868	180	652	-36	1,126	1,736	610	1,304	178
HVAC - CONTRACTED SERV	383	1,195	812	1,809	1,426	8,911	2,390	-6,521	2,335	-6,576
LAWNS - CONTRACTED SERV	0	1,479	1,479	0	0	1,685	2,957	1,272	0	-1,685
MATS/UNIFORMS - CONTRACTED SVCE	344	90	-254	91	-253	797	181	-616	91	-705
PEST CONTROL - CONTRACTED SERV	1,870	360	-1,510	47	-1,823	4,930	721	-4,209	47	-4,883
SNOW REMOVAL - CONTRACTED SERV	0	481	481	4,425	4,425	1,440	962	-478	4,965	3,525
TRASH - CONTRACTED SERV	2,100	3,574	1,474	125	-1,975	3,746	7,148	3,403	6,348	2,602
LANDFILL FEES - CONTRACTED SERV	125	17	-108	50	-75	268	34	-234	54	-214
CLEANING - CONTRACTED SERV	6,145	2,582	-3,563	3,520	-2,625	10,775	5,164	-5,610	5,385	-5,390
PAINTING - CONTRACTED SERV	0	261	261	625	625	0	522	522	1,125	1,125
ARBORIST - CONTRACTED SERV	0	273	273	0	0	0	546	546	0	0
FLOORING REPL - CONTRACTED SERV	14,635	1,391	-13,243	1,310	-13,324	14,635	2,783	-11,852	4,901	-9,734
OUTDOOR CLEANING - CONTRACTED SERV	0	97	97	0	0	0	194	194	0	0
ELECTRICAL - CONTRACTED SERV	5,715	398	-5,317	433	-5,282	7,239	797	-6,442	433	-6,806
PLUMBING - CONTRACTED SERV	853	940	87	3,730	2,877	2,008	1,879	-129	4,544	2,536
ROOF REPAIRS - CONTRACTED SERV	3,280	22	-3,258	0	-3,280	3,480	44	-3,436	0	-3,480
EXTERIOR REPAIRS - CONTRACTED SERV	1,676	0	-1,676	0	-1,676	1,676	0	-1,676	0	-1,676
VEHICLE MAINTENANCE & REPAIR	1,622	279	-1,343	25	-1,597	1,880	559	-1,321	106	-1,773
WINDOWS/DOORS REPL - CONTRACTED SERV	2,601	1,205	-1,396	2,124	-477	2,860	2,409	-451	2,124	-736
VACANT TURNOVER - CONTRACTED SERV	0	298	298	0	0	0	597	597	0	0
INSPECTIONS - CONTRACTED SERV	1,580	477	-1,103	1,230	-350	4,308	953	-3,355	1,855	-2,453
INTERIOR REPAIRS - CONTRACTED SERV	0	280	280	0	0	0	559	559	0	0
Fire Safety - Contracted Services	2,486	1,680	-806	732	-1,753	3,333	3,360	28	2,110	-1,222
OTHER - OUTSIDE MAINT	6,600	0	-6,600	0	-6,600	6,600	0	-6,600	0	-6,600
ALLOC INSPECTIONS EXPENSE	0	307	307	0	0	0	613	613	0	0
TOTAL MAINT SERVICES AND CONTRACTS	52,703	18,555	-34,148	20,929	-31,774	81,697	37,109	-44,588	37,728	-43,970
MAINTENANCE EMPLOYEE BENEFITS	-1	0	1	-1	1	-3	0	3	-1	3
ALLOC MAINT EMP BENEFITS	5,638	2,925	-2,713	1,149	-4,489	11,329	5,850	-5,479	2,437	-8,893
ER MED/DENTAL INS - MAINT	6,007	5,641	-366	6,974	967	11,935	11,283	-652	9,555	-2,381
ER PENSION - MAINT	649	665	166	966	317	1,447	1,330	-117	1,870	423
ER TAXES - MAINT	1,863	925	-938	1,706	-158	3,298	1,851	-1,448	3,181	-117
TOTAL MAINT EMPLOYEE BENEFITS	14,156	10,157	-3,999	10,793	-3,363	28,006	20,314	-7,692	17,042	-10,964
TOTAL MAINTENANCE EXPENSES	129,178	57,463	-71,716	74,110	-55,069	204,816	114,925	-89,891	127,572	-77,245
PROTECTIVE SERVICE EXPENSES										
FRONT LINE SERVICE FEES	11,060	4,161	-6,899	3,633	-7,427	18,921	8,321	-10,600	6,379	-12,541
TOTAL FEE FOR SERVICE	11,060	4,161	-6,899	3,633	-7,427	18,921	8,321	-10,600	6,379	-12,541
GUARDS - CONTRACTED SECURITY	18,471	42	-18,429	574	-17,897	18,471	84	-18,386	574	-17,897
SECURITY & MONITORING	0	408	408	2,582	2,582	0	816	816	2,657	2,657
SECURITY EQUIPMENT & MATERIALS	8,708	702	-8,007	695	-8,013	12,353	1,404	-10,949	1,535	-10,817
TOTAL SECURITY EXPENSE	27,179	1,152	-26,027	3,852	-23,327	30,824	2,304	-28,520	4,767	-26,057
TOTAL PROTECT SERVICE EXPENSES	38,239	5,313	-32,926	7,485	-30,754	49,744	10,625	-39,119	11,146	-38,598
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	6,119	1,799	-4,320	6,161	41	8,746	3,598	-5,148	12,296	3,549
INSURANCE - PROPERTY	13,466	14,854	1,387	52,996	39,530	26,933	29,708	2,775	105,993	79,060
INSURANCE - WORKERS COMP	1,465	692	-774	885	-580	3,001	1,383	-1,618	885	-2,116
TOTAL INSURANCE EXP	21,051	17,345	-3,707	60,042	38,991	38,680	34,689	-3,991	119,174	80,494
BAD DEBT EXPENSE	11,547	6,651	-4,896	5,871	-5,677	12,742	13,303	561	9,440	-3,302
TOTAL BAD DEBT EXPENSE	11,547	6,651	-4,896	5,871	-5,677	12,742	13,303	561	9,440	-3,302
TOTAL GENERAL EXPENSES	32,599	23,996	-8,603	65,913	33,315	51,422	47,992	-3,430	128,614	77,192
TOTAL OPERATING EXPENSES	274,496	132,497	-141,999	211,338	-63,157	455,417	264,994	-190,423	384,311	-71,106
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	-23	195	218	664	687	-23	391	414	1,328	1,351
UTILITY REIMBURSEMENT	5,473	3,736	-1,737	4,204	-1,269	10,415	7,473	-2,942	7,074	-3,341
TOTAL HAP EXPENSES	5,450	3,932	-1,518	4,868	-582	10,392	7,864	-2,528	8,402	-1,990
DEPRECIATION EXPENSE	55,450	50,135	-5,315	58,443	2,992	110,819	100,270	-10,550	116,885	6,066
TOTAL DEPR & AMORT EXPENSE	55,450	50,135	-5,315	58,443	2,992	110,819	100,270	-10,550	116,885	6,066
TOTAL NON-OPERATING EXPENSES	60,900	54,067	-6,834	63,311	2,410	121,211	108,133	-13,078	125,287	4,076
TOTAL EXPENSES	335,396	186,564	-148,832	274,649	-60,747	576,628	373,127	-203,501	509,598	-67,030
TRANSFERS BET PROGRAMS & PROJECTS - IN	29,889	40,396	-10,507	117,350	-87,461	59,778	80,792	-21,014	148,984	-89,206
TOTAL TRANSFERS	-29,889	-40,396	-10,507	-117,350	-87,461	-59,778	-80,792	-21,014	-148,984	-89,206
NET OPERATING INCOME (LOSS)	-201,248	-40,694	-160,554	-49,882	-151,366	-286,114	-81,388	-204,726	-138,348	-147,766
ADJUSTED NET OPERATING INCOME (LOSS)	-145,798	9,441	-155,239	8,561	-154,359	-175,295	18,882	-194,177	-21,463	-153,832

Budget Comparison

Period = Feb 2025

Book = Accrual ; Tree = ysl_is

	February 2025	Budget	Variance	February 2024	Change	YTD 2025	Budget	Variance	YTD 2024	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	0	0	0	0	0	280	0	280	368	-88
DWELLING RENTS SUBSIDY	0	0	0	0	0	1,809	0	1,809	6,792	-4,983
LEGAL FEES	5,455	3,584	1,871	0	5,455	15,363	7,167	8,196	0	15,363
TOTAL TENANT REVENUES	5,455	3,584	1,871	0	5,455	17,452	7,167	10,285	7,160	10,292
TOTAL FEE REVENUE										
MANAGEMENT FEE	216,798	176,765	40,033	180,496	36,302	398,647	353,529	45,117	360,818	37,829
BOOKKEEPING FEE	47,708	47,701	7	48,810	-1,102	95,978	95,401	576	97,402	-1,425
FRONT LINE SERVICE FEE	218,226	227,244	-9,018	199,810	18,415	378,401	454,488	-76,087	366,054	12,347
FRONT LINE SERVICE FEE (IT)	6,881	6,892	-11	42,160	-35,279	13,762	13,784	-22	57,110	-43,348
TOTAL FEE REVENUE	489,612	458,601	31,011	471,276	18,336	886,787	917,203	-30,415	881,385	5,402
OTHER GOVT GRANTS/DONATIONS	0	168,274	-168,274	0	0	0	336,547	-336,547	0	0
TOTAL OTHER GOVT GRANTS DONATIONS	0	168,274	-168,274	0	0	0	336,547	-336,547	0	0
INVESTMENT INCOME										
INTEREST INCOME - MAIN	29	34	-5	31	-2	61	68	-7	67	-6
TOTAL INTEREST INCOME - MAIN	29	34	-5	31	-2	61	68	-7	67	-6
INTEREST INCOME - OTHER	0	596	-596	0	0	0	1,193	-1,193	0	0
TOTAL NON-CASH INT INCOME (HIO)	0	596	-596	0	0	0	1,193	-1,193	0	0
OTHER INCOME										
COMMISSION INCOME	27	51	-24	63	-36	27	102	-75	168	-141
MISCELLANEOUS GRANT REVENUE	0	7,000	-7,000	0	0	0	14,000	-14,000	0	0
TOTAL OTHER INCOME	27	7,051	-7,024	63	-36	27	14,102	-14,075	168	-141
TOTAL REVENUES	495,123	638,140	-143,017	471,370	23,753	904,328	1,276,280	-371,952	888,780	15,548
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	330,267	351,395	21,128	307,903	-22,364	547,105	702,790	155,685	541,932	-5,173
ADMIN CASUAL LABOR	17,460	32,117	14,656	0	-17,460	16,607	64,234	47,627	0	-16,607
ALLOC ADMIN SALARIES	-21,122	0	21,122	-3,714	17,409	-42,626	0	42,626	-32,232	10,394
TOTAL ADMIN SALARIES	326,605	383,512	56,907	304,190	-22,415	521,085	767,024	245,938	509,700	-11,385
AUDIT EXPENSE	0	713	-713	0	0	0	1,427	-1,427	3,228	-3,228
TOTAL ADMINISTRATIVE FEE	0	713	-713	0	0	0	1,427	-1,427	3,228	-3,228
ADMIN EMPLOYEE BENEFITS	5,373	2,477	-2,896	2,812	-2,562	5,733	4,954	-779	5,148	-585
ALLOC ADMIN EMP BENEFITS	0	0	0	-1,182	1,182	0	0	0	-2,384	-2,384
ER MEDICAL/DENTAL INS - ADMIN	80,128	78,193	-1,935	74,573	-5,555	161,720	156,387	-5,334	149,601	-12,119
ER PENSION - ADMIN	16,271	19,327	3,056	15,331	-940	32,637	38,654	6,017	30,664	-1,972
ER TAXES-ADMIN	27,831	26,882	-949	24,203	-3,628	47,263	53,763	6,500	44,522	-2,741
TOTAL ADMIN EMPLOYEE BENEFITS	129,603	126,879	-2,724	115,736	-13,867	247,354	253,758	6,404	227,551	-19,802
LEGAL SERVICES - OUTSIDE	15,489	9,442	-6,047	13,010	-2,479	38,634	18,883	-19,750	19,995	-18,638
TRAINING/CONFERENCE	1,082	3,950	2,868	1,750	668	1,181	7,901	6,720	4,480	3,299
STAFF MEETING/RETREAT	141	150	9	0	-141	582	299	-282	594	13
TRAVEL	1,166	334	-831	0	-1,166	1,166	669	-497	0	-1,166
MILEAGE	0	258	258	88	88	326	517	190	144	-182
ADMIN VEHICLE - FUEL	0	4	4	30	30	0	9	9	30	30
ADMIN VEHICLE - MTCE & REPAIR	0	2	2	0	0	0	4	4	15	15
PUBLICATIONS	0	110	110	309	309	0	220	220	309	309
MEMBERSHIPS	3,609	2,319	-1,290	104	-3,505	5,775	4,637	-1,138	306	-5,468
PAYROLL PROCESSING FEE	3,195	2,322	-873	2,774	-421	5,945	4,644	-1,300	5,032	-912
TELEPHONE	8,896	9,421	525	3,614	-5,282	12,809	18,842	6,034	5,688	-7,121
SAFETY EQUIPMENT/SUPPLIES	1,513	0	-1,513	0	-1,513	1,513	0	-1,513	0	-1,513
LEGAL SERVICES - INTERNAL	0	1	1	0	0	0	2	2	0	0
PRINTER SUPPLIES AND EXP	2,305	1,035	-1,270	821	-1,484	3,076	2,070	-1,006	1,930	-1,146
SOFTWARE EXP	20,231	2,745	-17,486	5,515	-14,716	22,512	5,491	-17,021	7,976	-14,536
OFFICE FURNISHINGS	6,837	876	-5,961	0	-6,837	7,594	1,751	-5,843	0	-7,594
OFFICE FURNISHINGS	514	490	-24	0	-514	631	980	349	2,376	1,746
POSTAGE	2,360	2,492	131	2,760	400	5,370	4,983	-387	5,760	390
OFFICE SUPPLIES	3,366	2,105	-1,261	1,894	-1,471	5,875	4,210	-1,665	3,815	-2,060
OFFICE EQUIPMENT LEASES	1,926	1,779	-147	1,565	-361	3,000	3,559	559	2,462	-538
COMPUTER EQUIPMENT	12,717	4,858	-7,859	3,333	-9,384	14,696	9,717	-4,979	8,865	-5,830
NETWORK COMMUNICATION	4,050	2,059	-1,991	1,922	-2,128	5,546	4,118	-1,428	2,860	-2,686
ADVERTISING /NEWSPAPER ADS	847	157	-690	90	-757	965	314	-651	90	-875
CABLE TV	34	-22	-56	0	-34	88	-44	-132	0	-88
EMPLOYEE HIRING & ADMIN EXP	1,842	3,151	1,309	5,779	3,936	4,074	6,303	2,229	5,921	1,847
CONSULTING	2,159	12,159	10,000	41,151	38,992	9,795	24,318	14,523	25,546	15,751
BANK FEE	3,386	158	-3,228	-69	-3,455	6,416	316	-6,101	1,955	-4,462
LATE FEES	551	2,170	1,619	129	-422	936	4,341	3,405	129	-807
MISCELLANEOUS EXPENSE	-27,111	411	27,522	14	27,125	-20,531	822	21,353	-486	20,045
FEES - PERMITS	0	349	349	2,092	2,092	5	698	693	2,092	2,087
PROPERTY TAX	0	33	33	0	0	0	66	66	0	0
RENTAL EXPENSE	1,992	960	-1,032	669	-1,323	8,799	1,920	-6,879	669	-8,131
IT SUPPORT - CONTR SERV	8,267	8,761	494	8,279	12	21,750	17,522	-4,228	16,419	-5,332
TOTAL OTHER ADMIN EXPENSES	81,365	75,041	-6,324	97,624	16,259	168,527	150,082	-18,445	124,973	-43,555
TOTAL ADMINISTRATIVE EXPENSES	537,573	586,145	48,572	517,550	-20,023	936,967	1,172,290	235,324	865,452	-71,515
RELOCATION EXPENSES	34,802	75,966	41,164	21,288	-13,515	101,636	151,933	50,296	100,500	-1,136
RELOCATION - MOVING EXPENSE	237	260	23	115	-122	387	519	132	115	-272
TOTAL RELOCATION EXPENSE	35,039	76,226	41,187	21,403	-13,637	102,023	152,452	50,429	100,615	-1,408
YOUTH ACTIVITIES										
TOTAL YOUTH ACTIVITIES	0	0	0	0	0	400	0	-400	0	-400
RESIDENT SERVICES EXPENSE	641	8,064	7,424	0	-641	696	16,129	15,433	0	-696
RESIDENT SERVICES EVENTS & ACTIVITIES	0	-2	-2	0	0	0	-4	-4	0	0
RESIDENT FUND - STIPENDS	2,625	4,080	1,455	1,940	-684	2,625	8,161	5,536	4,066	1,440
RESIDENT FUND - OTHER	0	2,429	2,429	2,803	2,803	0	4,858	4,858	2,803	2,803
TOTAL RESIDENT FUND	3,266	14,572	11,306	4,744	1,478	3,321	29,144	25,823	6,869	3,548
TOTAL OTHER RESIDENT SERVICES	38,305	90,798	52,493	26,146	-12,159	105,744	181,596	75,852	107,484	1,740
TOTAL RESIDENT SERVICE EXPENSES	38,305	90,798	52,493	26,146	-12,159	105,744	181,596	75,852	107,484	1,740
UTILITY EXPENSES										
UTILITY - WATER	382	115	-267	82	-301	534	230	-304	162	-372
UTILITY - ELECTRIC	6,719	4,296	-2,423	6,011	-708	12,907	8,592	-4,315	11,009	-1,898
UTILITY - SEWER	529	166	-363	135	-393	753	332	-421	273	-479
TOTAL UTILITY EXPENSES	7,630	4,577	-3,053	6,229	-1,401	14,193	9,154	-5,040	11,444	-2,749
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	144	0	-144	0	-144	144	0	-144	-382	-526
ALLOC MAINT SALARIES	0	337	337	8	8	286	675	389	312	26
TOTAL MAINTENANCE SALARIES	144	337	193	8	-136	431	675	244	-70	-501
APPLIANCES	0	16	16	0	0	0	33	33	0	0

PAINT	0	16	16	0	0	115	32	-84	34	-82
CLEANING SUPPLIES	533	661	128	912	378	1,080	1,323	242	1,061	-19
HVAC MATERIALS	1,676	0	-1,676	0	-1,676	1,676	0	-1,676	0	-1,676
PLUMBING MATERIALS	0	215	215	173	173	0	430	430	173	173
ELECTRICAL MATERIALS	0	373	373	0	0	0	747	747	0	0
GASOLINE USAGE FOR MAINT VEHICLES	0	9	9	0	0	72	17	-55	0	-72
PEST CONTROL SUPPLIES	0	0	0	2	2	0	0	0	2	2
MAINTENANCE TOOLS	0	6	6	0	0	0	11	11	0	0
MAINTENANCE MATERIALS	-626	620	1,246	52	678	-625	1,241	1,866	52	677
Early Pay Discount	0	-2,568	-2,568	0	0	0	-5,137	-5,137	0	0
TOTAL MAINTENANCE MATERIALS	1,584	-652	-2,235	1,138	-446	2,319	-1,303	-3,622	1,321	-998
ELEVATORS - CONTRACTED SERV	180	326	146	126	-54	35	651	616	252	217
HVAC - CONTRACTED SERV	1,993	1,049	-944	1,757	-236	1,993	2,098	105	2,233	240
LAWNS - CONTRACTED SERV	0	22	22	0	0	0	44	44	0	0
MATS/UNIFORMS - CONTRACTED SVCE	265	61	-204	0	-265	383	123	-260	0	-383
PEST CONTROL - CONTRACTED SERV	0	0	0	0	0	0	0	0	0	0
TRASH - CONTRACTED SERV	446	513	66	800	354	879	1,025	147	1,481	602
CLEANING - CONTRACTED SERV	6,185	2,573	-3,612	4,170	-2,015	7,020	5,146	-1,874	6,370	-650
FLOORING REPL - CONTRACTED SERV	0	93	93	0	0	0	186	186	0	0
ELECTRICAL - CONTRACTED SERV	0	2,026	2,026	0	0	0	4,052	4,052	2,816	2,816
PLUMBING - CONTRACTED SERV	0	74	74	0	0	0	147	147	0	0
EXTERIOR REPAIRS - CONTRACTED SERV	3,233	0	-3,233	0	-3,233	3,233	0	-3,233	0	-3,233
VEHICLE MAINTENANCE & REPAIR	811	1,126	315	1,299	488	1,453	2,252	799	2,697	1,244
WINDOWS/DOORS REPL - CONTRACTED SERV	4,780	31	-4,749	0	-4,780	4,780	62	-4,718	0	-4,780
Fire Safety - Contracted Services	0	124	124	0	0	280	247	-33	158	-122
TOTAL MAINT SERVICES AND CONTRACTS	17,894	8,017	-9,877	8,152	-9,741	20,055	16,034	-4,021	16,007	-4,048
ALLOC MAINT EMP BENEFITS	0	121	121	4	4	160	242	82	154	-6
ER MED/DENTAL INS - MAINT	-8	0	8	4,464	4,472	-8	0	8	8,928	8,936
ER PENSION - MAINT	8	0	-8	0	-8	8	0	-8	0	-8
ER TAXES - MAINT	11	0	-11	0	-11	11	0	-11	-31	-42
TOTAL MAINT EMPLOYEE BENEFITS	11	121	110	4,468	4,457	171	242	71	9,052	8,881
TOTAL MAINTENANCE EXPENSES	19,632	7,824	-11,809	13,767	-5,866	22,976	15,648	-7,328	26,309	3,333
PROTECTIVE SERVICE EXPENSES										
PROTECTIVE SERVICE SALARIES										
SECURITY SALARY	21,256	25,366	4,110	14,992	-6,264	34,672	50,733	16,060	26,313	-8,259
TOTAL PROTECTIVE SERV SALARIES	21,256	25,366	4,110	14,992	-6,264	34,672	50,733	16,060	26,313	-8,359
SECURITY & MONITORING	0	581	581	0	0	4,984	1,162	-3,822	210	-4,774
SECURITY - CONTRACTED SERV	105	15	-90	0	-105	105	31	-74	0	-105
SECURITY EQUIPMENT & MATERIALS	480	727	247	3,942	3,462	480	1,455	975	3,972	3,492
TOTAL SECURITY EXPENSE	585	1,324	739	3,942	3,357	5,569	2,648	-2,921	4,182	-1,387
ER MEDICAL/DENTAL INS - SECURITY	907	2,685	1,777	4,870	3,963	1,815	5,370	3,555	9,484	7,669
ER PENSION - SECURITY	1,018	1,395	377	604	-415	2,055	2,790	736	1,284	-771
ER TAXES - SECURITY	2,018	1,941	-77	1,249	-768	3,323	3,881	558	2,228	-1,095
TOTAL SECURITY EMPLOYEE BENEFITS	3,944	6,020	2,077	6,723	2,780	7,192	12,041	4,849	12,995	5,803
TOTAL PROTECT SERVICE EXPENSES	25,785	32,711	6,926	25,657	-128	47,434	65,421	17,988	43,490	-3,944
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	9,799	3,209	-6,590	3,463	-6,336	13,814	6,418	-7,396	6,950	-6,863
INSURANCE - PROPERTY	0	0	0	2,164	2,164	0	0	0	4,328	4,328
INSURANCE - WORKERS COMP	10,336	9,311	-1,025	10,816	480	21,516	18,622	-2,894	10,816	-10,700
ALLOC INSURANCE EXPENSES	0	-175	-175	-155	-155	0	-349	-349	-310	-310
TOTAL INSURANCE EXP	20,135	12,345	-7,789	16,288	-3,847	35,330	24,691	-10,639	21,784	-13,546
BAD DEBT EXPENSE	0	0	0	545	545	0	0	0	545	545
TOTAL BAD DEBT EXPENSE	0	0	0	545	545	0	0	0	545	545
CLOSING COSTS	0	19	19	0	0	0	37	37	0	0
MORTGAGE INTEREST	6,220	5,854	-366	6,222	2	12,263	11,708	-554	12,059	-204
TOTAL LOAN INTEREST	6,220	5,854	-366	6,222	2	12,263	11,708	-554	12,059	-204
TOTAL GENERAL EXPENSES	26,355	18,218	-8,137	23,055	-3,301	47,593	36,436	-11,156	34,388	-13,205
TOTAL OPERATING EXPENSES	655,280	740,273	84,992	612,403	-42,877	1,174,906	1,480,545	305,639	1,088,567	-86,339
NON-OPERATING EXPENSES										
DEPRECIATION EXPENSE	12,598	14,030	1,432	19,265	6,667	25,196	28,061	2,865	38,530	13,333
TOTAL DEPR & AMORT EXPENSE	12,598	14,030	1,432	19,265	6,667	25,196	28,061	2,865	38,530	13,333
TOTAL NON-OPERATING EXPENSES	12,598	14,030	1,432	19,265	6,667	25,196	28,061	2,865	38,530	13,333
TOTAL EXPENSES	667,878	754,303	86,425	631,668	-36,210	1,200,102	1,508,606	308,504	1,127,096	-73,006
TRANSFERS BET PROGRAMS & PROJECTS - IN	0	63,333	-63,333	717,320	-717,320	0	126,667	-126,667	717,320	-717,320
TOTAL TRANSFERS	0	-63,333	-63,333	-717,320	-717,320	0	-126,667	-126,667	-717,320	-717,320
NET OPERATING INCOME (LOSS)	-172,755	-52,830	-119,926	557,023	-729,778	-295,774	-105,659	-190,115	479,004	-774,779
ADJUSTED NET OPERATING INCOME (LOSS)	-160,157	-38,800	-121,357	576,288	-736,445	-270,578	-77,598	-192,980	517,534	-788,112

6.7. Development







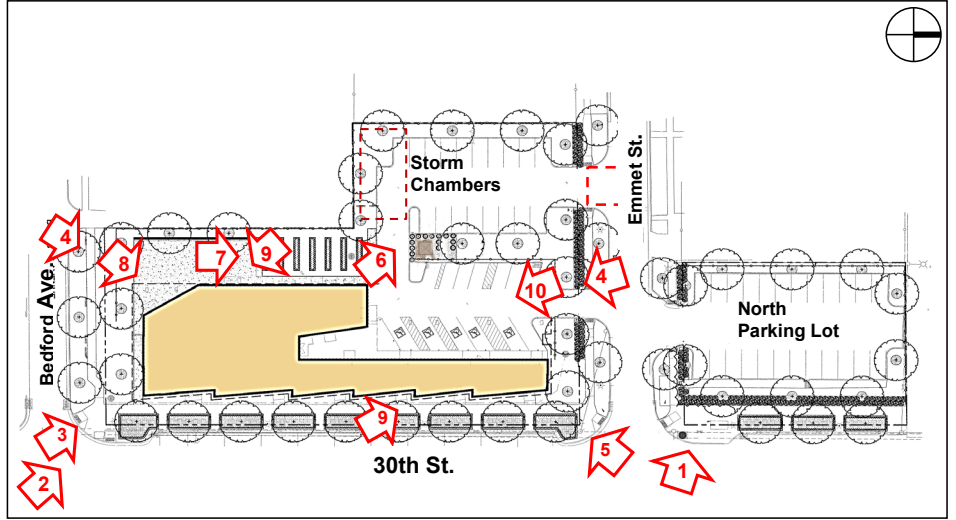






1 North parking lot, Looking west

Site Plan



2 Rendering

Southeast corner, Looking northwest



3 Southeast corner, Looking northwest

Framing & Sheathing complete



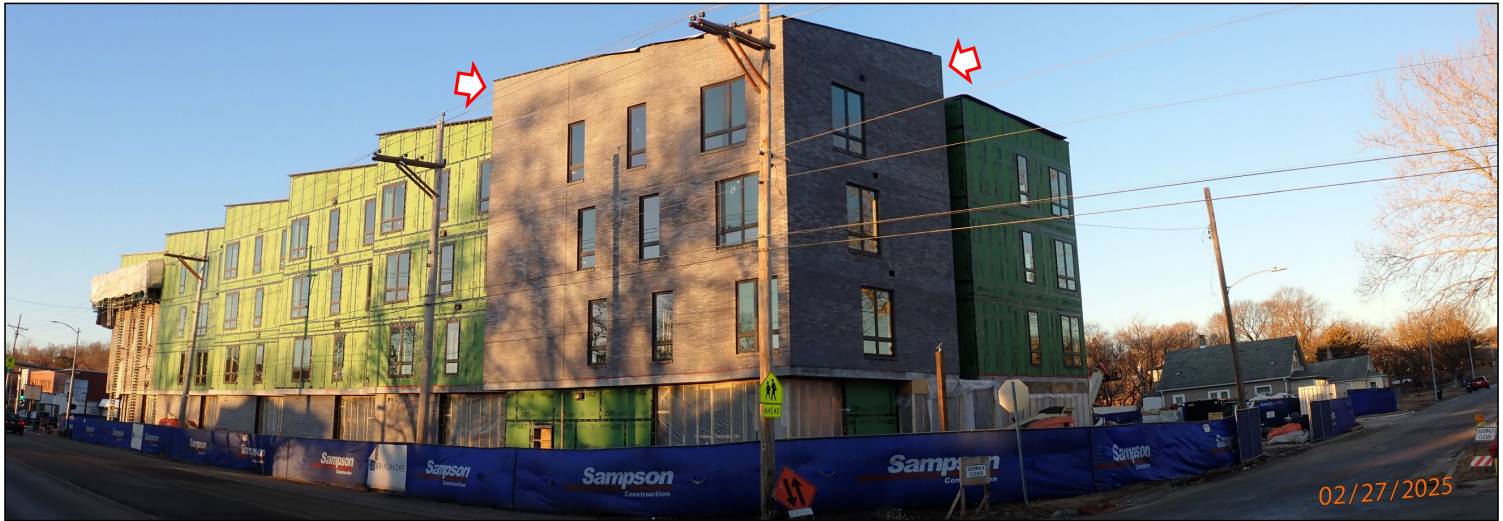
4 Southwest corner, Looking northeast

Roofing & Windows near complete



5 Northeast corner, Looking southwest

Masonry brick underway



6 West side, Grading over storm chambers complete

Mortar mix, Concrete & Roof insulation materials



7 West garden area, Grading complete

South side, Looking north



8 Southwest corner, Looking northeast

Storefront glass & Masonry brick underway



9 East & West sides, Masonry brick underway



10 1st Fl., Parking garage, Slab pour prep

Northwest side, Looking southeast



11 1st Fl., Lobby & Community area, Slab pour prep

East side, Looking west



12 1st Fl., Lobby, Community & Fitness areas

MEP & Metal framing underway



13 1st Fl., Elevator shaft



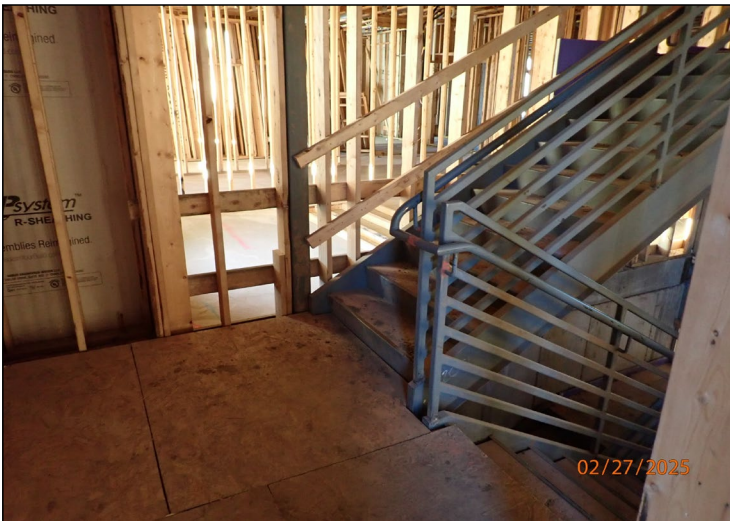
Storm shelter



14 1st Fl., East tenant spaces, Slabs poured



15 2nd Fl., Stairwell



Corridor, Drywall materials on site



16 2nd Fl., Units



Fire sprinkler pipe materials on site



17 2nd Fl., Bathroom plumbing rough-in



Electrical room



18 3rd Fl., Stairwell



Elevator shaft



19 3rd Fl., Corridors



20 3rd Fl., Units

HVAC duct underway



21 3rd Fl., Bathroom plumbing rough-in underway

Laundry



22 3rd Fl., Electrical panel



4th Fl., Stairwell



23 4th Fl., Elevator shaft, Insulation started



Roof piping installation underway



24 4th Fl., Corridor & Drywall materials



Unit, MEP underway



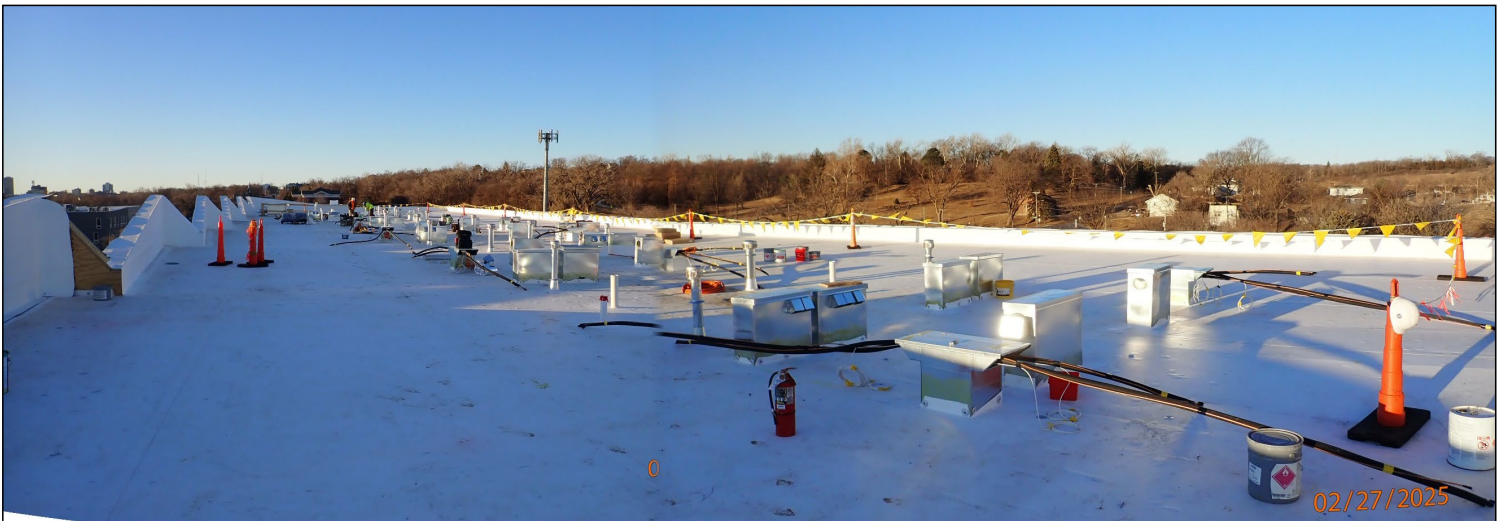
22 4th Fl., Bathroom plumbing rough-in



Water heater closet piping installation underway



23 Roof-top, Membrane roofing underway



Northeast corner, Looking southwest

24 Roof-top, HVAC installation underway



Southwest corner, Looking northeast

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen, General Counsel
Date: March 28, 2025
Re: Development Report

Choice Neighborhoods Implementation Grant – Spencer Homes

Construction of MLK Square is anticipated to be completed in the next 90 days. Building plans are on file with OHA staff and available upon request. A progress rendering is attached to this report.

Malcom's Place is currently being leased and OHA staff have been coordinating with Spencer tenants who are interested in returning.

OHA staff has been meeting to discuss the OHA community space at Malcom's Place. Certain OHA staff will have a presence at the community space to engage with tenants and the meeting space will be available to community groups and non-profit organizations.

Choice Neighborhood Implementation Grant – Southside

Construction is progressing on the first phase of the Southside Terrace redevelopment. 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 May 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 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. Updated renderings are attached.

Design work for Phase 3 is progressing. This Phase received 4% LIHTC award.

Scattered Site Housing and Chambers Court

Applications are pending with HUD for disposition of scattered site housing through sale or PBV conversion and sale of Chambers Court. OHA staff has been disappointed by HUD's progress on granting these dispositions. The Chambers Court application has been pending since June 2024.

Tower Repositioning Planning

Planning for renovation and preservation for OHA's public housing towers through a variety of HUD redevelopment tools has started with OHA's RAD consultant, AH Forward, and development partner, Brinshore. OHA staff intends to present the board with 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 the project received a 4% LIHTC award. OHA staff have started due diligence work on a Florence Tower RAD conversion that will follow Pine Tower.

6.8. Procurement/Contracting/Capital Budgets

Procurement Monthly Report – April 2025

General Updates

- OHA has published three solicitations on our new procurement platform, Ion Wave. This system, also in use by the City of Omaha and Douglas County, moves OHA’s procurement activities entirely online. It is expected to improve staff efficiency, process transparency and accountability, and vendor responsiveness.

<i>SOLICITATION ACTIVITY as of 3/24/2025</i>			
Project	Type	Status	Anticipated BOC Month
Insurance Brokerage - Employee benefits	RFP	Published	May
Insurance Brokerage - Multiple Lines	RFP	Published	May
Independent Entity Services	RFP	Published	May

<i>CONTRACT ACTIVITY</i>			
Project	Vendor	Action	MBE/WBE/Section 3
KJ Shower Replacement	Future Construction	Increase of \$100,000	MBE/WBE

<i>NEW PROCUREMENTS OVER \$30K</i>			
Project	Vendor	Amount	MBE/WBE/Section 3
None			

<i>PROJECTS OVER \$50K UTILIZING EXISTING CONTRACTS</i>			
Project	Vendor	Contract	Amount
Crown Unit Renovation	Jensen Enterprises	23-CONSTRUCTION-83F	\$68,590

Capital Improvements Monthly Report – April 2025

General Updates

- All grant obligation and expenditure deadlines are on track
- OHA is attempting to apply for an Emergency Safety and Security Grant (ESSG), which is a special capital grant intended to fund safety-related improvements.
- Project planning and procurement activity is light; potential 2025 projects will depend on resources and development priorities

Capital Funds Project Status update as of 03/27/2025

Project	Comments
<i><u>COMPLETED</u></i>	
Code/safety updates (GFCI, detectors)	Completed March 2025
Cherry Tree entry door replacement	Completed March 2025
<i><u>IN PROGRESS</u></i>	
SCNE/SCNW lead hazard repairs	Estimated completion April 2025
Site drainage A&E	Estimated completion April 2025
Key management system	Estimated completion May 2025
Lead risk assessments	Estimated completion June 2025
Crown Unit Renovation	Estimated completion June 2025
Park South Tower window replacements	Estimated completion Fall 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	Researching - must be done every five years
Fire alarm panel replacements	A&E Services required prior to solicitation
Alamo lead paint remediation	Planning
Multifamily exterior repairs	Planning
Park South, Jackson boiler replacement	If repair not possible, we will need to plan for replacement

Capital Funds Grant Status Update as of 03/24/2025

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	\$665,097	100.77%	\$682,852	103.46%	Obligation complete, expending
2022	Formula	\$7,114,398	5/12/2022	5/11/2024	5/11/2026	\$7,057,612	99.20%	\$7,080,759	99.53%	Obligation complete, expending
2022	JT At Risk	\$2,145,000	2/8/2023	1/29/2025	1/29/2027	\$7,057,612	99.20%	\$7,080,759	99.53%	Obligation complete, expending
2023	Formula	\$7,173,205	2/17/2023	2/16/2025	2/16/2027	\$4,789,529	66.77%	\$7,222,419	100.69%	Obligation complete, expending
2024	Formula	\$7,433,097	5/6/2024	5/6/2026	5/6/2028	\$2,996,263	40.31%	\$4,830,318	64.98%	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

6.9. Human Resources

Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: March 20, 2025

Re: Staffing Report Summary February 13, 2025 – March 20, 2025

Total Open Positions 6

Position(s)	Number of Positions Open	Department	Status
Assistant Property Manager	1	Property Management	Interviewing
Public Safety Dispatcher – PT	1	Public Safety	Interviewing
Assistant Director of Facilities Operations	1	Property Management	Interviewing
Housing Compliance Specialist	1	Compliance	Interviewing
Quality Control Specialist	1	Compliance	Interviewing
Procurement Manager	1	Capital Improvements	Interviewing

Total New Hires 9

Title	Number of Positions Filled	Department/Location
Maintenance Manager	2	Property Management
Housing Specialist	4	Housing Choice Voucher
Project Based Voucher Program Manager	1	Housing Choice Voucher
Housing Compliance Specialist	2	Compliance

Total Transfers 1

Name	Old Title	New Title	Department	Date
Murphy Knight	Contract Administrator	Housing Inspector	Inspections	02/17/2025

Total Promotions 4

Name	Old Title	New Title	Department	Date
Denise Thomas	HCV Program Manager	Certification Specialist	Housing Choice Voucher	02/17/2025
Monica Ortiz	Housing Specialist	PBV Program Coordinator	Housing Choice Voucher	TBD
Kahla Stanley	Property Manager	Senior Property Manager	Property Management	TBD
Aaron Roth	Maintenance Repairer	Maintenance Manager	Property Management	TBD

Type of Termination	Number of Employees
Involuntary	6
Voluntary	3

Current Monthly Turnover Rate
5.35%

Annual Turnover Rate (03/2024 – 02/2025)
39.25%

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	155
Study Centers (Youth & Adult)/Computer Lab (SST and TSF)	300+
Outreach Efforts	300+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	20
Employment Referrals (Job Readiness/Employment Leads/Job Placement)	100+
Youth/Adult (Cultural/Recreational/Educational)	100+
Transportation to all activities	200+
Intra-Agency Service Coordination & Support	31
New Enrollment (Case Management)	10
Number of New Community Partnerships	9
Number of Cultural/Recreational Activities (Soccer Training)	5
Referral to FSS/HOP	5
Food/Nutrition Program (TSF food program)	500+
Service Coordination with Property Management	30

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.

Board Report

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	155
New Enrollments	0
TANF Recipients	0
Face-to-Face Contact Visit	30
Virtual Contact Visit	0
Phone Visit	1
ROSS Employment Goals	1
Job Placement	0
Employed Full-Time	30
Employed Part-Time	10
Employment Referrals	0
Education Goals	0
Education Goals Met	111 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)	16
Job Readiness Training/Referral and Job Fair	39
Direct Employment Leads/Flyers	300
Post-Secondary Education (Certificate Programs/2/4-year University)	181

Board Report

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 facilitated by the Program Coordinating Committee (PCC), residents acquire 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-142 PH-31
TANF Recipients (Welfare to Work)	HCV-4 PH-2
Recommendation for Graduation	HCV-1 PH-0
Recommendation for Termination w/escrow	HCV-1 PH-0
Recommendation for Termination	HCV-3 PH-0
Program graduates	HCV-0 PH-0
New Enrollment	HCV-5 PH-3
Employment/Job Training/Referrals (YTD)	56
Post-Secondary Education (YTD)	HCV-31 PH-7
Employed full-time (YTD)	HCV-102 PH-20
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	10
Asset Development (Escrows)	HCV-\$515,236.00 PH-\$62,836.00 Total-\$578,073.00
Life Skills	80
Service Coordination (PCC)	35
In-Person/Zoom/Phone Meetings	30
FSS Forfeiture: The Final Rule (24 CFR § 984.305(f)(2)) requires that forfeited Family Self-Sufficiency (FSS) escrow funds be used by the Public Housing Agency (PHA) or owner for the benefit of FSS participants in good standing, instead of being returned to the Housing Assistance Payments (HAP) or Operating Fund. Forfeited funds can be used for eligible activities, including transportation, childcare, training, employment preparation, and other FSS-related expenses, as well as training for FSS coordinators. However, they cannot be used for FSS coordinators' salaries, general administrative costs, HAP expenses, or any activities deemed ineligible by the Secretary.	\$58,605

Family and Community Services Department

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

- *One tenant was pre-approved for a home mortgage loan this month.*
- *One tenant purchased a home this month using her voucher.*
- *Five HCV/PH tenants enrolled in the FSS program this month.*
- *Two FSS participants graduated this month.*
- *One FSS participant was recommended for graduation this month.*
- *One tenant graduated with a GED from MCC.*
- *Staff participated in the FSS HUD office hours.*
- *Staff distributed various flyers to residents at Keystone.*
- *Staff attended HCV briefings to recruit FSS participants.*
- *Staff met with Omaha Bridges Out of Poverty to discuss potential partnerships and learn about their programs.*
- *Staff participated in HUD's Coaching Mindset in Tough Money Training.*
- *OHA partnered with Methodist College Mobile Clinic to provide free flu vaccinations at Underwood and Evans towers.*
- *Established a new partnership with Goodwill to provide various workshops, training sessions, certification programs, and classes throughout OHA towers. Classes will start next month at Crown Tower.*
- *Currently, 25 OHA tenants are still enrolled in either Career Forward or Spring classes at MCC. This partnership strengthens our relationship with MCC, helping pipeline FSS participants and OHA residents into career-centered educational opportunities. The program allows participants to earn college credit toward a degree of their choice while receiving an hourly stipend for classroom time. Additional support includes an MCC-assigned coach, scholarship opportunities, and other benefits.*
- *Staff are developing and maintaining a key of community resources frequently requested by participants, including food pantries, mental health care services, and utility assistance.*
- *Continued collaboration with Creighton University's TRIO Program for Adults. (Seven tenants were referred this month.)*
- *Coordinators are collaborating with HWS to enhance OHA tenant services by offering employment opportunities and job training, including interview skills workshops, resume development, and career exploration. This month, we completed an application for the Youth Work Experience program, which is scheduled to begin next month. (Fifteen tenants were referred this month.)*
- *The REACH Partnership with Creighton University's Center for Promoting Health and Health Equity focuses on four key areas: vaccination, physical activity, breastfeeding, and nutrition. Five CHWs participated in the Douglas County Health Department bi-weekly training.*
- *Continued collaboration with The Simple Foundation to provide after-school and summer programs.*
- *Novel Care, a home healthcare service, provides professional and paraprofessional healthcare services to tenants in their homes, including companion services, light housekeeping, transportation, and personal care. They have a nurse on staff to assist with medical questions and are certified for Medicare and Medicaid. (This month, they visited 45 residents at the towers.)*

Board Report

Family and Community Services Department

- *Continued partnership with Methodist College Mobile Diabetes Clinic. Nursing students will continue to provide free on-site screenings for blood pressure, BMI, pre-diabetes, blood glucose, cholesterol, and other health indicators.*
- *Catholic Charities visited Evans and Benson Towers this month to host bingo, assist residents with food pantries, and provide rides to medical appointments.*
- *Youth involvement remains a top priority for our organization. This month, we actively promoted scholarship opportunities for 96 OHA high school students pursuing higher education.*
- *Family Self-Sufficiency coordinators continue to develop strategies to connect participating families with public and private resources, thereby increasing earned income and promoting financial independence.*
- *Ongoing exchange of referrals with the Property Management team to address bedbug and housekeeping issues in the towers. (17 tenants were referred this month.)*
- *Partnered with United Healthcare to provide educational workshops on health disparities throughout OHA towers. (Hosted seminars and resource fairs, serving 55 tenants.)*
- *GOCA/ENCAP provided critical services to 70 OHA tower residents this month.*
- *Archwell Community Health Care hosted Lunch and Learn events at the OHA Towers this month, with over 35 tenants participating.*
- *The OHA/TSF soccer program reached its highest participation level in history, with over 700 kids engaged in year-round programming. (Over 150 players are playing for their high schools.)*
- *Monthly follow-up assessments continued for 45 high school seniors regarding scholarships, GPAs, and college enrollment.*
- *Continued support for 203 OHA/TSF college students across multiple universities, ensuring access to the Scott Foundation Scholarship, which committed over \$300,000 annually.*
- *Partnership with Integrity First Care Home Health Care, serving an additional 21 tower tenants this month.*
- *Strengthened The Simple Foundation partnership for the 2025–26 school year and summer, providing after-school Learning PODs with educational, technological, social, emotional, and mental health support and secure opportunities for resident youth, including after-school and summer programs as well as paid internships.*
- *Staff attended the recent Employ OMA Coalition meeting held on February 18. The coalition brings together key partners from the Omaha area, focusing on advancing workforce development and employment opportunities for regional residents.*
- *Staff met with the Access Period, a key partner in supporting women’s health and well-being. The meeting focused on securing over 100 essential items for women in the community and discussing how to establish a sustainable connection with the organization that provides these resources at no cost to the community.*
- *OHA staff continues to bridge communication barriers with Sudanese, Somali, and Somali Bantu populations regarding CNI, CNP, trash, and public safety. (7 tenants were served this month.)*
- *Conducted over 100 home visits for Southside residents and scattered sites to assess needs and provide direct support.*
- *Strengthened partnerships with community organizations to expand resources for Southside residents.*
- *Hosted diverse employment opportunities, job counseling, resume workshops, and interview preparation for tenants.*

Family and Community Services Department

KaNiesha M. is being recommended for FSS graduation. In 2022, KaNiesha was hit by a drunk driver, resulting in permanent blindness in one eye. Despite battling depression in the aftermath, she has shown incredible strength and resilience. KaNiesha not only overcame her challenges but also achieved remarkable milestones—she graduated with her GED in December 2024, adopted her foster child, and wants to pursue a future in the social work field. Her journey is truly inspiring and a testament to her perseverance and determination.

Tiffany A. received her escrow check for \$8,530.14. Tiffany was an active participant in the Family Self-Sufficiency (FSS) Program from May 1, 2022, to February 28, 2025. Throughout this period, Tiffany made remarkable progress, increasing her annual income from \$10,560 to \$68,624. In parallel, her Total Tenant Payment grew from \$240 to \$1,692, graduating from the program having paid the full \$1,300 rent. She plans to use her escrow monies as a down payment on her future home.

Tiffany set several critical goals when entering the FSS program, and her accomplishments were nothing short of impressive. One of her primary objectives was securing full-time employment that would allow her to provide for herself and her family, which she achieved with a position as a provisionally licensed social worker for the Department of Veterans Affairs. This role, which Tiffany enjoys, has allowed her to give back to her community while ensuring financial stability. Another primary goal for Tiffany was improving her credit score, which she successfully raised to 710 after making significant efforts to pay off debt, limit credit usage, build savings, and maintain a steady budget.

February 2025: **Latois** successfully received her FSS \$10,230.22 escrow check. Throughout her participation in the Family Self-Sufficiency (FSS) Program, Latois has consistently demonstrated financial responsibility, and she is currently paying her full rent. Her hard work has paid off, as she was recently approved for a mortgage loan. Latois is now actively searching for a home to purchase, moving one step closer to achieving her goal of homeownership. This accomplishment reflects her dedication to building a stable and independent future for herself and her family.

February 2025: FSS staff conducted recruitment visits to Pine Tower on February 26 and to Park North on February 10 while meeting with clients.

February 2025: FSS staff attended the NIFA Lunch and Learn sponsored by US Bank. The Nebraska Investment Finance Authority (NIFA) offers the Home Loan Program to help low- to moderate-income homebuyers achieve homeownership. Key features include:

- **Affordable Financing:** Provides 30-year fixed-rate mortgages with competitive interest rates.
- **Down Payment Assistance:** Available to eligible borrowers to help with upfront home purchase costs.
- **First-Time Homebuyer Advantage:** Special programs are available for first-time buyers, including assistance with down payments and closing costs.
- **Eligibility Criteria:** Based on income, family size, and home purchase limits. Open to first-time and specific repeat buyers (e.g., veterans or buyers in targeted areas).
- **Veteran Benefits:** Additional support for veterans seeking homeownership.

Family and Community Services Department

February 2025: FSS staff is in the process of establishing a partnership with Nakisha Baker from Legacy Focus 402, a financial services organization that provides free financial education and legacy planning workshops.

Upcoming Events:

- *Various training sessions, career fairs, outreach programs, and continued recruitment for FSS and ROSS SC programs but not limited to the below....*
- *Go to the Globe Youth Summit on May 9, 2025*
- *HCV/PH Homeownership closing.*
- *REACH Bi-weekly Training.*
- *CAC monthly meeting*
- *Omaha 360 meeting*
- *Step-up Omaha meeting*
- *TSF Fresh Food groundbreaking March 17*
- *Heartland Workforce Solution meeting*
- *NAHRO Conference*
- *Methodist College mobile clinic tour*
- *TSF Youth Career Day*
- *Salvation Army/ Beginner Computer classes/ Resume/ Leadership Training*
- *HUD-Strong Families Resources Webinar*
- *Goodwill Soft skills classes- OHA Towers*
- *NEXT Chapter Job/Career Fair*
- *High School Seniors meeting*
- *HBCU College Fair March 29*
- *Meeting with Access Period*
- *Black Family Wellness Expo, March 1*
- *OHA-Ann Goldstein Leadership Award*

6.11. Legal

Memorandum



To: OHA Board of Commissioners
 From: Brian Hansen, General Counsel
 Date: April 3, 2025
 Re: Legal Matters

TORT CLAIMS PENDING PER PSTCA

Hasani Lee et al	Tort	10/06/24	Notice of intent to sue		
Chaunci Calloway	Tort	08/13/24	Notice of intent to sue		

LITIGATION

Select Contracting v OHA	Contract	08/18/23 11/12/23 12/03/24 07/01/25 08/01/25	P Complaint filed OHA answer filed Mediation ordered All discovery to be completed Projected trial date	Douglas County District Court	PENDING
Cribbs v. OHA	Negligence	12/29/23 04/25/24 02/14/25 11/03/25	P Complaint filed OHA answer filed P motion for trial Projected trial date	Douglas County District Court	PENDING
Bush v OHA	Class action Hardship etc.	06/27/24	P complaint filed Settlement negotiations pending	US District Ct	PENDING
Bell v OHAA	Class action Bedbugs etc	01/06/25 03/25/25 04/24/25	P Complaint filed P amended Complaint filed Est date OHA Answer is due	Douglas County District Court	PENDING
Silence (Harris) v OHA	Employment discrimination	02/11/25 03/10/25	P Complaint filed Dismissed per stipulation	US District Ct	RESOLVED
Hasani Lee et al 24-0039		01/02/24 03/15/24	P Complaint filed Dismissed with prejudice	Douglas County District Court	RESOLVED
Hasani Lee et al 24-1768		03/05/24 12/12/24	P Complaint filed Dismissed without prejudice	Douglas County District Court	RESOLVED
Hasani Lee et al 24-2225		03/21/24	P Complaint filed PENDING	Douglas County District Court	PENDING
Hasani Lee et al 24-3481		05/03/24 02/24/25 03/26/25	P Complaint filed P multiple motions filed Hearing on P's summary judgment	Douglas County District Court	PENDING
Sherman Wells v OHA		05/15/24 10/15/24	Complaint filed Dismissed	Douglas County District Court	RESOLVED
Calloway v. OHA		6/14/24 08/13/24	P Complaint filed Dismissed with prejudice	Douglas County District Court	RESOLVED
OHA v Lide	Eviction rent & Counter claims	04/24/24 05/24/24 04/03/25	Eviction action filed D answer & counterclaims Pretrial scheduled SETTLEMENT PENDING	Douglas County District Court	PENDING

OHA v Freeman	Eviction rent & Counter claims	08/21/24 08/30/24 09/09/24 04/22/25 03/18/25	Eviction action filed D answer & counterclaims Transferred to district court Pretrial scheduled Settlement agreement signed	Douglas County District Court	RESOLVED
OHA v Valentine	Eviction 3-day & Jury trial	01/24/25 02/06/25 05/08/25	Eviction action filed D answer & jury trial request Pretrial scheduled PENDING SETTLEMENT	Douglas County County Court	PENDING

DISCRIMINATION CLAIMS—TENANTS & PROGRAM PARTICIPANTS

Henry Lee v. OHA	Discrimination	02/26/24 07/31/24 03/13/25	Date of charge Answer filed Decision no reasonable cause	OHRRD	RESOLVED
Johnson v. OHA	Discrimination	3/27/24 05/06/24 03/14/25	Date of charge OHA response submitted VCA executed	HUD	RESOLVED
Kurtenbach v. OHA	Discrimination	5/24/24 6/13/24 03/21/25	Date of charge OHA response submitted NEOC finds no reasonable cause	NEOC	RESOLVED
Coleman v. OHA	Discrimination	12/09/24 01/07/25	Date of charge OHA response submitted SETTLEMENT PENDING	OHRRD	PENDING
Freeman v OHA	Discrimination	07/23/24 12/13/24	Date of charge OHA response submitted SETTLEMENT PENDING	OHRRD	PENDING
Diaz v. OHA	Discrimination	10/17/24 03/16/25	Notice of charge OHA response submitted	NEOC	PENDING

DISCRIMINATION CLAIMS—EMPLOYEES

Harris v OHA #4	Employment discrimination	01/11/24 03/11/24 03/03/25	Date of notice OHA response submitted NEOC finds no reasonable cause	NEOC	RESOLVED
LA Thomas v. OHA	Employment discrimination	03/05/24 05/15/24 03/21/25	OHA received charge OHA response submitted NEOC finds no reasonable cause	NEOC	RESOLVED
G Thomas v. OHA	Employment discrimination	03/12/24 05/06/24 03/21/25	OHA received charge OHA response submitted NEOC finds no probable cause	NEOC	RESOLVED
Early v. OHA	Employment discrimination	09/13/24 11/18/24	Notice of charge OHA Response filed	NEOC	PENDING
Cobb v. OHA	Employment discrimination	11/12/24 02/19/25	Notice of charge OHA response submitted	NEOC	PENDING

JANUARY AND FEBRUARY 2025 EVICTION CASES

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment	0	7	2	0	0	0	9
Lease	0	0	0	0	0	0	0
Criminal/HSW	1	0	1	0	2	0	4
02/25 Totals	1	7	3	0	2	0	13
Nonpayment	5	13	2	4	0	0	24
Lease	2	1	0	1	0	0	4
Criminal/HSW	0	0	0	0	0	0	0
01/25 Totals	7	14	2	5	0	0	28
12/24 Totals	3	9	1	0	0	0	13
11/24 Totals	5	10	2	0	0	0	17
10/24 Totals	9	9	5	8	0	0	31
09/24 Totals	10	4	1	3	0	0	18
08/24 Totals	5	0	1	0	0	0	6
07/24 Totals	3	6	2	12	0	0	23
06/24 Totals	0	0	0	0	0	0	0
05/24 Totals	12	9	2	18	1	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	52	51	17	44	1	1	166

7. NEW BUSINESS
8. EXECUTIVE SESSION FOR LEGAL, REAL ESTATE, AND/OR PERSONNEL MATTERS
9. ADJOURNMENT