

OHA Regular Meeting of the Board of
Commissioners
Thursday, May 1, 2025 8:30 AM
First Floor Boardroom
1823 Harney Street
Omaha, NE 68102

1. ANNOUNCEMENT OF OPEN MEETINGS ACT
2. ROLL CALL
3. PUBLIC COMMENTS
4. REPORT OF CHIEF EXECUTIVE OFFICER
5. ACTION ITEMS
 - 5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION
 - 5.1.1. Minutes of Previous Regular Board Meeting (04/03/2025)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
Omaha Housing Authority Crown Tower | 5904 Henninger Dr. | Omaha, NE 68104
April 3, 2025 | 8:30 a.m.

STAFF PRESENT: Joanie Balk, Ashley Hatheway, Susan Gilroy, Brian Hansen, Philisa Smith, Latina Jackson, Sal Issaka, Charles Karl, Shannon Mahnke, Sarah Nothhorn, Michelle Therkildsen

The meeting was called to order at 8:35 a.m.

1. ANNOUNCEMENT OF OPEN MEETINGS ACT:

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

2. ROLL CALL: Commissioners Present:

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

Commissioner Absent:

Abdi Hussein
Keenya Barnes-Heyward

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 discussed the new complaint process, implemented as a mandate of LB840. Chair Levy questioned how many complaints had been resolved. Ms. Balk answered that all complaints had been resolved. Discussion ensued regarding OHA's troubled status.

Ms. Jackson presented the annual HR presentation. Discussion ensued regarding 2025 goals and initiatives. Ms. Jackson discussed a new internship program and employee appreciation events.

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 (02/27/2025)

5.1.2. Finance/Procurement/Operations Committee Resolutions

- 5.1.2.1. Resolution 2025-23 OHA Past Due Write Offs
- 5.1.2.2. Resolution 2025-24 KJ Shower Contract Increase
- 5.1.2.3. Resolution 2025-25 ACOP Chapter 4 Revisions

5.1.3. Development/External Affairs/Public Relations Committee Resolutions

- 5.1.3.1. Resolution 2025-26 Sale of Land to City
- 5.1.3.2. Resolution 2025-27 Sale of Five Scattered Site Units

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-7, Nay-0

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

Discussion ensued regarding recertifications and staffing changes in the Housing Choice Voucher program. Ms. Smith explained there are many regulations regarding recertifications.

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

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

MOTION by Commissioner Veland, seconded by Commissioner Dougherty, to approve Resolution 2025-28 Move July 3, 2025 Board Meeting to July 10, 2025

Motion passed. Aye-7, Nay-0

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

6. 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**

7. NEW BUSINESS:

There was no new business.

Chair Levy questioned if there was a need for an Executive Session.

8. EXECUTIVE SESSION:

There was no need for executive session.

9. ADJOURNMENT:

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

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye

Commissioner Dougherty – Aye

Commissioner Bromley – Aye

Commissioner Goodwin – Aye

Commissioner Taylor – Aye

Commissioner Johnson – Aye

Commissioner Veland – Aye

5.1.2. Finance/Procurement/Operations Committee Resolutions

5.1.2.1. Resolution 2025-29 OHA Past Due Write-Offs

March 2025 Write-Off Report

Property/Resident List	Late Fees	Maintenance Charges	Cleaning/Moveout Charges	rent	Repayment Agreements/Late Fees	tax	legal	Grand Total	Explanation of Larger balances over \$1200.00
Farnam Building							35	\$ 35.00	
3/7/2015							35	\$ 35.00	
t0037812							35	\$ 35.00	
8291							35	\$ 35.00	
Florence Tower		575	510	751	9667		1050	\$ 12,553.00	
4/2/2025		35	450		380			\$ 865.00	
t0073315		35	450		380			\$ 865.00	
2708		35	450		380			\$ 865.00	
4/17/2025		140	60	126	8127		1050	\$ 9,503.00	
t0088279		35			5746		350	\$ 6,131.00	Eviction, 12 months rent, legal fees
2721		35			5746		350	\$ 6,131.00	
t0030319		105	60	126	2381		700	\$ 3,372.00	Eviction, 9 months rent, legal fees
2685		105	60	126	2381		700	\$ 3,372.00	
3/21/2025		400		625	1160			\$ 2,185.00	
t0066852		400		625	1160			\$ 2,185.00	Eviction, 23 months rent, removal of personal property, cleaning
2758		400		625	1160			\$ 2,185.00	
Jackson Tower		350	595		868			\$ 1,813.00	
3/17/2025		350	595		718			\$ 1,663.00	
t0081897		350	595		718			\$ 1,663.00	Eviction 14 months rent, trash removal, cleaning
2939		350	595		718			\$ 1,663.00	
12/3/2024					150			\$ 150.00	
t0087325					150			\$ 150.00	
3069					150			\$ 150.00	
Scattered Site Southwest					430			\$ 430.00	
11/1/2024					430			\$ 430.00	
t0033895					430			\$ 430.00	
7555					430			\$ 430.00	
Southside Terrace		35		360	1572			\$ 1,967.00	
2/28/2024					200			\$ 200.00	
y0020572					200			\$ 200.00	
0036					200			\$ 200.00	
10/2/2024					50			\$ 50.00	
x0072430					50			\$ 50.00	
0331					50			\$ 50.00	
4/16/2025		35		360	72			\$ 467.00	
x0068179		35		360	72			\$ 467.00	
0182		35		360	72			\$ 467.00	
6/16/2024					1250			\$ 1,250.00	1 months rent
x0064058					1250			\$ 1,250.00	
0188					1250			\$ 1,250.00	
Scattered Site Northwest			387		7			\$ 394.00	
4/2/2025					6			\$ 6.00	
t0053323					6			\$ 6.00	
8101					6			\$ 6.00	
3/1/2025			268		1			\$ 269.00	
t0038830			268		1			\$ 269.00	

4153		268		1		\$ 269.00	
4/1/2025		119				\$ 119.00	
t0047225		119				\$ 119.00	
7646		119				\$ 119.00	
North Omaha Affordable Homes					719	\$ 754.00	
4/7/2025					719	\$ 754.00	
t0093519					719	\$ 754.00	
PID281					719	\$ 754.00	
Crown Tower		60		396		\$ 456.00	
3/10/2025		60		132		\$ 192.00	
t0093069		60		132		\$ 192.00	
6059		60		132		\$ 192.00	
4/9/2025				264		\$ 264.00	
x0068535				264		\$ 264.00	
6011				264		\$ 264.00	
Benson Tower		625		274.03		\$ 899.03	
3/1/2025		625		255		\$ 880.00	
t0094157		625		255		\$ 880.00	
2496		625		255		\$ 880.00	
1/9/2025				19.03		\$ 19.03	
t0067380				19.03		\$ 19.03	
2503				19.03		\$ 19.03	
Underwood Tower	210	165	685	5029		\$ 6,089.00	
4/4/2025	140		200	3353		\$ 3,693.00	
t0070554	140		200	3353		\$ 3,693.00	14 months rent, cleaning charges
3122	140		200	3353		\$ 3,693.00	Eviction, 5 months rent, personal property removal, cleaning
3/12/2025	70	165	485	1676		\$ 2,396.00	
t0090995	70	165	485	1676		\$ 2,396.00	
3176	70	165	485	1676		\$ 2,396.00	
Ernie Chambers	105				12	\$ 117.00	
2/29/2012					12	\$ 12.00	
t0029677					12	\$ 12.00	
8162					12	\$ 12.00	
3/26/2025		768				\$ 768.00	
t0041572		768				\$ 768.00	
8066		768				\$ 768.00	
3/17/2025		1640				\$ 1,640.00	
t0051263		1640				\$ 1,640.00	
4029		1640				\$ 1,640.00	
4/11/2025	175	2062.5		4024		350 \$ 6,611.50	
t0068913	70	365		2431		\$ 2,866.00	
7729	70	365		2431		\$ 2,866.00	2.5 months rent, Cleaning
t0008692	105	1697.5		1593	350	\$ 3,745.50	Eviction 7 months rent, damages, cleaning, legal fees
4047	105	1697.5		1593	350	\$ 3,745.50	
KayJay Tower	105	2540		1530		\$ 4,175.00	
3/3/2025	105	2540		1530		\$ 4,175.00	

Eviction, 6
month rent,
damages, fridge
replacement,
cleaning,
smoke damage

2.5 months
rent, Cleaning

t0081241	105	2540	1530	\$ 4,175.00					
2136	105	2540	1530	\$ 4,175.00					
Evans Tower	35		125	1284	\$ 1,444.00				
3/24/2025	35		125	1284	\$ 1,444.00				
t0078231	35		125	1284	\$ 1,444.00				
2334	35		125	1284	\$ 1,444.00				
Grand Total	\$ 1,590.00	\$ 9,352.50	\$ 1,921.00	\$ 25,081.03	\$ 719.00	\$ 47.00	\$ 1,400.00	\$ 40,145.53	

RESOLUTION NO 2025-29
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS a list of Charge Off for Vacated Tenant Account Receivables as of April 21, 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 \$40,145.53 which represents 29 tenants: and

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

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

This Resolution shall take effect immediately.

Joel Dougherty, Vice Chair
OHA Board of Commissioners

ATTEST

I, Joanie 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 May 1, 2025

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.2.2. Resolution 2025-30 Electrical Services Pool, Renewal

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: May 1st, 2025
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 21-ELECT-31 (electrical services) with two contractors: Omaha Electric Service and Muth Electric, Inc.

- Extension of contract term by 12 months
- Increase of contract amount by \$180,000 (jointly and severally)

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$80,000	\$80,000	4	5/16/2022
Renewal 1	\$80,000	\$160,000	3	5/16/2023
Renewal 2	\$160,000	\$320,000	2	5/16/2024
Renewal 3	\$180,000	\$500,000	1	5/16/2025

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 4	\$180,000	\$680,000	0	5/16/2026

PROJECT COST:

Company Name	Expended as of 4/22/2025
Muth Electric, Inc.	\$316,813.03
Omaha Electric Services	\$116,254.47
TOTAL	\$433,067.50

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Property funds, capital grants

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 - 30
RENEWAL OF CONTRACTS FOR ELECTRICAL SERVICES

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has contracts with two vendors to provide electrical services: Muth Electric, Inc. and Omaha Electric Service;

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

WHEREAS, the current contracts will expire in May 2025, and staff recommends renewal of the contracts for an additional one-year term;

WHEREAS, the previous cumulative amount of the contracts was \$500,000, and staff recommends increasing the funding by an additional \$180,000, for a total cumulative contract amount of \$680,000, jointly and severally; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contracts with Muth Electric, Inc. and Omaha Electric Service to provide electrical services, with an increase in the contract amounts of \$180,000 jointly and severally;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contracts with Muth Electric, Inc. and Omaha Electric Service to provide electrical services, with an increase in the contract amounts of \$180,000 jointly and severally.

Joel Dougherty, Vice 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 May 1, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.2.3. Resolution 2025-31 Plumbing Services Pool, Renewal

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: May 1st, 2025
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 21-PLUMB-30 (plumbing services) with four contractors: Hayes Commercial, Helm, Plumbrite, and Eyman:

- Extension of contract term by 12 months
- Increase of contract amount by \$500,000 (jointly and severally)

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$300,000	\$300,000	4	5/16/2022
Renewal 1	\$300,000	\$600,000	3	5/16/2023
Renewal 2	\$300,000	\$900,000	2	5/16/2024
Renewal 3	\$500,000	\$1,400,000	1	5/16/2025

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 4	\$500,000	\$1,900,000	0	5/16/2026

PROJECT COST:

Company Name	Expended as of 4/22/2025
Hayes Commercial, Inc.	\$104,917
Plumbrite	\$166,277
Eyman Plumbing	\$689,811.74
Helm Mechanical	\$377,782.08
TOTAL	\$1,338,787.82

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Property operating budgets, Capital Funds grants

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 - 31
RENEWAL OF CONTRACTS FOR PLUMBING SERVICES

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has contracts with a pool of four vendors to provide plumbing services: Hayes Commercial, Inc., Plumbrite, Helm Mechanical and Eyman Plumbing;

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

WHEREAS, the current contracts will expire in May 2025, and staff recommends renewal of the contracts for an additional one-year term;

WHEREAS, the previous cumulative amount of the contracts was \$1,400,000, and staff recommends increasing the funding by an additional \$500,000, for a total cumulative contract amount of \$1,900,000, jointly and severally; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contracts with Hayes Commercial, Inc., Plumbrite, Helm Mechanical and Eyman Plumbing to provide plumbing services, with an increase in the contract amounts of \$500,000 jointly and severally;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contracts with Hayes Commercial, Inc., Plumbrite, Helm Mechanical and Eyman Plumbing to provide plumbing services, with an increase in the contract amounts of \$500,000 jointly and severally.

Joel Dougherty, Vice 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 regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held May 1, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.2.4. Resolution 2025-32 Flooring Services Pool, Renewal

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: May 1st, 2025
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 21-FLOOR-29 (flooring services) with two contractors: Artisent Flooring and Keystone Carpet:

- Extension of contract term by 12 months
- Increase of contract amount by \$500,000 (jointly and severally)

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$280,000	\$280,000	4	5/24/2022
Renewal 1	\$280,000	\$560,000	3	5/24/2023
Renewal 2	\$895,000	\$1,455,000	2	5/24/2024
Renewal 3	\$600,000	\$2,055,000	1	5/24/2025

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 4	\$500,000	\$2,555,000	0	5/16/2026

PROJECT COST:

Company Name	Expended as of 4/22/2025
Artisent Floors	\$1,610,803.16
Keystone Carpet	\$52,540.42
Carpetland (removed from pool)	\$91,785.95
TOTAL	\$1,755,129.53

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Property operating budgets, Capital Funds grants

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 - 32
RENEWAL OF CONTRACTS FOR FLOORING SERVICES

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has contracts with two vendors to provide flooring services: Artisent Flooring and Keystone Carpet;

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

WHEREAS, the current contracts will expire in May 2025, and staff recommends renewal of the contracts for an additional one-year term;

WHEREAS, the previous cumulative amount of the contracts was \$2,055,000, and staff recommends increasing the funding by an additional \$500,000, for a total cumulative contract amount of \$2,555,000, jointly and severally; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contracts with : Artisent Flooring and Keystone Carpet to provide flooring services, with an increase in the contract amounts of \$500,000 jointly and severally;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contracts with: Artisent Flooring and Keystone Carpet to provide flooring services, with an increase in the contract amounts of \$500,000 jointly and severally.

Joel Dougherty, Vice 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 May 1, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.2.5. Resolution 2025-33 Residential Real Estate Services, Renewal

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: May 1st, 2025
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 23-RESREAGENT-68 (residential real estate services) with Jessica Dembinski, BHHS / Ambassador Real Estate:

- Extension of contract term by 12 months

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	% sales	% sales	4	6/14/2024
Renewal 1	% sales	% sales	3	6/14/2025

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 2	% sales	% sales	2	06/14/2026

PROJECT COST:

Contractor's fee is paid from sale proceeds. This contract shall not exceed 4.8% of sales

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Property operating budgets, Capital Funds grants

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 – 33
RENEWAL OF CONTRACT FOR RESIDENTIAL REAL ESTATE AGENT

WHEREAS, the Housing Authority of the City of Omaha (OHA) currently has a contract with Jessica Dembinski, Realtor for Berkshire Hathaway HomeServices Ambassador Real Estate, to provide residential real estate services with a commission rate not to exceed 4.8% per property sale;

WHEREAS, the contract was procured in 2023 for a one-year term with an option for renew for four additional one-year terms;

WHEREAS, the current contract will expire in June 2025, and staff recommends renewal of the contract for an additional one-year term; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with a commission rate not to exceed 4.8% per property sale with Jessica Dembinski, Realtor for Berkshire Hathaway Home Services to provide residential real estate services;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with a commission rate not to exceed 4.8% per property sale with Jessica Dembinski, Realtor for Berkshire Hathaway Home Services. to provide residential real estate services.

Joel Dougherty, Vice 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 May 1, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.2.6. Resolution 2025-34 UPCS/NSPIRE Inspection Services, Renewal

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: May 1st, 2025
Re: Recommendation for Contract Extension and Increase

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following action regarding contract 22-UPCS-33 (home inspection services) with US Inspection Group, Inc:

- Extension of the contract term for an additional 12 months
- Increase of the contract amount by \$20,000

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals available	Expiration Date
Initial Term	\$36,000	\$36,000	4	5/4/2023
Amendment	\$10,000	\$46,000	4	5/4/2023
Renewal 1	\$36,000	\$82,000	3	5/4/2024

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals available	Expiration Date
Renewal 3	\$20,000	\$102,000	1	5/4/2026

PROJECT COST:

Company Name	Expended as of 11/30/2024
US Inspection Group, Inc.	\$58,647.50

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: Property operating budgets

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 - 34
RENEWAL OF CONTRACT FOR UPCS INSPECTIONS & TRAINING

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with U.S. Inspection Group for Uniform Physical Condition Standards (UPCS) to provide home inspection services;

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

WHEREAS, the current contract will expire in May 2025, and staff recommends renewal of the contract for an additional one-year term;

WHEREAS, the previous cumulative amount of the contract was \$82,000, and OHA staff recommends increasing the funding by an additional \$20,000, for a total cumulative contract amount of \$102,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with U.S. Inspection Group to provide home inspection services, with an increase in the contract amount of \$20,000;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with U.S. Inspection Group to provide home inspection services, with an increase in the contract amount of \$20,000.

Joel Dougherty, Vice 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 regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held May 1, 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 2025-35 Bond Counsel Services, Renewal

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: May 1st, 2025
Re: Recommendation for Contract Extension and Increase

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following action regarding contract 22-CBOND-32 (bond counsel services) with Gilmore & Bell, P.C.:

- Extension of the contract term for an additional 12 months

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals available	Expiration Date
Initial Term	\$100,000	\$100,000	4	7/5/2023

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals available	Expiration Date
Renewal 3	\$0	\$100,000	1	7/5/2026

PROJECT COST:

Company Name	Expended as of 11/30/2024
Gilmore & Bell, P.C.	\$0

METHOD OF PROCUREMENT: Renewal
SOURCE OF FUNDS: Development/operational funds
SPONSOR(S): Charles Karl, Capital Improvements Director
Brian Hansen, General Counsel
RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 - 35
RENEWAL OF CONTRACT FOR LEGAL SERVICES: BOND COUNSEL

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with Gilmore & Bell, P.C. to provide legal services on an as-needed basis to represent OHA in the issuance of bonds for affordable housing development;

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

WHEREAS, the current contract will expire in July 2025, and staff recommends renewal of the contract for an additional one-year term;

WHEREAS, the previous cumulative amount of the contract was \$100,000, and OHA staff have determined that it is not necessary to increase the contract amount;

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with Gilmore & Bell, P.C., with no increase in the contract amount, to provide legal services and to represent OHA in the issuance of bonds for affordable housing development;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves approve a one-year renewal of the contract with Gilmore & Bell, P.C., with no increase in the contract amount, to provide legal services and to represent OHA in the issuance of bonds for affordable housing development.

Joel Dougherty, Vice 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 regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held May 1, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.3.2. Resolution 2025-36 Renewal of Designated Housing Plan

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen
Date: May 1, 2025
Re: Renewal of Designated Housing Plan

RECOMMENDED ACTIONS:

Staff recommends that the Board of Commissioners approve a two-year renewal of OHA’s Designated Housing Plan for the period of July 17, 2025 through July 16, 2027. Staff recommends no changes to OHA’s current Designated Housing Plan.

EXPLANATION:

OHA’s Designated Housing Plan allows OHA to designate 480 units in 4 towers for elderly families (age 62 and older). OHA’s Designated Housing Plan provides that, if there are not sufficient elderly families, OHA may admit near-elderly families (age 50 and older). The 4 towers that are designated for elderly and near-elderly families are Kay Jay, Evans, Underwood, and Crown.

Development	Total Units	# Designated	% Designated
Kay Jay Tower	117	117	100%
Evans Tower	110	110	100%
Underwood Tower	104	104	100%
Crown Tower	149	149	100%
Public Housing Total Units	2,524	480	19%

OHA’s current Designated Housing Plan expires on July 16, 2025. PHA may request renewal of Designated Housing Plans in two-year increments. Per HUD Notice PIH 2005-02, “where no renewal request is submitted, the designated project or portion of a project will convert to a mixed population development on the date of the expiration of the original approved plan.”

As background, OHA’s original Designated Housing Plan was approved by HUD in August 1997. This plan included only Kay Jay Tower and Evans Tower. In 2002, OHA’s Designated Housing Plan was amended to add three additional developments: Crown Tower, Underwood Tower, and Florence Tower. In 2004, OHA’s Designated Housing Plan was amended again to remove Florence Tower because OHA had found it was not able to generate and maintain sufficient demand for occupancy. Since the 2004 amendment, OHA’s Designated Housing Plan has remained unchanged.

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025-36
RENEWAL OF OHA'S DESIGNATED HOUSING PLAN

WHEREAS, the Housing Authority of the City of Omaha (OHA) received HUD approval in 1997 to implement a Designated Housing Plan restricting occupancy in specified public housing properties;

WHEREAS, OHA's current Designated Housing Plan provides that units at Evans, Kay Jay, Underwood, and Crown Towers (480 units total) are designated for elderly and near-elderly occupancy;

WHEREAS, continuation of OHA's Designated Housing Plan requires submission of a request for renewal to HUD for approval every two years or when modifications are necessary;

WHEREAS, the current Designated Housing Plan will expire on July 16, 2025;

WHEREAS, the designation of these units continues to have no adverse impact on housing resources available for the populations not served by designation; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners authorize OHA to submit a request to HUD for a two-year renewal of OHA's Designated Housing Plan, without change;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby authorizes OHA to submit a request to HUD for a two-year renewal of OHA's Designated Housing Plan.

Joel Dougherty, Vice Chair
OHA Board of Commissioners

ATTEST

I, Joanie Poore, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held May 1, 2025.

Joanie Balk, Secretary

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

- 5.2.1. Resolution 2025-37 Confirm Appointment of K. Barnes-Heyward to HIO Board of Directors

RESOLUTION NO. 2025– 37
APPOINTMENT OF HIO BOARD MEMBER – KEENYA BARNES-HEYWARD

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

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby appoints Keenya Barnes-Heyward to the HIO Board of Directors.

Joel Dougherty, Vice 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 May 1, 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: May 1, 2025
 Re: Monthly Utilization Report

PERIOD ENDING MARCH 31, 2025

VOUCHER UTILIZATION SUMMARY

All Vouchers	Utilization 2025	Allocation	Issued Current Month	Jan	Feb	Mar	Current Mo % Leased
	All Other Vouchers	5284	0	3634	3577	3587	68%
	Emergency Vouchers	142	0	100	100	97	68%
	Fair Share Vouchers	24	0	17	17	18	75%
	HA Owned Vouchers	25	0	26	26	25	100%
	Home Ownership Vouchers	60	0	63	64	60	100%
	Incremental Vouchers	20	0	2	1	1	5%
	Mainstream Vouchers	115	13	93	91	90	79%
	Portable Vouchers	93	0	92	92	93	100%
	Project Based Vouchers	262	0	239	232	240	91%
	Tenant Protection Vouchers	223	0	214	216	223	100%
	VASH Vouchers	157	0	138	134	134	85%
	VASH Vouchers (PBV)	36	0	36	36	36	100%
Total Vouchers	6441	13	4654	4586	4604	71%	

Other Housing	Utilization 2025	Allocation	Issued	Jan	Feb	Mar	Current Mo % Leased
	HOME TBRA	30	0	27	27	23	76%
	Mod Rehab	13	0	13	13	12	92%

HUD Delinquency Rate	SEMAP	Jan	Feb	Feb
	95%	93.60%	96.25%	97.65%

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: May 1, 2025
 Re: Monthly Utilization Report

PERIOD ENDING MARCH 31, 2025

HQS/NSPIRE INSPECTION SUMMARY

2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	251	175	220									
Section 8 Fail	179	204	159									
Section 8 Follow ups	221	179	261									
Quality Control Pass	6	10	6									
Quality Control Fail	1	2	2									
Special, Complaint, Inconclusive	44	4	6									
Monthly Total S8 Inspections Conducted	702	574	654	0								

2024 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted	-	46	67									

5/19/2025 Weather Extension Results	May											
Pass												
Fail												

* included in monthly totals

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: May 1, 2025
Re: Monthly Utilization Report

PERIOD ENDING MARCH 31, 2025

HCV 2024 ANNUAL RECERTIFICATION SUMMARY

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

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: May 1, 2025
Re: Monthly Utilization Report

PERIOD ENDING MARCH 31, 2025

HCV 2025 ANNUAL RECERTIFICATION SUMMARY

Annual Recertifications 2025	Annuals Due Monthly	Annuals Incomplete
1	375	55
2	378	67
3	360	107
4	414	139
5	361	173
6	355	204
7	347	307
8	327	302
9	374	343
10	399	380
11	388	356
12	385	367
Totals	4463	2800

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: May 1, 2025
Re: Monthly Utilization Report

Intake Department

The HCV waitlist department is currently processing mainstream , southside relocation and 2021 waitlist .

The HCV waitlist for 2021 currently has 209 applicants on the list. 200 applicants selected in March to begin intake application and determine eligibility.

The HCV waitlist for 2023 has 1423 applicants on the list.

The Southside Relocation has started phase 3 and 29 applications initiated and pending

The mainstream waitlist will issued 13 mainstream vouchers in March .

The current mainstream has 89 total leased and needs 31 for full occupancy of 120.

Hud goal for 2 year tool is to issue 100 vouchers per month for 2025.

6.2. Asset Management (Public Housing)

Housing Operations Board Report

April 2025 Meeting

PHAS

OHA's MASS (Management Assessment Subsystem) score has **decreased** from 15.00 in February to 14.56 in March. OHA's goal is to achieve at least 15 points overall and 22 points in as many properties as possible (out of 25 possible points).

Occupancy and Housing Update

- **Public Housing:**
The overall occupancy rate for Public Housing slightly decreased from 96.2% in February to 96% in March. OHA aims to maintain an occupancy rate of 96%, with a long-term goal of reaching 98% across as many properties as possible. Currently, 6 out of 23 properties have achieved occupancy rates of 98% or higher. We are holding 11 units for Southside relocation transfers, which has impacted occupancy in several AMPS. This delay is due to waiting for funding to clear outstanding balances and for residents to complete required Interim and Annual recertifications. Property Management and Compliance teams are working together to address these compliance issues, though progress has been slow.
- **Market-Rate Housing:**
Occupancy in Market-Rate Housing continues to be impacted by Arbor Villas, as it is no longer leasing due to the CNI South redevelopment efforts. The 9 vacant units at Arbor Villas are not available for leasing, meaning the property is considered 100% occupied based on available units. In contrast, North Villas has seen an increase in occupancy, now at 85.71%, with two vacant units remaining.
- **Affordable Housing:**
Occupancy at Chambers has decreased due to evictions for non-payment and non-renewals, primarily due to residents' failure to address unsafe living practices. The current occupancy rate at Chambers is 73.7%. However, we are actively processing four new applications and increasing efforts to attract new tenants. Our team is focusing on promoting available units through Facebook pages targeting voucher holders, attending Section 8 briefings, and placing ads on local billboards.

While we've seen a reduction in criminal activity within the buildings, challenges persist with criminal activity around the property. This includes the emergence of three separate homeless encampments on or near the premises, which we continue to address.

Tenant Accounts Receivable (TAR)

OHA's TAR ratio (past due rent/ total rent due) for public housing **increased** from .89 in February to .98 in March. Past due rent in public housing **increased** by \$12,142.00. We are actively following up with tenants regarding outstanding rent payments through a combination of phone calls, emails, and mailed

notices. Payment plans are being offered where appropriate, and we are working closely with residents to ensure timely resolution while maintaining open communication and support.

Facilities Update

The Real Estate Assessment Center (REAC) inspections have officially commenced, with Crown Tower scheduled for inspection on May 14, 2025. This year, inspections will be conducted under the new NSPIRE standards (National Standards for the Physical Inspection of Real Estate). Staff are actively reviewing checklists and making necessary preparations to ensure compliance.

In addition, UPCS inspections (Uniform Physical Condition Standards) began in January across our scattered sites and multi-family units. All tower units have been contracted out for inspection, with those scheduled to begin mid-May.

On the pest control front, our contractor has been testing new chemical treatments in the towers, which have shown high effectiveness, in scattered site homes. Over the past three months, we've seen a 33% reduction in pest-related issues, decreasing from 147 to 89 units. Notably, bed bug cases have dropped by 46%, marking significant progress in our pest management efforts

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: May 1, 2025
Re: Compliance Department Update- February 2025

Intake Department

During February, there were 172 applications submitted through the on-line portal. Only 41 of the applications met the criteria for one-bedroom senior households. A total of 28 applications were approved in February with 26 for one bedroom and 2 for two bedrooms. There was 1 application approved for the Chambers Court LIHTC apartments.

In addition to the 131 applications not eligible to apply, there were an additional 97 applicants who were withdrawn during the full application process for no response, housing offer refusals, failed background checks and over income limits.

The staff are also processing residents transferring from Southside Terrace Homes to our dual OHA/LIHTC properties. Recently, Property Management staff have requested applicants for the 2-4 bedrooms that will be ready for occupancy soon.

Reexaminations

HUD's monthly Reexamination Delinquency Report for January was 76.58 and then 75.02 for February. We did see a minor increase for March. The interim completion rate was at 87% for the interims reported between 2023 through November 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 they do not have any late reexaminations. Staff continue meeting with residents at the towers and Southside Terrace Homes to help families for their completion of the on-line portal and necessary paperwork. Our scattered site families are assisted in person and over the phone.

Our re-structured staff to Teams has proven successful. The training for our new hires has been focused on their specific job duties so there is not an overload of information when hired. We have 2 additional staff scheduled to start next week with the final 2 in the HR processing stage and should be able to start by mid-May. We have added a part-time Administrative Assistant position in our department. Fortunately, he has experience in our department so just a refresher training course is needed. QC staff are assigned their properties oldest 5 files weekly to process to completion.

Residents are still being seen at court hearings and when they come into CO for other business to get their recertifications completed.

We continue to work on updating the ACOP chapters as needed. The chapter on Grievances will be out for public comment by this Board meeting. We are attending CAC monthly meetings and the Tower Resident meetings to go over the changes being made.

Process Improvements: During the month of February, Nicole worked with staff from Section 8, Property Management, Intensive Services, Legal, Finance and Compliance with their projects and initiatives:

Section 8- posting of 2025 Utility Allowances, RAD- PBVs and Docu-sign renewal.

Property Management- setting up the screening data needed for implementation, Docu-sign renewal and gathering required information to pull onto the new 30-day non-payment notice.

Intensive Services- compiling data for reporting metrics in Apricot software

Legal- assisted with vendor account risks.

Finance- clearing discrepancies in Account Receivables with Finance staff

Compliance- posting updates to ACOP chapters and Docu-sign renewal.

Training was provided to new staff in Intake, Compliance and Section 8 for RentCafe 101, RentCafe Intake, RentCafe Annual/Interim and using Docu-sign.

Prepared documentation with instructions for How to Use Finance packets

There were 8 cases submitted to Yardi. There were 115 requests from staff for assistance:

Requests by department:		Requests by Product:	
Capital Improvements	1	Adobe Acrobat	3
Compliance	13	Adobe Pro	1
Executive	5	Aspire	3
Finance	19	Docu-Sign	9
Family Self Sufficiency	0	Excel	0
HR	10	Mobile Maintenance	4
Inspections	1	OHA Website	1
Intensive Services	3	P2P	13
IT	5	Rent Cafe	22
Legal	0	SharePoint	3
Maintenance	8	SmartSheets	1
PH Intake	6	VendorCafe	1
Procurement	1	Voyager	40
Property Management	16	Yardi Market Place	1
Section 8	27	YardiOne	13

Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: May 1, 2025
 Re: Intake Approved Applications February 2025

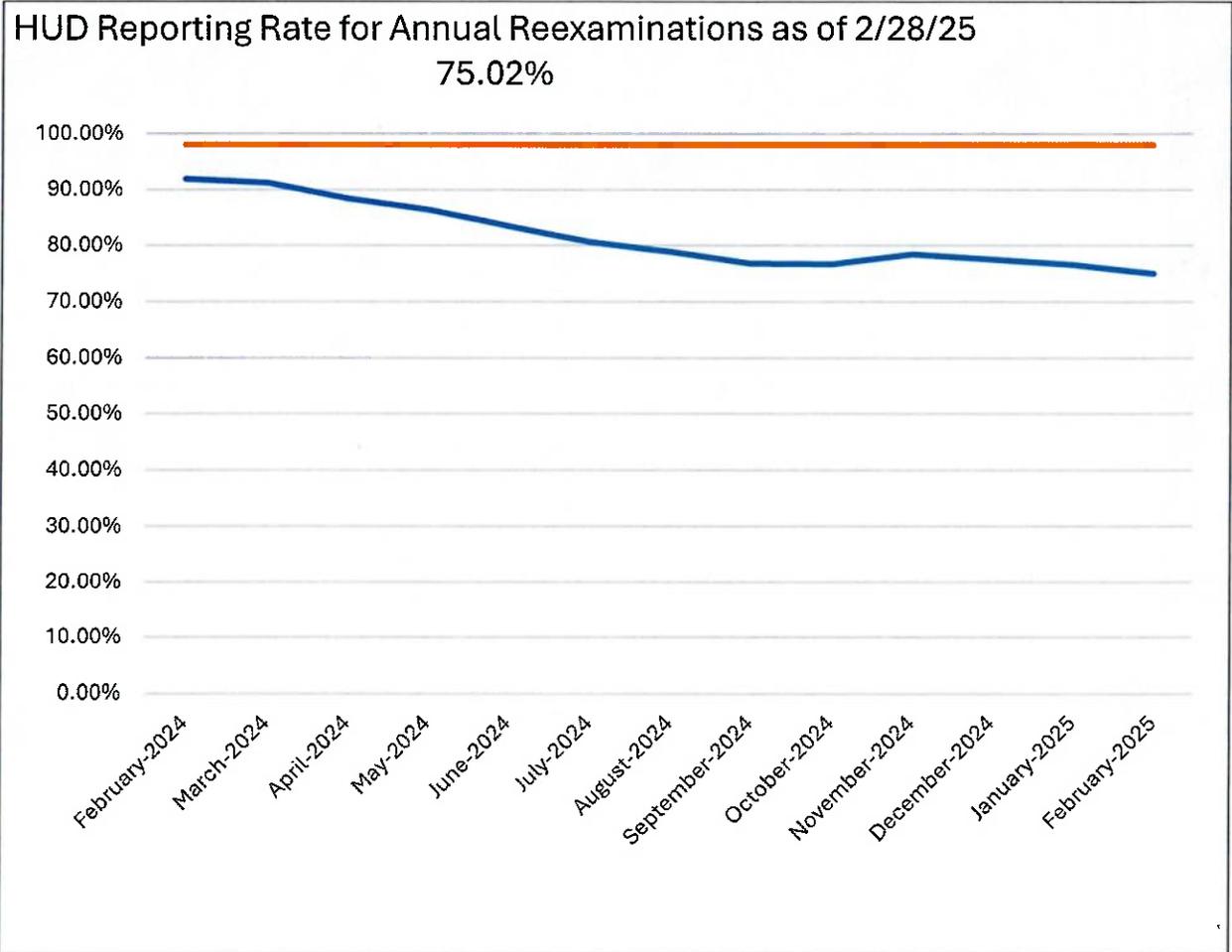
**Intake Department
 Month of February 2025**

New Public Housing Applications	170
New Villas Housing Applications	0
New Farnam Straight Tax Credit Housing Applications	0
New Chambers Straight Tax Credit Housing Applications	0
Approved Public Housing Applications	28
Approved Applications for Villas	0
Approved Applications for Chambers Straight Tax Credit	1
Approved Applications for Farnam Apts Straight Tax Credit	0

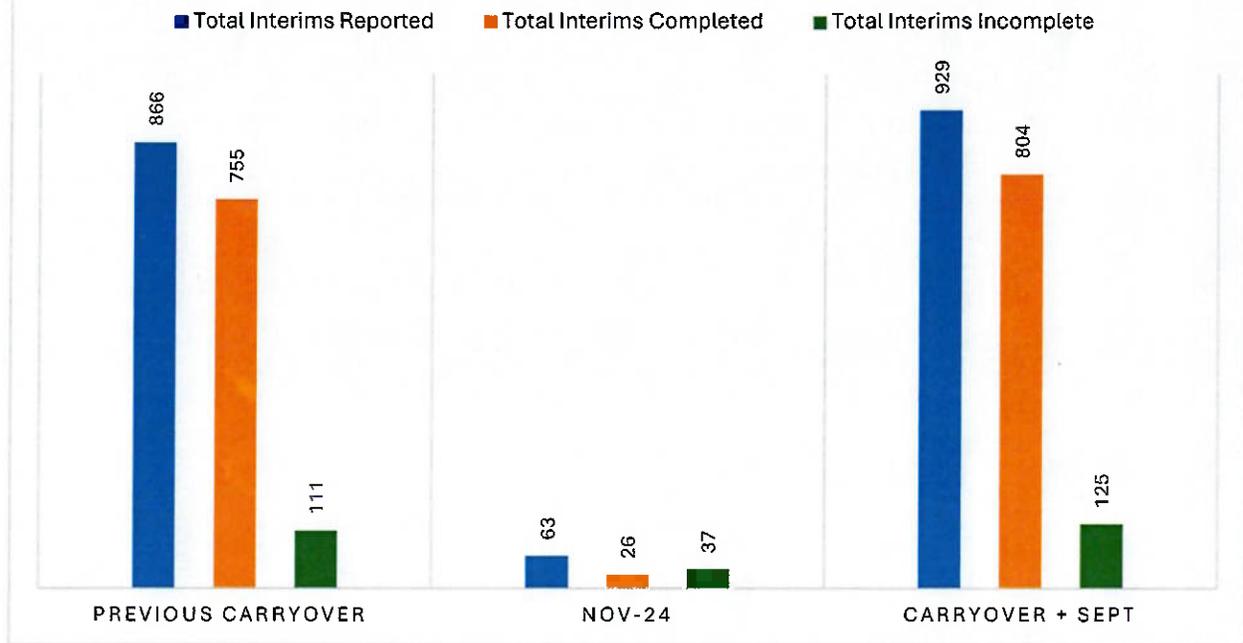
Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four	
		26	2	0	0
Villas Applications Approved		Two	Three		
North Villas	0	0			
Arbor Villa	0	0			
Chambers Court Straight Tax Credit Applications Approved		One	Two	Three	Four
	1	0	0	0	
Farnam Apartments Straight Tax Credit Applications Approved		Two	Three		
	0	0			

Applications Withdrawn from PH Wait List	229	
No Response During Full Application Process	75	
Owe monies to PHA	0	
Not Eligible to Apply/Waiting List closed	132	
Failed Background Check	6	
Applicant Request	9	
Refused Offer	6	
Over Income	1	

	HUD Goal
	Actual



INTERIM COMPLETION RATE THROUGH NOVEMBER 2024



63 residents reported new changes during the month of November. Housing Compliance Staff worked to complete the new and outstanding interims during this month. Overall, staff processed a total 49 interim files.

6.6. Financials

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Mar 2025

Book = Accrual ; Tree = ysi_bs

	March 31, 2025	March 1, 2025	Net Change	January 1, 2025	YTD Net Change
ASSETS					
CASH AND CASH EQUIVALENTS	7,518,384	9,099,446	-1,581,063	10,758,839	-3,240,456
OTHER ACCOUNTS RECEIVABLE	203,844	-117,201	321,045	-80,523	284,367
A/R INTER-PROPERTY	1,032,800	1,040,390	-7,589	1,130,953	-98,153
A/R - TENANT	759,674	830,437	-70,763	874,739	-115,065
A/R PROMISSORY NOTES	3,194,672	3,173,407	21,265	3,132,423	62,249
ACCRUED INTEREST RECEIVABLE	5,146,148	5,146,148	0	5,146,148	0
PREPAID ASSETS	719,503	536,663	182,840	338,168	381,335
INTER-FUND DUE FROM	3,156,880	2,408,040	748,840	2,483,026	673,855
TOTAL CURRENT ASSETS	21,731,905	22,117,330	-385,424	23,783,773	-2,051,867
FIXED ASSETS	32,801,739	32,685,203	116,536	32,657,237	144,503
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	48,055,684	47,939,147	116,536	47,911,181	144,503
TOTAL ASSETS	69,787,589	70,056,477	-268,888	71,694,954	-1,907,364
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	-143,531	523,399	-666,929	499,050	-642,580
A/P OTHER	-3,198	-3,198	0	-3,198	0
ACCRUED FEES	992,335	999,924	-7,589	1,090,487	-98,153
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	5,635	5,635	0	335,264	-329,628
TOTAL ACCRUED INTEREST	4,701,225	4,701,225	0	4,701,225	0
TENANT SECURITY DEPOSIT	688,523	701,308	-12,785	709,589	-21,066
UNEARNED REVENUE	3,148,049	3,271,416	-123,367	3,685,504	-537,454
CURRENT PORTION OF DEBT	51,523	51,334	188	50,727	796
OTHER CURRENT LIABILITIES	-139,822	-147,322	7,500	-147,322	7,500
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO	2,062,984	1,314,144	748,840	1,326,857	736,128
TOTAL CURRENT LIABILITIES	11,413,722	11,467,864	-54,142	12,298,181	-884,458
LONG TERM DEBT	11,759,496	11,764,319	-4,823	11,772,791	-13,295
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	588,993	599,834	-10,841	592,823	-3,830
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	16,264,275	16,279,939	-15,664	16,281,400	-17,125
TOTAL LIABILITIES	27,677,997	27,747,803	-69,806	28,579,581	-901,583
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	10,544,339	10,743,421	-199,082	11,550,120	-1,005,781
UNRESTRICTED NET POSITION	7,898,802	7,898,802	0	7,898,802	0

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Mar 2025

Book = Accrual ; Tree = ysi_bs

	March 31, 2025	March 1, 2025	Net Change	January 1, 2025	YTD Net Change
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
TOTAL EQUITY	42,109,592	42,308,673	-199,082	43,115,373	-1,005,781
TOTAL LIABILITIES AND EQUITY	69,787,589	70,056,477	-268,888	71,694,954	-1,907,364
TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Mar 2025

Book = Accrual ; Tree = ysi_bs

	March 31, 2025	March 1, 2025	Net Change	January 1, 2025	YTD Net Change
ASSETS					
CASH - OPERATING	2,380,399	3,682,703	-1,302,304	4,932,527	-2,552,128
CASH - PAYROLL	88,201	86,581	1,620	91,117	-2,916
CASH - OTHER	44,656	44,624	32	44,563	93
PETTY CASH	0	560	-560	560	-560
CASH - VENDOR PAYMENTS	9,917	-571,705	581,622	-375,648	385,565
CASH - RESTRICTED	2,681,630	3,523,575	-841,945	3,656,098	-974,468
CASH - RESTRICTED MODERNIZATION AND DEV	38,811	38,778	33	38,716	96
REPLACEMENT RESERVE	71,953	71,812	141	71,543	410
CASH - FSS ESCROW	537,410	559,865	-22,456	623,733	-86,323
CASH - FSS FORFEITURES	57,096	56,660	436	54,538	2,558
OPERATING RESERVE	276,461	275,944	518	274,954	1,507
OHA HUD OPERATING RESERVE	306,715	305,908	807	305,908	807
CASH - SECURITY DEPOSIT	653,702	653,087	616	669,896	-16,194
HOMEOWNERSHIP FUNDS	371,433	371,055	378	370,336	1,097
CASH AND CASH EQUIVALENTS	7,518,384	9,099,446	-1,581,063	10,758,839	-3,240,456
A/R HUD	6,116	-33,412	39,528	-152,344	158,460
A/R OTHER GOVERNMENTS	822,456	537,191	285,265	697,751	124,705
A/R OTHER	13,317	15,817	-2,500	1,800	11,517
A/R EMPLOYEE	-1,132	-566	-566	0	-1,132
A/R NON DWELLING RENT	16,349	17,031	-682	25,532	-9,183
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	203,844	-117,201	321,045	-80,523	284,367
INTER-PROPERTY {COCC}	50,000	50,000	0	50,000	0
INTER-PROPERTY {9EC}	235,989	237,306	-1,317	223,090	12,899
INTER-PROPERTY {9KCC}	103,817	103,948	-131	101,241	2,576
INTER-PROPERTY {9NOAH}	64,868	64,952	-85	63,183	1,685
INTER-PROPERTY {9FAR}	129,328	129,153	175	125,867	3,461
INTER-PROPERTY {9BV}	33,584	33,626	-42	32,735	849
INTER-PROPERTY {9CR1}	49,318	49,374	-56	48,194	1,124
INTER-PROPERTY {9CR2}	32,455	32,497	-42	31,612	843
INTER-PROPERTY {VILLAS}	57,828	57,871	-43	56,050	1,778
INTER-PROPERTY {HCV}	1,108,638	1,108,638	0	526,290	582,348
INTER-PROPERTY {HCV ADM}	-1,018,393	-1,018,393	0	-436,045	-582,348
INTER-PROPERTY {MOD REHAB}	1,774	1,774	0	1,774	0
INTER-PROPERTY {PUB HSG}	183,594	189,642	-6,048	306,961	-123,367
A/R INTER-PROPERTY	1,032,800	1,040,390	-7,589	1,130,953	-98,153
ACCOUNTS RECEIVABLE TENANTS	822,583	893,346	-70,763	937,649	-115,065
ALLOWANCE FOR A/R TENANTS	-62,909	-62,909	0	-62,909	0
A/R - TENANT	759,674	830,437	-70,763	874,739	-115,065
P-NOTES OUTSTANDING	633,409	612,144	21,265	571,160	62,249
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	3,194,672	3,173,407	21,265	3,132,423	62,249
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	425,037	217,036	208,001	25,815	399,223
PREPAID SOFTWARE EXP	66,834	100,327	-33,493	167,313	-100,479

PREPAID MED FSA SEC 125	8,723	7,946	777	6,239	2,484
PREPAID CREDIT CARDS	4,339	-3,216	7,555	1,218	3,121
PREPAID OTHER	214,569	214,569	0	137,583	76,986
PREPAID ASSETS	719,503	536,663	182,840	338,168	381,335
INTERFUND BALANCE	-1,700	-1,700	0	-1,700	0
INTER-FUND DUE FROM {COCC}	585,536	455,666	129,869	451,048	134,487
INTER-FUND DUE FROM {HIOOPER}	-201,683	-201,683	0	-201,683	0
INTER-FUND DUE FROM {9EC}	392,137	364,925	27,212	222,633	169,504
INTER-FUND DUE FROM {9KCC}	59,377	60,514	-1,137	57,515	1,862
INTER-FUND DUE FROM {9NOAH}	119,857	124,107	-4,251	117,991	1,866
INTER-FUND DUE FROM {9SEC}	20,382	20,382	0	20,382	0
INTER-FUND DUE FROM {9FAR}	100,352	63,602	36,750	23,938	76,415
INTER-FUND DUE FROM {9BV}	10,337	9,304	1,032	5,541	4,795
INTER-FUND DUE FROM {9CR1}	10,558	10,640	-82	11,230	-672
INTER-FUND DUE FROM {9CR2}	9,756	9,557	198	10,630	-874
INTER-FUND DUE FROM {VILLAS}	4,718	4,988	-270	9,891	-5,173
INTER-FUND DUE FROM {HCV ADM}	-74,350	-154,585	80,235	-150,325	75,975
INTER-FUND DUE FROM {HCV MV}	-19,142	-21,623	2,481	-14,564	-4,578
INTER-FUND DUE FROM {HCV CITY}	37,650	37,650	0	37,650	0
INTER-FUND DUE FROM {MOD REHAB}	4,064	3,812	253	5,345	-1,281
INTER-FUND DUE FROM {FOUND}	109,706	109,706	0	169,603	-59,898
INTER-FUND DUE FROM {PUB HSG}	260,807	260,750	57	281,930	-21,123
INTER-FUND DUE FROM {ROSS GRANT}	-27,641	-45,403	17,762	-79,042	51,401
INTER-FUND DUE FROM {FSS GRANT}	-115,468	-115,657	189	-79,454	-36,015
INTER-FUND DUE FROM {CNI GRANT}	1,025,735	562,427	463,308	562,504	463,231
INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	15,794	0
INTER-FUND DUE FROM {EHV}	830,101	834,866	-4,766	1,006,055	-175,954
INTER-FUND DUE FROM {6SCDEV18}	0	0	0	113	-113
INTER-FUND DUE FROM	3,156,880	2,408,040	748,840	2,483,026	673,855
TOTAL CURRENT ASSETS	21,731,905	22,117,330	-385,424	23,783,773	-2,051,867
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	43,893,363	43,861,703	31,660	43,792,415	100,949
CONTRACT WORK IN PROCESS	462,562	282,692	179,870	161,894	300,668
WIP - PREDEVELOPMENT	1,448,524	1,448,524	0	1,272,432	176,092
WIP - INS PROCEEDS/REPAIRS	764,573	764,573	0	735,508	29,066
DWELLING EQUIPMENT	3,839,082	3,799,488	39,594	3,673,740	165,343
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	2,517,504	0	2,587,934	-70,429
SECURITY EQUIPMENT	1,297,708	1,183,024	114,685	1,183,024	114,685
ACCUM DEPR - BUILDINGS	-151,502,950	-151,426,718	-76,232	-151,274,253	-228,697
ACCUM DEPR - COMMERCIAL	-375,734	-375,431	-303	-374,825	-909
ACCUM DEPR - BUILDING ACQUISITION	-450,000	-450,000	0	-450,000	0
ACCUM DEPR - INELIGIBLE BLDG	-81,208	-80,941	-267	-80,407	-801
ACCUM DEPR - BUILDING IMPROVEMENTS	-33,395,993	-33,289,079	-106,914	-33,075,759	-320,234
ACCUM DEPR - DWELLING EQUIPMENT	-1,963,141	-1,940,620	-22,521	-1,898,506	-64,635
ACCUM DEPR - SITE IMPROVE	-3,464,052	-3,442,396	-21,656	-3,399,085	-64,967
ACCUM DEPR - OFFICE EQUIPMENT	-234,968	-234,678	-290	-234,099	-869
ACCUM DEPR - MAINTENANCE EQUIPMENT	-291,894	-291,252	-642	-289,969	-1,925
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,004	-75,004	0	-75,004	0
ACCUM DEPR - COMPUTER EQUIPMENT	-527,140	-527,105	-35	-527,035	-105
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-2,200,852	-2,191,276	-9,576	-2,242,552	41,701

ACCUM DEPR - SECURITY EQUIPMENT	-570,744	-559,906	-10,838	-540,314	-30,429
FIXED ASSETS	32,801,739	32,685,203	116,536	32,657,237	144,503
N/R BAYVIEW	208,156	208,156	0	208,156	0
N/R FARNAM	553,079	553,079	0	553,079	0
N/R CROWN I	241,542	241,542	0	241,542	0
N/R CROWN II	161,563	161,563	0	161,563	0
N/R NOAH	893,253	893,253	0	893,253	0
N/R STREHLOW	2,907,673	2,907,673	0	2,907,673	0
N/R KEYSTONE	2,350,000	2,350,000	0	2,350,000	0
NOTES RECEIVABLE	7,315,266	7,315,266	0	7,315,266	0
LT INTER-FUND DUE FROM {HIOOPER}	124,751	124,751	0	124,751	0
LT INTER-FUND DUE FROM {9EC}	826,853	826,853	0	826,853	0
LT INTER-FUND DUE FROM {9KCC}	248,036	248,036	0	248,036	0
LT INTER-FUND DUE FROM {9NOAH}	66,840	66,840	0	66,840	0
LT INTER-FUND DUE FROM {9FAR}	462,869	462,869	0	462,869	0
LT INTER-FUND DUE FROM {9BV}	241,026	241,026	0	241,026	0
LT INTER-FUND DUE FROM {9CR1}	83,438	83,438	0	83,438	0
LT INTER-FUND DUE FROM {9CR2}	121,904	121,904	0	121,904	0
LT INTER-FUND DUE FROM {VILLAS}	214,719	214,719	0	214,719	0
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
A/R P-NOTES - LONG TERM	-665,630	-665,630	0	-665,630	0
A/R P-NOTES - LONG TERM	-665,630	-665,630	0	-665,630	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
PREPAID LEASE COSTS	4,640,570	4,640,570	0	4,640,570	0
PREPAID LEASE COSTS	4,640,570	4,640,570	0	4,640,570	0
LEASES RECEIVABLE	2,708,702	2,708,702	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	48,055,684	47,939,147	116,536	47,911,181	144,503
TOTAL ASSETS	69,787,589	70,056,477	-268,888	71,694,954	-1,907,364
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	-143,531	523,399	-666,929	499,050	-642,580
ACCOUNTS PAYABLE	-143,531	523,399	-666,929	499,050	-642,580
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	846,039	853,628	-7,589	944,191	-98,153
ACCRUED FEES	992,335	999,924	-7,589	1,090,487	-98,153
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	9,075	0	9,075	0
ACCR WAGES & WITHHOLDINGS	5,635	5,635	0	335,264	-329,628
ACCRUED INTEREST BRIDGE	798,130	798,130	0	798,130	0
ACCRUED INTEREST HIO	3,212,995	3,212,995	0	3,212,995	0
ACCRUED INTEREST OTHER	690,100	690,100	0	690,100	0
TOTAL ACCRUED INTEREST	4,701,225	4,701,225	0	4,701,225	0
TENANT SECURITY DEPOSIT	641,338	654,567	-13,229	663,166	-21,828
PET DEPOSIT	6,530	6,730	-200	6,730	-200
DEPOSIT REFUND ACCOUNT	40,655	40,011	644	39,693	962
TENANT SECURITY DEPOSIT	688,523	701,308	-12,785	709,589	-21,066
DEFERRED REVENUE	2,020,887	2,020,887	0	2,020,887	0
Deferred Revenue - HUD Funds	779,180	896,937	-117,757	1,330,437	-551,257
TENANT PREPAID RENT	338,308	344,018	-5,710	324,856	13,453
NO UNIT HOLDING ACCT	9,674	9,574	100	9,324	350
UNEARNED REVENUE	3,148,049	3,271,416	-123,367	3,685,504	-537,454
MORTGAGE PAYABLE - CURRENT	51,523	51,334	188	50,727	796
CURRENT PORTION OF DEBT	51,523	51,334	188	50,727	796
OTHER CURRENT LIABILITIES	-213,641	-213,641	0	-213,641	0
CONTRACT RETAINAGE	73,819	66,319	7,500	66,319	7,500
OTHER CURRENT LIABILITIES	-139,822	-147,322	7,500	-147,322	7,500
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}	521,642	428,996	92,646	479,829	41,812
INTER-FUND DUE TO {HIOOPER}	67,116	0	67,116	0	67,116
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	37,179	0	4,675	32,504
INTER-FUND DUE TO {9SEC}	328,432	328,432	0	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	4,390	0	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}	426,362	430,461	-4,099	610,815	-184,453
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 {6SCDEV18}	593,178	0	593,178	0	593,178
INTER-FUND DUE TO	2,062,984	1,314,144	748,840	1,326,857	736,128
TOTAL CURRENT LIABILITIES	11,413,722	11,467,864	-54,142	12,298,181	-884,458
MORTGAGE PAYABLE	1,425,758	1,430,581	-4,823	1,439,053	-13,295
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	11,759,496	11,764,319	-4,823	11,772,791	-13,295
NONCURRENT LIABILITIES - OTHER	0	0	0	0	0
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	588,993	599,834	-10,841	592,823	-3,830
FSS ESCROW	588,993	599,834	-10,841	592,823	-3,830
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
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	16,264,275	16,279,939	-15,664	16,281,400	-17,125
TOTAL LIABILITIES	27,677,997	27,747,803	-69,806	28,579,581	-901,583
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	10,544,339	10,743,421	-199,082	11,550,120	-1,005,781
RETAINED EARNINGS	10,544,339	10,743,421	-199,082	11,550,120	-1,005,781
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	42,109,592	42,308,673	-199,082	43,115,373	-1,005,781
TOTAL LIABILITIES AND EQUITY	69,787,589	70,056,477	-268,888	71,694,954	-1,907,364
TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Mar 2025

Book = Accrual ; Tree = ysi_is

	March 2025	Budget	Variance	March 2024	Variance	YTD 2025	Budget	Variance	YTD 2024	Variance
REVENUES	7,143,741	6,368,666	775,075	5,777,392	1,366,350	20,544,943	19,105,998	1,438,945	16,945,855	3,599,089
EXPENSES	7,342,823	6,614,991	-727,832	6,859,422	-483,401	21,550,724	19,844,972	-1,705,752	19,453,764	-2,096,960
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)	-199,082	-246,325	47,243	-1,082,030	882,949	-1,005,781	-738,974	-266,807	-3,092,277	2,086,496
ADJUSTED NET OPERATING INCOME (LOSS)	50,191	2,310	47,881	-801,465	851,656	-263,482	6,932	-270,414	-2,316,492	2,053,010

Budget Comparison

Period = Mar 2025

Book = Accrual ; Tree = ysl_is

	March 2025	Budget	Variance	March 2024	Variance	YTD 2025	Budget	Variance	YTD 2024	Variance
REVENUES										
TENANT REVENUES										
DWELLING RENTS	604,167	581,232	22,935	674,945	-70,778	1,879,778	1,743,697	136,082	1,985,580	-105,802
DWELLING RENTS SUBSIDY	36,419	28,030	8,389	38,887	-2,468	104,962	84,091	20,871	114,524	-9,562
TPA - RENT	-2,500	0	-2,500	0	-2,500	-2,500	0	-2,500	0	-2,500
LATE FEES	15,930	16,916	-986	16,325	-395	44,079	50,748	-6,669	48,467	-4,388
LATE FEES (P-NOTES)	805	78	727	125	680	805	233	572	125	680
LEGAL FEES	9,458	4,151	5,307	2,891	6,567	26,971	12,453	14,518	3,791	23,180
MAINTENANCE FEES	55,840	17,511	38,330	23,054	32,786	106,033	52,533	53,500	40,859	65,174
OTHER TENANT REVENUE	5,338	4,231	1,107	5,285	53	36,802	12,694	24,108	14,138	22,664
FRAUD RECOVERY REVENUE	2,581	235	2,346	972	1,609	950	706	244	1,197	-247
TOTAL TENANT REVENUES	728,039	652,385	75,654	762,484	-34,445	2,197,880	1,957,154	240,726	2,208,681	-10,801
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	633,139	697,284	-64,145	440,257	192,882	1,899,417	2,091,854	-192,436	1,981,978	-82,561
HOUSING ASST PAYMENTS	3,859,813	3,608,624	251,189	3,192,558	667,255	11,351,423	10,825,871	525,552	9,415,169	1,936,254
ONGOING ADMIN FEES EARNED	295,767	292,372	3,395	308,215	-12,448	959,555	877,115	82,440	905,676	53,879
REVENUES - HUD CAPITAL - HARD COSTS	348,794	0	348,794	66,850	281,944	749,234	0	749,234	321,615	427,619
REVENUES - HUD CAPITAL - SOFT COSTS	444,020	281,491	162,528	469,225	-25,206	1,317,062	844,474	472,588	758,886	558,176
TOTAL HUD GRANTS AND SUBSIDY	5,581,533	4,879,771	701,762	4,477,106	1,104,427	16,276,691	14,639,313	1,637,378	13,383,323	2,893,368
TOTAL FEE REVENUE										
MANAGEMENT FEE	178,025	176,765	1,261	182,644	-4,618	576,672	530,294	46,378	543,461	33,211
BOOKKEEPING FEE	47,602	47,701	-98	50,452	-2,850	143,580	143,102	478	147,855	-4,275
FRONT LINE SERVICE FEE	210,637	227,244	-16,608	194,139	16,497	589,038	681,732	-92,695	560,194	28,844
FRONT LINE SERVICE FEE (IT)	6,881	6,892	-11	42,219	-35,338	20,643	20,676	-33	99,330	-78,687
OTHER FEES FOR SERVICE	0	5,240	-5,240	0	0	0	15,719	-15,719	0	0
TOTAL FEE REVENUE	443,145	463,841	-20,696	469,455	-26,309	1,329,933	1,391,523	-61,591	1,350,840	-20,907
OTHER GOV'T GRANTS/DONATIONS	341,663	246,315	95,348	21,575	320,088	430,657	738,945	-308,288	55,977	374,680
TOTAL OTHER GOV'T GRANTS DONATIONS	341,663	246,315	95,348	21,575	320,088	430,657	738,945	-308,288	55,977	374,680
INVESTMENT INCOME										
INTEREST INCOME - MAIN	2,765	2,990	-224	2,432	334	8,418	8,969	-551	7,622	796
TOTAL INTEREST INCOME - MAIN	2,765	2,990	-224	2,432	334	8,418	8,969	-551	7,622	796
INTEREST INCOME - OTHER	0	8,988	-8,988	0	0	0	26,964	-26,964	0	0
TOTAL NON-CASH INT INCOME (HIO)	0	8,988	-8,988	0	0	0	26,964	-26,964	0	0
INTEREST INCOME - RESTRICTED FUNDS	1,876	1,257	619	1,241	635	3,916	3,772	144	3,638	278
INT INCOME - RESTRICT FUNDS	1,876	1,257	619	1,241	635	3,916	3,772	144	3,638	278
OTHER INCOME										
NON-DWELLING RENTS	37,969	37,563	406	34,696	3,273	107,480	112,690	-5,210	-90,110	197,590
MISCELLANEOUS INCOME	100	146	-46	200	-100	300	438	-138	475	-175
COMMISSION INCOME	5,098	6,058	-959	6,043	-945	17,216	18,173	-957	19,804	-2,588
ADMINISTRATIVE FEES	1,549	1,802	-253	2,158	-608	4,948	5,407	-459	5,598	-650
DONATIONS - GENERAL	2	2	0	2	0	46	7	39	7	39
MISCELLANEOUS GRANT REVENUE	0	7,000	-7,000	0	0	0	21,000	-21,000	0	0
DEVELOPERS FEES	0	60,548	-60,548	0	0	0	181,644	-181,644	0	0
GAIN/LOSS ON SALE OF FIXED ASSET	0	0	0	0	0	3,134	0	3,134	0	3,134
INSURANCE PROCEEDS	0	0	0	0	0	164,325	0	164,325	0	164,325
TOTAL OTHER INCOME	44,719	113,119	-68,401	43,099	1,620	297,448	339,358	-41,910	-64,227	361,675
TOTAL REVENUES	7,143,741	6,368,666	775,075	5,777,392	1,366,350	20,544,943	19,105,998	1,438,945	16,945,855	3,599,089
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	587,141	606,344	19,203	501,964	-85,177	1,528,055	1,819,033	290,979	1,405,936	-122,119
ADMIN CASUAL LABOR	59,534	32,119	-27,416	0	-59,534	76,141	96,356	20,215	0	-76,141
ALLOC ADMIN SALARIES	-17,406	0	17,406	-28,428	-11,021	-52,262	0	52,262	-53,164	-902
TOTAL ADMIN SALARIES	629,269	638,463	9,194	473,537	-155,732	1,551,934	1,915,389	363,456	1,352,771	-199,162
AUDIT EXPENSE	0	9,504	-9,504	0	0	2,875	28,512	-25,637	48,375	45,500
MANAGEMENT FEE	178,025	176,765	1,261	182,644	-4,618	576,672	530,294	46,378	543,461	-33,211
BOOKKEEPING FEE	47,602	47,701	-98	50,452	-2,850	143,580	143,102	478	147,855	-4,275
NIFA MONITORING FEE	0	592	-592	0	0	4,020	1,775	-2,245	4,020	0
TOTAL ADMINISTRATIVE FEE	225,628	234,561	8,933	233,096	7,468	727,147	703,682	-23,465	743,711	16,564
ADMIN EMPLOYEE BENEFITS	6,101	5,293	808	5,642	-459	19,240	15,878	3,362	16,971	-2,269
ALLOC ADMIN EMP BENEFITS	0	0	0	0	0	0	0	0	0	0
ER MEDICAL/DENTAL INS - ADMIN	140,328	131,926	8,402	120,137	-20,191	413,431	395,779	17,652	374,739	-38,692
ER PENSION - ADMIN	15,016	33,349	-18,333	25,652	10,636	71,349	100,047	28,697	77,262	5,913
ER TAXES-ADMIN	44,487	46,385	-1,898	36,882	-7,605	126,810	139,156	12,346	111,802	-15,008
TOTAL ADMIN EMPLOYEE BENEFITS	205,932	216,953	11,021	188,314	-17,618	630,830	650,860	20,030	580,774	-50,056
LEGAL SERVICES - OUTSIDE	15,642	12,683	2,959	10,285	-5,357	58,414	38,048	20,366	31,007	-27,406
TRAINING/CONFERENCE	8,791	7,187	-1,604	3,448	-5,343	13,936	21,560	7,625	11,210	-2,726
BOARD MEETING/RETREAT	0	0	0	0	0	0	1	1	0	0
STAFF MEETING/RETREAT	153	378	225	98	-55	1,431	1,135	-296	1,592	161
TRAVEL	3,436	2,399	-1,037	3,447	11	5,191	7,196	2,005	3,895	-1,296
MILEAGE	691	727	36	498	-193	1,273	2,181	908	1,106	-167
ADMIN VEHICLE - FUEL	0	45	-45	0	0	0	136	136	58	58
ADMIN VEHICLE - MTC & REPAIR	0	269	-269	0	0	510	807	297	144	-366
ADMIN VEHICLE - LICENSE	0	8	-8	0	0	0	25	25	0	0
PUBLICATIONS	0	148	-148	0	0	0	445	445	309	309
MEMBERSHIPS	600	2,503	-1,903	1,429	829	6,525	7,510	985	2,667	-3,857
PAYROLL PROCESSING FEE	6,049	5,311	-737	5,144	-905	20,322	15,933	-4,389	16,968	-3,355
TELEPHONE	13,771	14,402	-631	47,714	33,943	43,872	43,207	-665	60,257	16,385
SAFETY EQUIPMENT/SUPPLIES	0	1,434	-1,434	1,695	1,695	5,153	4,301	-852	6,742	1,589
SAFETY TRAINING	0	17	-17	0	0	0	52	52	0	0
LEGAL SERVICES - INTERNAL	17,406	16,862	544	28,428	11,021	52,262	50,585	-1,677	53,232	970
ALLOC INTERNAL LEGAL EXP	6,171	3,375	-2,796	2,391	-3,780	21,534	10,126	-11,408	2,706	-18,828
PRINTER SUPPLIES AND EXP	348	1,968	-1,621	1,197	849	6,115	5,905	-210	4,426	-1,690
SOFTWARE EXP	42,400	18,267	-24,133	24,085	-18,315	117,431	54,801	-62,630	75,227	-42,204
OFFICE EXPENSE	3,674	906	-2,768	250	-3,424	11,316	2,717	-8,599	250	-11,066
OFFICE FURNISHINGS	523	703	-179	0	-523	1,474	2,108	634	2,376	903
POSTAGE	6,350	6,170	180	5,287	-1,063	21,192	18,511	-2,681	19,797	-1,395
OFFICE SUPPLIES	5,159	4,844	-315	5,474	314	18,639	14,532	-4,107	13,844	-4,795
OFFICE EQUIPMENT LEASES	249	3,835	-3,586	2,728	2,479	8,266	11,505	3,238	8,051	-215

COMPUTER EQUIPMENT	4,734	6,564	1,830	5,940	1,205	29,580	19,693	-9,886	19,376	-10,204
NETWORK COMMUNICATION	7,376	6,279	-1,097	5,188	-2,188	27,909	18,836	-9,073	16,091	-11,818
ADVERTISING /NEWSPAPER ADS	391	163	-228	0	-391	1,356	490	-867	90	-1,267
CABLE TV	443	433	-10	685	243	1,593	1,298	-295	685	-907
EMPLOYEE HIRING & ADMIN EXP	65,136	3,409	-61,728	5,265	-59,872	70,206	10,227	-59,979	11,841	-58,365
CONSULTING	8,271	12,239	3,967	61,797	53,526	19,746	36,716	16,970	105,170	85,424
BANK FEE	3,983	1,217	-2,766	0	-3,983	10,399	3,651	-6,748	3,273	-7,126
SECT 8 PORT OUT ADMIN FEES	2,141	0	-2,141	1,246	-895	6,584	0	-6,584	3,130	-3,454
LATE FEES	147	6,345	6,198	51	-97	1,674	19,036	17,363	524	-1,150
MISCELLANEOUS EXPENSE	-1,015	324	1,339	2,193	3,208	12,032	973	-11,059	1,707	-10,325
FEES - PERMITS	100	349	249	0	-100	105	1,047	942	2,092	1,987
PROPERTY TAX	8,968	2,802	-6,166	9,503	535	8,968	8,406	-562	9,503	535
RENTAL EXPENSE	2,016	2,309	293	0	-2,016	11,930	6,927	-5,003	-328	-12,258
IT SUPPORT - CONTR SERV	24,049	18,601	-5,448	18,344	-5,705	57,286	55,803	-1,483	55,657	-1,629
PROFESSIONAL FEES	0	122	122	0	0	0	367	367	0	0
PROFESSIONAL/CONTR SERV	0	50	50	191	191	0	150	150	381	381
TOTAL OTHER ADMIN EXPENSES	258,154	165,648	-92,506	254,000	-4,154	674,223	496,945	-177,278	545,056	-129,168
FEE FOR SERVICE	6,881	6,892	11	42,219	35,338	20,643	20,676	33	99,330	78,687
Tenant Restitution	11,000	0	-11,000	0	-11,000	11,500	0	-11,500	0	-11,500
TOTAL FEE FOR SERVICE	17,881	6,892	-10,989	42,219	24,338	32,143	20,676	-11,467	99,330	67,187
TOTAL ADMINISTRATIVE EXPENSES	1,336,864	1,262,517	-74,347	1,191,166	-145,698	3,616,277	3,787,552	171,275	3,321,642	-294,635
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	4,273	4,629	356	4,149	-124	11,294	13,888	2,595	11,449	156
RESIDENT SERVICE CASUAL LABOR	6,750	0	-6,750	6,225	-525	19,900	0	-19,900	18,750	-1,150
TOTAL RESIDENT SERV SALARIES	11,023	4,629	-6,394	10,374	-649	31,194	13,888	-17,305	30,199	-994
RELOCATION EXPENSES	49,812	75,966	26,155	35,909	-13,903	162,760	227,899	65,139	136,409	-26,351
RELOCATION - SECURITY DEPOSITS	0	1,033	1,033	0	0	0	3,098	3,098	793	793
RELOCATION - MOVING EXPENSE	20	378	358	690	670	1,357	1,133	-224	934	-422
RELOCATION - MISCELLANEOUS	1,032	0	-1,032	0	-1,032	5,733	0	-5,733	0	-5,733
TOTAL RELOCATION EXPENSE	50,863	77,377	26,514	36,599	-14,264	169,850	232,131	62,281	138,136	-31,714
ER MEDICAL/DENTAL INS - RES SERV	1,891	1,980	89	1,816	-74	5,672	5,939	267	5,449	-223
ER PENSION - RES SERV	138	255	116	228	90	609	764	155	685	76
ER TAXES-RES SERV	313	354	42	294	-19	921	1,062	141	885	-36
TOTAL RESIDENT SERV EMP BENEFITS	2,342	2,588	247	2,338	-3	7,202	7,765	564	7,018	-184
YOUTH ACTIVITIES	0	0	0	0	0	400	0	-400	0	-400
YOUTH ACTIVITIES - SCHOLARSHIPS	0	704	704	0	0	0	2,111	2,111	4,782	4,782
TOTAL YOUTH ACTIVITIES	0	704	704	0	0	400	2,111	1,711	4,782	4,382
RESIDENT SERVICES EXPENSE	745	7,823	7,078	718	-27	2,244	23,470	21,226	718	-1,526
RESIDENT SERVICES EVENTS & ACTIVITIES	0	1,510	1,510	844	844	9,233	4,530	-4,704	6,904	-2,330
RESIDENT SERV DIRECT FUNDING	0	0	0	0	0	0	0	0	-130	-130
RESIDENT FUND - STIPENDS	924	7,316	6,393	1,409	485	6,334	21,949	15,615	10,206	3,872
RESIDENT FUND - MEETING EXPENSES	301	600	299	317	17	1,470	1,798	329	2,576	1,106
RESIDENT FUND - OTHER	1,300	2,936	1,636	441	-859	-800	8,807	9,607	4,369	5,169
TOTAL RESIDENT FUND	3,270	20,185	16,915	3,729	459	18,481	60,554	42,073	24,643	6,162
FRONT LINE SERVICE FEE	172,137	182,918	10,780	154,125	-18,012	489,714	548,753	59,039	441,156	-48,557
TOTAL FEE FOR SERVICE	172,137	182,918	10,780	154,125	-18,012	489,714	548,753	59,039	441,156	-48,557
TOTAL OTHER RESIDENT SERVICES	239,635	288,401	48,765	207,165	-32,470	716,841	865,202	148,361	645,935	-70,905
TOTAL RESIDENT SERVICE EXPENSES	239,635	288,401	48,765	207,165	-32,470	716,841	865,202	148,361	645,935	-70,905
UTILITY EXPENSES										
UTILITY - WATER	7,116	35,559	28,443	30,260	23,144	66,441	106,676	40,236	110,931	44,490
UTILITY - ELECTRIC	194,890	136,431	-58,459	144,216	-50,674	636,849	409,294	-227,555	525,839	-111,010
UTILITY - GAS	10,497	23,507	13,010	33,817	23,321	182,919	70,520	-112,398	159,346	-23,572
UTILITY - SEWER	11,787	47,406	35,619	42,330	30,543	102,538	142,219	39,681	155,608	53,070
TOTAL UTILITY EXPENSES	224,290	242,903	18,614	250,623	26,334	988,746	728,710	-260,036	951,723	-37,023
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	265,810	238,059	-27,751	236,554	-29,256	710,180	714,177	3,998	669,363	-40,817
MAINTENANCE CASUAL LABOR	0	0	0	17,969	17,969	0	0	0	56,834	56,834
ALLOC MAINT SALARIES	0	0	0	0	0	0	0	0	-44	-44
TOTAL MAINTENANCE SALARIES	265,810	238,059	-27,751	254,524	-11,286	710,180	714,177	3,998	726,153	15,973
APPLIANCES	10,682	20,340	9,657	28,554	17,872	42,453	61,018	18,565	56,086	13,632
DWELLING EQUIPMENT	0	99	99	0	0	782	298	-483	675	-106
PAINT	11,153	6,414	-4,739	8,200	-2,953	23,489	19,242	-4,247	17,594	-5,895
CLEANING SUPPLIES	952	2,569	1,616	2,956	2,003	7,088	7,706	617	7,389	301
HVAC MATERIALS	7,075	2,906	-4,168	3,352	-3,723	23,255	8,719	-14,536	10,788	-12,467
LANDSCAPING MATERIALS	0	76	76	1,031	1,031	515	228	-287	1,031	517
PLUMBING MATERIALS	34,882	14,757	-20,125	26,465	-8,416	70,348	44,272	-26,076	55,204	-15,144
ELECTRICAL MATERIALS	7,883	6,408	-1,475	12,112	4,229	18,392	19,223	831	23,760	5,367
GASOLINE USAGE FOR MAINT VEHICLES	1,643	3,489	1,846	3,747	2,104	8,982	10,467	1,485	8,749	-232
PEST CONTROL SUPPLIES	4,558	2,642	-1,916	4,560	3	6,742	7,926	1,184	10,748	4,005
MAINTENANCE TOOLS	2,474	1,665	-809	294	-2,180	10,687	4,996	-5,691	5,348	-5,339
MAINTENANCE MATERIALS	42,009	32,870	-9,139	50,004	7,995	108,692	98,610	-10,083	109,840	1,147
MAINTENANCE EQUIPMENT	0	400	400	65	65	310	1,202	892	1,574	1,265
Early Pay Discount	-5,858	-2,587	3,272	-8,851	-2,993	-5,858	-7,760	-1,901	-8,942	-3,084
TOTAL MAINTENANCE MATERIALS	117,452	92,049	-25,404	132,489	15,037	315,877	276,146	-39,731	299,843	-16,034
ELEVATORS - CONTRACTED SERV	3,356	9,993	6,637	16,754	13,398	20,615	29,978	9,363	17,834	-2,781
HVAC - CONTRACTED SERV	35,950	18,580	-17,370	41,020	5,071	111,680	55,739	-55,941	87,610	-24,070
LAWNS - CONTRACTED SERV	40,296	9,971	-30,325	19,125	-21,171	49,355	29,912	-19,443	19,125	-30,230
MATS/UNIFORMS - CONTRACTED SVCE	1,196	483	-713	322	-873	3,469	1,448	-2,021	1,080	-2,389
PEST CONTROL - CONTRACTED SERV	2,480	1,548	-932	324	-2,156	16,235	4,642	-11,592	1,024	-15,212
SNOW REMOVAL - CONTRACTED SERV	33,480	8,273	-25,207	5,610	-27,870	47,480	24,819	-22,661	59,828	12,348
TRASH - CONTRACTED SERV	-122,072	30,831	152,903	38,712	160,784	-63,344	92,492	155,836	101,319	164,664
LANDFILL FEES - CONTRACTED SERV	0	152	152	251	251	558	457	-100	538	-19
CLEANING - CONTRACTED SERV	72,564	55,772	-16,792	48,855	-23,709	200,284	167,317	-32,967	163,060	-37,224
PAINTING - CONTRACTED SERV	23,654	19,130	-4,524	19,232	-4,422	45,976	57,390	11,414	51,970	5,993
ARBORIST - CONTRACTED SERV	7,890	4,609	-3,281	700	-7,190	25,590	13,827	-11,763	2,500	-23,090
FLOORING REPL - CONTRACTED SERV	25,495	34,561	9,066	58,023	32,528	173,541	103,683	-69,858	90,063	-83,478
OUTDOOR CLEANING - CONTRACTED SERV	950	1,555	605	0	-950	11,700	4,666	-7,034	4,650	-7,050
CONCRETE WORK - CONTRACTED SERV	0	356	356	0	0	177	1,067	890	4,305	4,128
ELECTRICAL - CONTRACTED SERV	25,055	12,929	-12,126	3,701	-21,354	48,091	38,786	-9,306	14,382	-33,709
LANDSCAPE - CONTRACTED SERV	5,475	4,574	-901	0	-5,475	5,475	13,723	8,248	300	-5,175
PLUMBING - CONTRACTED SERV	18,204	36,648	18,444	23,017	4,813	44,383	109,945	65,562	51,783	7,400
ROOF REPAIRS - CONTRACTED SERV	295	22	-273	0	-295	11,254	66	-11,188	0	-11,254
EXTERIOR REPAIRS - CONTRACTED SERV	1,050	113	-937	0	-1,050	18,174	340	-17,834	8,402	-9,772
VEHICLE MAINTENANCE & REPAIR	2,797	4,390	1,593	5,042	2,245	13,454	13,171	-283	13,367	-86
MAINTENANCE EQUIPMENT REPAIR	2,426	608	-1,818	0	-2,426	4,582	1,824	-2,758	0	-4,582
WINDOWS/DOORS REPL - CONTRACTED SERV	10,544	7,739	-2,804	117,312	106,769	50,897	23,218	-27,679	131,659	80,762

VACANT TURNOVER - CONTRACTED SERV	6,076	427	-5,649	5,346	-730	6,451	1,281	-5,170	17,246	10,794
INSPECTIONS - CONTRACTED SERV	4,728	1,468	-3,259	1,420	-3,308	39,703	4,405	-35,297	4,860	-34,843
INTERIOR REPAIRS - CONTRACTED SERV	119,127	6,519	-112,608	39,081	-80,046	227,776	19,557	-208,219	55,424	-172,352
Fire Safety - Contracted Services	17,851	19,166	1,315	52,405	34,554	117,534	57,498	-60,036	81,398	-36,136
OTHER - OUTSIDE MAINT	-5,125	0	5,125	0	5,125	6,600	0	-6,600	0	-6,600
HAZMAT - CONTRACTED SERV	37,278	483	-36,794	188,070	150,792	60,044	1,450	-58,594	217,965	157,921
RADON - CONTRACTED SERV	0	0	0	1,885	1,885	145	0	-145	1,885	1,740
DWELLING/MECHANICAL UPGRADES - CONTR SERV	0	143	143	0	0	398	430	32	0	-398
ALLOC INSPECTIONS EXPENSE	0	1,292	1,292	0	0	0	3,877	3,877	0	0
TOTAL MAINT SERVICES AND CONTRACTS	371,018	292,336	-78,683	686,208	315,189	1,298,276	877,007	-421,269	1,203,576	-94,700
MAINTENANCE EMPLOYEE BENEFITS	80	75	-4	-202	-281	448	226	-222	-178	-627
ALLOC MAINT EMP BENEFITS	0	0	0	0	0	0	0	0	-19	-19
ER MED/DENTAL INS - MAINT	62,966	62,150	-816	65,531	2,564	192,433	186,450	-5,983	196,228	3,796
ER PENSION - MAINT	6,389	13,093	6,704	12,147	5,758	31,314	39,280	7,966	36,268	4,954
ER TAXES - MAINT	20,051	18,212	-1,839	17,300	-2,751	59,782	54,635	-5,147	53,221	-6,561
TOTAL MAINT EMPLOYEE BENEFITS	89,485	93,530	4,045	94,776	5,291	283,977	280,591	-3,386	285,519	1,543
TOTAL MAINTENANCE EXPENSES	843,766	715,973	-127,792	1,167,996	324,230	2,608,309	2,147,920	-460,389	2,515,091	-93,218
PROTECTIVE SERVICE EXPENSES										
PROTECTIVE SERVICE SALARIES										
SECURITY SALARY	22,962	25,366	2,404	11,578	-11,384	57,634	76,099	18,465	37,891	-19,743
TOTAL PROTECTIVE SERV SALARIES	22,962	25,366	2,404	11,578	-11,384	57,634	76,099	18,465	37,891	-19,743
FRONT LINE SERVICE FEES	38,499	44,327	5,828	40,014	1,515	99,324	132,980	33,656	119,037	19,713
TOTAL FEE FOR SERVICE	38,499	44,327	5,828	40,014	1,515	99,324	132,980	33,656	119,037	19,713
GUARDS - CONTRACTED SECURITY	68,039	42	-67,997	0	-68,039	103,750	127	-103,623	9,544	-94,206
SECURITY & MONITORING	12,320	3,311	-9,009	5,698	-6,622	19,181	9,933	-9,248	13,817	-5,364
SECURITY - CONTRACTED SERV	630	919	289	1,792	1,162	2,100	2,757	657	2,880	780
SECURITY EQUIPMENT & MATERIALS	865	8,339	7,475	6,526	5,661	158,674	25,018	-133,656	44,185	-114,489
TOTAL SECURITY EXPENSE	81,853	12,611	-69,242	14,016	-67,837	283,705	37,834	-245,871	70,426	-213,279
ER MEDICAL/DENTAL INS - SECURITY	907	2,685	1,777	5,046	4,138	2,722	8,054	5,332	14,529	11,807
ER PENSION - SECURITY	590	1,395	805	401	-189	2,645	4,185	1,541	1,685	-960
ER TAXES - SECURITY	2,000	1,941	-59	888	-1,112	5,323	5,822	499	3,116	-2,207
TOTAL SECURITY EMPLOYEE BENEFITS	3,497	6,020	2,523	6,335	2,838	10,690	18,061	7,372	19,330	8,640
TOTAL PROTECT SERVICE EXPENSES	146,812	88,325	-58,487	71,943	-74,869	451,353	264,974	-186,379	246,684	-204,669
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	69,468	12,658	-56,810	25,975	-43,493	118,073	37,975	-80,099	78,560	-39,513
INSURANCE - PROPERTY	210,242	38,119	-172,122	111,153	-99,088	237,585	114,357	-123,228	333,460	95,875
INSURANCE - WORKERS COMP	25,156	21,648	-3,508	25,815	659	77,221	64,945	-12,276	52,141	-25,080
TOTAL INSURANCE EXP	304,866	72,426	-232,440	162,944	-141,922	432,879	217,277	-215,602	464,162	31,282
BAD DEBT EXPENSE	133,257	46,809	-86,448	-2,489	-135,746	259,397	140,428	-118,969	85,237	-174,160
TOTAL BAD DEBT EXPENSE	133,257	46,809	-86,448	-2,489	-135,746	259,397	140,428	-118,969	85,237	-174,160
CLOSING COSTS	0	19	19	0	0	0	56	56	0	0
MORTGAGE INTEREST	5,429	5,854	425	0	-5,429	17,691	17,563	-129	12,059	-5,633
TOTAL LOAN INTEREST	5,429	5,854	425	0	-5,429	17,691	17,563	-129	12,059	-5,633
TOTAL GENERAL EXPENSES	443,551	125,108	-318,444	160,454	-283,097	709,967	375,323	-334,645	561,457	-148,510
TOTAL OPERATING EXPENSES	3,234,918	2,723,227	-511,691	3,049,348	-185,570	9,091,493	8,169,680	-921,813	8,242,533	-848,960
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	3,652,272	3,435,727	-216,544	3,348,790	-303,482	11,085,196	10,307,182	-778,014	9,904,928	-1,180,268
HAP EXPENSE - PORTABLE	67,255	44,191	-23,064	24,447	-42,808	187,335	132,574	-54,761	54,598	-132,737
UTILITY REIMBURSEMENT	139,105	163,210	24,105	156,272	17,167	444,401	489,630	45,229	475,920	31,519
TOTAL HAP EXPENSES	3,858,632	3,643,128	-215,503	3,529,509	-329,123	11,716,932	10,929,385	-787,546	10,435,446	-1,281,486
DEPRECIATION EXPENSE	249,273	248,635	-638	280,565	31,292	742,299	745,906	3,607	775,785	33,486
TOTAL DEPR & AMORT EXPENSE	249,273	248,635	-638	280,565	31,292	742,299	745,906	3,607	775,785	33,486
TOTAL NON-OPERATING EXPENSES	4,107,905	3,891,764	-216,141	3,810,074	-297,831	12,459,231	11,675,292	-783,939	11,211,231	-1,248,000
TOTAL EXPENSES	7,342,823	6,614,991	-727,832	6,859,422	-483,401	21,550,724	19,844,972	-1,705,752	19,453,764	-2,096,960
TRANSFERS BET PROGRAMS & PROJECTS - IN	29,889	252,534	-222,645	0	29,889	89,667	757,603	-667,936	866,305	-776,638
TRANSFERS BET PROGRAMS & PROJECTS - OUT	29,889	252,534	222,645	0	-29,889	89,667	757,603	667,936	866,305	776,638
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)	-199,082	-246,325	47,243	-1,082,030	882,949	-1,005,781	-738,974	-266,807	-3,092,277	2,086,496
ADJUSTED NET OPERATING INCOME (LOSS)	50,191	2,310	47,881	-801,465	851,656	-263,482	6,932	-270,414	-2,316,492	2,053,010

Property = 7pubhsg 7cap
Budget Comparison
 Period = Mar 2025
 Book = Accrual ; Tree = ysi_is

	March 2025	Budget	Variance	March 2024	Variance	YTD 2025	Budget	Variance	YTD 2024	Variance
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	607,954	566,226	41,728	657,464	-49,510	1,857,335	1,698,678	158,658	1,896,993	-39,658
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	1,425,953	968,273	457,680	976,333	449,620	3,965,713	2,904,819	1,060,895	3,062,478	903,235
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	1,967	2,456	-489	2,250	-282	5,861	7,368	-1,507	7,050	-1,189
TOTAL NON-CASH INT INCOME (HIO)	0	8,392	-8,392	0	0	0	25,175	-25,175	0	0
INT INCOME - RESTRICT FUNDS	411	503	-92	497	-85	1,192	1,508	-316	1,456	-264
OTHER INCOME										
TOTAL OTHER INCOME	29,562	31,965	-2,403	29,392	169	253,457	95,895	157,561	-104,726	358,183
TOTAL REVENUES	2,065,847	1,577,814	488,033	1,665,936	399,911	6,083,559	4,733,443	1,350,116	4,863,251	1,220,308
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	326,456	327,738	1,282	323,061	-3,395	1,002,876	983,214	-19,662	931,086	-71,789
RESIDENT SERVICE EXPENSES	175,089	178,844	3,755	156,451	-18,638	505,469	536,532	31,062	449,855	-55,615
UTILITY EXPENSES	200,515	230,573	30,057	245,451	44,936	905,658	691,718	-213,940	904,265	-1,393
MAINTENANCE EXPENSES	728,702	616,434	-112,268	1,032,861	304,159	2,226,542	1,849,302	-377,240	2,184,706	-41,835
PROTECT SERVICE EXPENSES	69,110	50,302	-18,808	47,637	-21,473	276,473	150,905	-125,568	167,741	-108,731
GENERAL EXPENSES	331,729	78,263	-253,467	79,267	-252,463	487,082	234,788	-252,295	309,858	-177,225
TOTAL OPERATING EXPENSES	1,831,602	1,482,153	-349,449	1,884,728	53,126	5,404,100	4,446,458	-957,643	4,947,511	-456,589
NON-OPERATING EXPENSES										
HAP EXPENSES	14,394	14,737	343	13,340	-1,054	44,819	44,211	-608	40,112	-4,707
DEPR & AMORT EXPENSE	181,206	183,117	1,911	218,538	37,332	538,094	549,350	11,256	555,636	17,542
TOTAL NON-OPERATING EXPENSES	195,600	197,854	2,254	231,878	36,278	582,913	593,561	10,648	595,748	12,835
TOTAL EXPENSES	2,027,202	1,680,006	-347,196	2,116,605	89,404	5,987,013	5,040,019	-946,994	5,543,259	-443,754
TOTAL TRANSFERS	29,889	103,730	73,840	0	-29,889	89,667	311,189	221,522	866,305	776,638
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
NET OPERATING INCOME (LOSS)	8,756	-205,921	214,678	-450,670	459,426	6,879	-617,764	624,643	-2,130,680	2,137,559
ADJUSTED NET OPERATING INCOME (LOSS)	189,962	-22,804	212,766	-232,132	422,094	544,973	-68,414	613,387	-1,575,044	2,120,017

Budget Comparison

Period = Mar 2025

Book = Accrual ; Tree = ysl_is

	March 2025	Budget	Variance	March 2024	Variance	YTD 2025	Budget	Variance	YTD 2024	Variance
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	0	110	-110	-330	330	150	331	-181	1,530	-1,380
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	4,066,581	3,710,716	355,865	3,301,886	764,695	11,905,822	11,132,147	773,675	9,898,222	2,007,600
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	0	5,240	-5,240	0	0	0	15,719	-15,719	0	0
OTHER INCOME										
TOTAL OTHER INCOME	0	0	0	0	0	0	0	0	0	0
TOTAL REVENUES	4,066,581	3,716,066	350,515	3,301,556	765,025	11,905,972	11,148,198	757,774	9,899,752	2,006,220
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	254,981	257,880	2,899	242,773	-12,208	727,584	773,639	46,055	726,096	-1,489
RESIDENT SERVICE EXPENSES	1,270	451	-819	237	-1,033	-830	1,354	2,184	762	1,592
MAINTENANCE EXPENSES	24,395	34,117	9,722	23,542	-853	61,827	102,352	40,525	63,632	1,805
GENERAL EXPENSES	4,560	3,564	-996	5,201	640	13,919	10,693	-3,227	11,487	-2,432
TOTAL OPERATING EXPENSES	285,207	296,013	10,806	271,753	-13,453	802,501	888,038	85,537	801,977	-524
NON-OPERATING EXPENSES										
HAP EXPENSES	3,685,976	3,440,989	-244,987	3,315,584	-370,392	11,155,854	10,322,967	-832,887	9,832,245	-1,323,609
DEPR & AMORT EXPENSE	0	1,293	1,293	1,293	1,293	0	3,878	3,878	3,878	3,878
TOTAL NON-OPERATING EXPENSES	3,685,976	3,442,281	-243,694	3,316,877	-369,099	11,155,854	10,326,844	-829,010	9,836,123	-1,319,731
TOTAL EXPENSES	3,971,182	3,738,294	-232,888	3,588,630	-382,552	11,958,355	11,214,882	-743,473	10,638,099	-1,320,255
NET OPERATING INCOME (LOSS)	95,399	-22,228	117,627	-287,074	382,473	-52,383	-66,685	14,302	-738,347	685,965
ADJUSTED NET OPERATING INCOME (LOSS)	95,399	-20,935	116,334	-285,781	381,180	-52,383	-62,807	10,424	-734,469	682,086

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

	March 2025	Budget	Variance	March 2024	Variance	YTD 2025	Budget	Variance	YTD 2024	Variance
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	113,914	82,465	31,450	102,959	10,955	318,061	247,394	70,667	300,607	17,454
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	0	10,503	-10,503	0	0	0	31,509	-31,509	0	0
INT INCOME - RESTRICT FUNDS	1,465	755	710	745	720	2,724	2,264	460	2,182	542
OTHER INCOME										
TOTAL OTHER INCOME	13,606	11,751	1,855	11,283	2,322	38,902	35,253	3,649	34,464	4,438
TOTAL REVENUES	128,985	105,473	23,512	114,987	13,998	359,687	316,420	43,267	337,253	22,433
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	37,949	24,559	-13,389	46,403	8,454	101,914	73,678	-28,236	108,698	6,784
RESIDENT SERVICE EXPENSES	15,114	13,412	-1,701	12,765	-2,349	48,526	40,238	-8,288	36,608	-11,918
UTILITY EXPENSES	17,185	7,754	-9,431	1,017	-16,168	62,305	23,262	-39,044	31,860	-30,446
MAINTENANCE EXPENSES	80,688	57,463	-23,225	104,192	23,504	285,504	172,388	-113,116	231,764	-53,740
PROTECT SERVICE EXPENSES	50,996	5,313	-45,684	3,902	-47,095	100,741	15,938	-84,803	15,048	-85,693
GENERAL EXPENSES	74,466	23,996	-50,470	58,574	-15,891	125,888	71,988	-53,900	187,188	61,301
TOTAL OPERATING EXPENSES	276,396	132,497	-143,900	226,853	-49,544	724,877	397,491	-327,386	611,164	-113,713
NON-OPERATING EXPENSES										
HAP EXPENSES	6,573	3,932	-2,641	5,070	-1,503	16,965	11,796	-5,169	13,472	-3,493
DEPR & AMORT EXPENSE	55,408	50,135	-5,273	56,395	987	166,227	150,404	-15,823	173,280	7,053
TOTAL NON-OPERATING EXPENSES	61,981	54,067	-7,915	61,465	-516	183,192	162,200	-20,993	186,752	3,560
TOTAL EXPENSES	338,378	186,564	-151,814	288,318	-50,060	908,069	559,691	-348,379	797,916	-110,153
TOTAL TRANSFERS	-29,889	-40,396	-10,507	0	29,889	-89,667	-121,189	-31,522	-148,984	-59,317
NET OPERATING INCOME (LOSS)	-179,503	-40,694	-138,809	-173,331	-6,173	-458,716	-122,082	-336,634	-311,678	-147,037
ADJUSTED NET OPERATING INCOME (LOS	-124,095	9,441	-133,536	-116,936	-7,159	-292,489	28,322	-320,811	-138,398	-154,091

C/O - after FMR 2016 (7fdscnt)

Budget Comparison

Period = Mar 2025

Book = Accrual ; Tree = ysi_is

	March 2025	Budget	Variance	March 2024	Variance	YTD 2025	Budget	Variance	YTD 2024	Variance
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	6,171	3,584	2,587	2,391	3,780	22,334	10,751	11,583	9,551	12,783
TOTAL FEE REVENUE	443,145	458,601	-15,456	469,455	-26,309	1,329,933	1,375,804	-45,871	1,350,840	-20,907
TOTAL OTHER GOV'T GRANTS DONATIO	268,225	168,274	99,952	0	268,225	268,225	504,821	-236,596	0	268,225
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	32	34	-2	31	1	93	102	-9	98	-5
TOTAL NON-CASH INT INCOME {HIO}	0	596	-596	0	0	0	1,789	-1,789	0	0
OTHER INCOME										
TOTAL OTHER INCOME	0	7,051	-7,051	263	-263	96	21,152	-21,056	431	-335
TOTAL REVENUES	717,574	638,140	79,434	472,140	245,434	1,620,682	1,914,420	-293,738	1,360,920	259,761
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	574,513	586,145	11,633	520,325	-54,188	1,511,479	1,758,436	246,956	1,385,777	-125,703
RESIDENT SERVICE EXPENSES	48,095	90,798	42,703	37,832	-10,262	153,839	272,394	118,555	145,316	-8,523
UTILITY EXPENSES	6,590	4,577	-2,013	4,155	-2,435	20,783	13,730	-7,052	15,599	-5,184
MAINTENANCE EXPENSES	9,614	7,824	-1,790	6,247	-3,367	32,589	23,472	-9,117	32,556	-33
PROTECT SERVICE EXPENSES	26,706	32,711	6,005	20,405	-6,301	74,139	98,132	23,992	63,895	-10,245
GENERAL EXPENSES	31,393	18,218	-13,175	16,287	-15,106	78,986	54,654	-24,332	50,675	-28,311
TOTAL OPERATING EXPENSES	696,910	740,273	43,363	605,251	-91,659	1,871,816	2,220,818	349,002	1,693,818	-177,998
NON-OPERATING EXPENSES										
DEPR & AMORT EXPENSE	12,598	14,030	1,432	4,279	-8,319	37,794	42,091	4,297	42,808	5,014
TOTAL NON-OPERATING EXPENSES	12,598	14,030	1,432	4,279	-8,319	37,794	42,091	4,297	42,808	5,014
TOTAL EXPENSES	709,508	754,303	44,795	609,530	-99,978	1,909,610	2,262,909	353,299	1,736,626	-172,984
TOTAL TRANSFERS	0	-63,333	-63,333	0	0	0	-190,000	-190,000	-717,320	-717,320
NET OPERATING INCOME (LOSS)	8,066	-52,830	60,896	-137,389	145,456	-288,928	-158,489	-130,439	341,615	-630,543
ADJUSTED NET OPERATING INCOME (LOS	20,664	-38,800	59,464	-133,110	153,774	-251,134	-116,398	-134,736	384,423	-635,557

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: April 15, 2025
Re: Finance Report

AGENCY BALANCE SHEET

March 2025:

Cash position decreased **\$3,240,456** YTD, mostly due to operating expenses

- Public Housing & capital funds had a decrease of **\$2,597,973**
- HIO: had a decrease of **\$415,022**
- Section 8 Programs: had a decrease of **\$8,559**
- Central Office: had an increase of **\$20,466**

Accounts Receivable had an increase of **\$133,398** YTD

- Operating A/R had an increase of **\$284,367**
- A/R Inter-property had a decrease of **\$98,153**
- Tenant Receivables had a decrease of **\$115,065**
- A/R Promissory Notes had an increase of **\$62,249**

Prepaid Assets had an increase of **\$381,335** YTD

Total Assets decreased **\$1,907,364** YTD

Total Liabilities decreased **\$901,583** YTD, tied to decreases in current liabilities

Current Liabilities decreased **\$884,458** YTD

- Unearned Revenue (HUD operating subsidy) decreased **\$537,454**
- Accounts Payable decreased **\$642,580**
- Accrued Fees decreased **\$98,153**
- Inter-fund Payables increased **\$736,128**

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: April 15, 2025
Re: Finance Report

AGENCY INCOME STATEMENT

Total Revenue is **\$3.6M** more than PYTD revenue. Revenue is better to budget by \$1.4M YTD.

Total Operating Expenses are **\$849k** higher than PYTD, worse to budget by \$922k.

HAP Expenses (Section 8/HCV) are **\$1.3M** more than PYTD, worse to budget by \$788k.
Current year net loss in HCV is \$366k vs. \$1M PYTD

Adjusted Net Operating Loss (ANOL) was **\$263,482** compared to budget ANOI of \$6,932 and PY ANOL of \$2,316,492

6.7. Development

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen, General Counsel
Date: April 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

OHA received permission from HUD to convert 117 scattered site houses to project based vouchers and to sell 5 vacant units. OHA will be working on selling the PBV units to River City and developing policies and procedures for the management of those units under the voucher program.

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. OHA staff is exploring the option of pairing Florence Tower with another OHA tower in one RAD/LIHTC conversion.

6.8. Procurement/Contracting/Capital Budgets

Capital Improvements Monthly Report –May 2025

General Updates

- 2025 Capital Funds Formula grant expected in 1-2 months

Capital Funds Project Status update as of 04/24/2025

Project	Comments
<i><u>COMPLETED</u></i>	
SCNE/SCNW lead hazard repairs	Estimated completion April 2025
<i><u>IN PROGRESS</u></i>	
Key management system	Estimated completion May 2025
Park South, Jackson boiler rebuilds	Estimated completion June 2025
Site drainage A&E	Estimated completion June 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

Capital Funds Grant Status Update as of 04/22/2025

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	\$6,995,494	98.33%	\$7,044,756	99.02%	Obligation complete, expending
2022	JT At Risk	\$2,145,000	2/8/2023	1/29/2025	1/29/2027	\$36,577	1.71%	\$2,152,220	100.34%	Obligation complete, expending
2023	Formula	\$7,173,205	2/17/2023	2/16/2025	2/16/2027	\$4,789,529	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

Procurement Monthly Report – May 2025

General Updates

- OHA hired a new Procurement Manager, Ron Urich, who is currently in training

<u>SOLICITATION ACTIVITY</u>			
Project	Type	Status	Anticipated BOC Month
Insurance Brokerage - Employee benefits	RFP	Closed - evaluating responses	June
Insurance Brokerage - Multiple Lines	RFP	Closed - evaluating responses	June
Independent Entity Services	RFP	Closed - evaluating responses	June
Jackson Unit Modernization	IFB	Open	August

<u>CONTRACT ACTIVITY</u>			
Contract	Vendor	Action	MBE/WBE/Section 3
Electrical Services	Multiple / Pool	Renewal	No
Plumbing Services	Multiple / Pool	Renewal	No
Flooring Services	Multiple / Pool	Renewal	No
UPCS/NSPIRE inspection services	US Inspection Group, Inc.	Renewal	No
Residential Real Estate	BHHS Ambassador	Renewal	No

<u>NEW PROCUREMENTS OVER \$30K</u>			
Project	Vendor	Amount	MBE/WBE/Section 3
N/A			

<u>PROJECTS OVER \$50K UTILIZING EXISTING CONTRACTS</u>			
Project	Vendor	Contract	Amount
ark South window A/C	Ferguson	Cooperative	\$117,070

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 March 20, 2025 – April 18, 2025

Total Open Positions 6

Position(s)	Number of Positions Open	Department	Status
Administrative Assistant - PT	1	Compliance	Interviewing
Maintenance Repairer-HVAC	1	Property Management	Interviewing
Housing Specialist	1	HCV	Reviewing Applications
Housing Compliance Specialist	1	Compliance	Checking References
Property Manager	1	Compliance	Interviewing
Public Safety Dispatcher – PT	1	Public Safety	Interviewing

Total New Hires 6

Title	Number of Positions Filled	Department/Location
Assistant Director of Facilities Operations	1	Property Management
Assistant Property Manager	1	Property Management
Procurement Manager	1	Capital Improvements
Housing Compliance Specialist	3	Compliance

Total Transfers 0

Name	Old Title	New Title	Department	Date

Total Promotions 1

Name	Old Title	New Title	Department	Date
Bernadette Wallace	Housing Compliance Specialist	Quality Control Specialist	Compliance	03/31/25

Type of Termination	Number of Employees
Involuntary	1
Voluntary	2

Current Monthly Turnover Rate
1.75%

Annual Turnover Rate (05/2024 – 04/2025)
35.69%

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	158
New Enrollments	5
TANF Recipients	0
Face-to-Face Contact Visit	75
Virtual Contact Visit	5
Phone Visit	35
ROSS Employment Goals	2
Job Placement	1
Employed Full-Time	68
Employed Part-Time	27
Employment Referrals	Over 50
Education Goals	44
Education Goals Met	110 MCC/UNO
Education Referrals	50
College Enrollment	150
Healthcare Coverage	80
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 and Set-up Omaha)	35
Job Readiness Training/Referral and Job Fair	31
Direct Employment Leads/Flyers	Over 300
Post-Secondary Education (Certificate Programs/2/4-year University)	182

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-141 PH-27
TANF Recipients (Welfare to Work)	HCV-4 PH-2
Recommendation for Graduation	HCV-1 PH-1
Recommendation for Termination w/escrow	HCV-0 PH-0
Recommendation for Termination	HCV-3 PH-0
Program graduates	HCV-0 PH-0
New Enrollment	HCV-4 PH-0
Employment/Job Training/Referrals (YTD)	67
Post-Secondary Education (YTD)	HCV-30 PH-12
Employed full-time (YTD)	HCV-109 PH-21
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	18
Asset Development (Escrows)	HCV-\$518,258.00 PH-\$53,561.00 Total-\$571,819.00
Life Skills	35
Service Coordination (PCC)	10
In-Person/Zoom/Phone Meetings	57
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.	\$61,650.00

Family and Community Services Department

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

- *One tenant was approved for a home mortgage loan this month.*
- *One tenant purchased a home this month using her voucher.*
- *One tenant made an offer on a home and was accepted.*
- *One tenant signed a purchase agreement with Habitat for Humanity.*
- *Four HCV/PH tenants enrolled in the FSS program this month.*
- *Three FSS participants graduated this month.*
- *One FSS participant was recommended for graduation this month.*
- *Staff participated in the FSS HUD office hours.*
- *Staff met with Omaha Bridges Out of Poverty to discuss potential partnerships and learn about their programs.*
- *Met with JCC Foundation and Omaha Chambers to reestablish the Ann Goldstein Outstanding Young Leader Award Scholarship.*
- *Staff met with the Heart Ministry team to explore ways we can collaborate more effectively, as we share mutual participants.*
- *Staff completed Level II Motivational Interviewing training through the MI Center for Change. This four-week, three-hour live Zoom training—plus a three-hour ethics in MI training video that went along with it—solidified the specific OARS skills and the process of engaging, focusing, evoking, and planning.*
- *Staff met with a representative from Do Space to find out about their services and ways that we could collaborate*
- *Another tenant received her degree from MCC and will walk the stage on May 9th. She was part of the Earn while you learn program.*
- *Four OHA students attended the annual HBCU College tour this month.*
- *Staff are working on finalizing the Resident Services Newsletter*
- *Staff have made several referrals to Creighton University's TRIO Program for Adults, which works in conjunction with K. Washington. The TRIO staff have helped connect FSS participants with internship opportunities and assisted clients who are trying to obtain their GED. They have also helped FSS participants find and apply for scholarships and walked them through the financial aid process to maximize their use of the Pell Grants. This partnership has been very successful for the clients who participate.*
- *Staff have referred all FSS participants to the NLHA Education Fund. FSS staff completed recommendation letters for FSS participants.*
- *Staff met with Operation Hope to reestablish a partnership. Operation HOPE provides expert financial coaching to help you improve your financial literacy, set achievable goals, and create a plan for economic success.*
- *Staff met with the mortgage team at 1st National Bank to enhance communication and ensure a clearer understanding of OHA subsidy payments*
- *Established a new partnership with Goodwill to provide 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*

Board Report

Family and Community Services Department

access career-centered educational opportunities. The program allows participants to earn college credit toward their chosen degree while receiving an hourly stipend for classroom time. Additional support includes an MCC-assigned coach, scholarship opportunities, and other benefits.

- *Coordinators continue collaborating with HWS to enhance OHA tenant services by offering employment opportunities and job training, including interview skills workshops, resume development, and career exploration.*
- *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's bi-weekly training. (MCC Training this month)*
- *Continued collaboration with The Simple Foundation to provide after-school and summer programs.*
- *Novel Care, a home healthcare service, provides tenants professional and paraprofessional healthcare services, 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 35 residents at the towers.)*
- *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. (Served over 40 tenants this month)*
- *Youth involvement remains a top priority for our organization. This month, we actively promote scholarship opportunities for 55 OHA high school students pursuing higher education.*
- *Family Self-Sufficiency coordinators continue developing strategies to connect participating families with public and private resources, 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. (21 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 45 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 42 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 56 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 25 tower tenants this month.*
- *Tenants attended the Annual Black Family Wellness Expo at North HS.*
- *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 securing opportunities for resident youth, including after-school and summer programs and paid internships. Working on Best Buy Teen Tech Site.*

Board Report

Family and Community Services Department

- *We will continue our partnership effort with Access Period, a key partner in supporting women's health and well-being. Our partnership will focus on securing essential items for OHA women and young ladies 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 regarding CNI and CNP with Sudanese, Somali, and Bantu populations. (8 tenants were served this month.)*
- *Conducted over 120 home visits for Southside residents and scattered sites to assess needs and provide direct support.*
- *Strengthened partnerships with community organizations to expand resources for OHA residents. (Met with 10 Community Organizations this month)*

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! Globe Youth Summit on May 9, 2025*
- *Heartland Workers Voter Registration events at Park North, Jackson, and Pine.*
- *Florence Tower Resources Fair*
- *Three tenants' Homeownership closing.*
- *UWM-Community Investment and Program meeting/Site visits.*
- *REACH Bi-weekly Training.*
- *Promoting Self-Sufficiency through TANF and WIOA Two-Generation Partnerships*
- *HUD-Eating Healthy on a Budget.*
- *CAC monthly meeting*
- *Step-up Omaha meeting/registration*
- *HUD-Serve Youth-WIOA Youth Connections Community of Practice!*
- *HUD-Detroit Housing Commission Residents Unlock Economic Independence through Entrepreneurship*
- *HUD-Career Development & Employment Opportunities for Residents Who Receive Social Security Disability Benefits and Want to Work!*
- *HUD-Tax Refund Season is a Great Time for Residents to Learn Money-Saving Strategies*
- *HUD- Partner with Your Local Community College & Link Residents to Low or No-Cost Higher Education!*
- *Start a Healthy Lifestyle Program in Your Community*
- *Momentum Career Empowerment at MCC*
- *PCC meeting-June*
- *Period Product Drive-TBD*
- *Heartland Workforce Solution meetings*
- *NAHRO Conference*
- *Methodist College mobile clinic tour*
- *Salvation Army/ Beginner Computer classes/ Resume/ Leadership Training*

Board Report

Family and Community Services Department

- *HUD-Strong Families Resources Webinar*
- *Goodwill Soft skills classes- OHA Towers*
- *High School Seniors meeting*
- *HBCU College Fair March 29*
- *Meeting with Access Period*
- *OHA-Ann Goldstein Leadership Award evaluation.*

6.11. Legal

Memorandum



To: OHA Board of Commissioners
 From: Brian Hansen, General Counsel
 Date: May 1, 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		
Jon Traudt	Tort	04/10/25	Notice		

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 11/03/25	P Complaint filed OHA answer filed 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 OHA	Class action Bedbugs etc	01/06/25 03/25/25	P Complaint filed P amended Complaint filed	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 08/07/25	Eviction action filed D answer & counterclaims SETTLEMENT PENDING Hearing	Douglas County District Court	PENDING

OHA v Freeman	Eviction rent & Counter claims	08/21/24 08/30/24 09/09/24 03/18/25	Eviction action filed D answer & counterclaims Transferred to district court Settlement agreement signed	Douglas County District Court	RESOLVED
OHA v Valentine	Eviction 3-day & Jury trial	01/24/25 02/06/25 04/28/25	Eviction action filed D answer & jury trial request Dismissed settled	Douglas County County Court	PESOLVED
Cooksey-Timperley v OHA	Tort	04/01/25 05/01/25	Summons & Complaint served OHA answer due	Douglas County District Court	PENDING
OHA v Johnson	Eviction	02/03/25 03/10/25 03/21/25 04/10/25	Hearing stipulated order D evicted by constable D Motion to plead his case Hearing on D Motion Matter under advisement	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 04/14/25	Date of charge OHA response submitted Charge dismissed	OHRRD	RESOLVED
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 04/24/25	Notice of charge OHA Response filed Amended charge served	NEOC	PENDING
Cobb v. OHA	Employment discrimination	11/12/24 02/19/25	Notice of charge OHA response submitted	NEOC	PENDING
Davis v. OHA	Employment discrimination	04/21/25 05/21/25	Charge served Answer due	NEOC	PENDING

MARCH 2025 EVICTION CASES

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment	0	3	6	0	1	0	10
Lease	0	0	1	0	0	0	1
Criminal/HSW	0	0	0	0	0	0	0
03/25 Totals	0	3	7	0	1	0	11
02/25 Totals	1	7	3	0	2	0	13
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

6.12. Quality Improvement

Memorandum

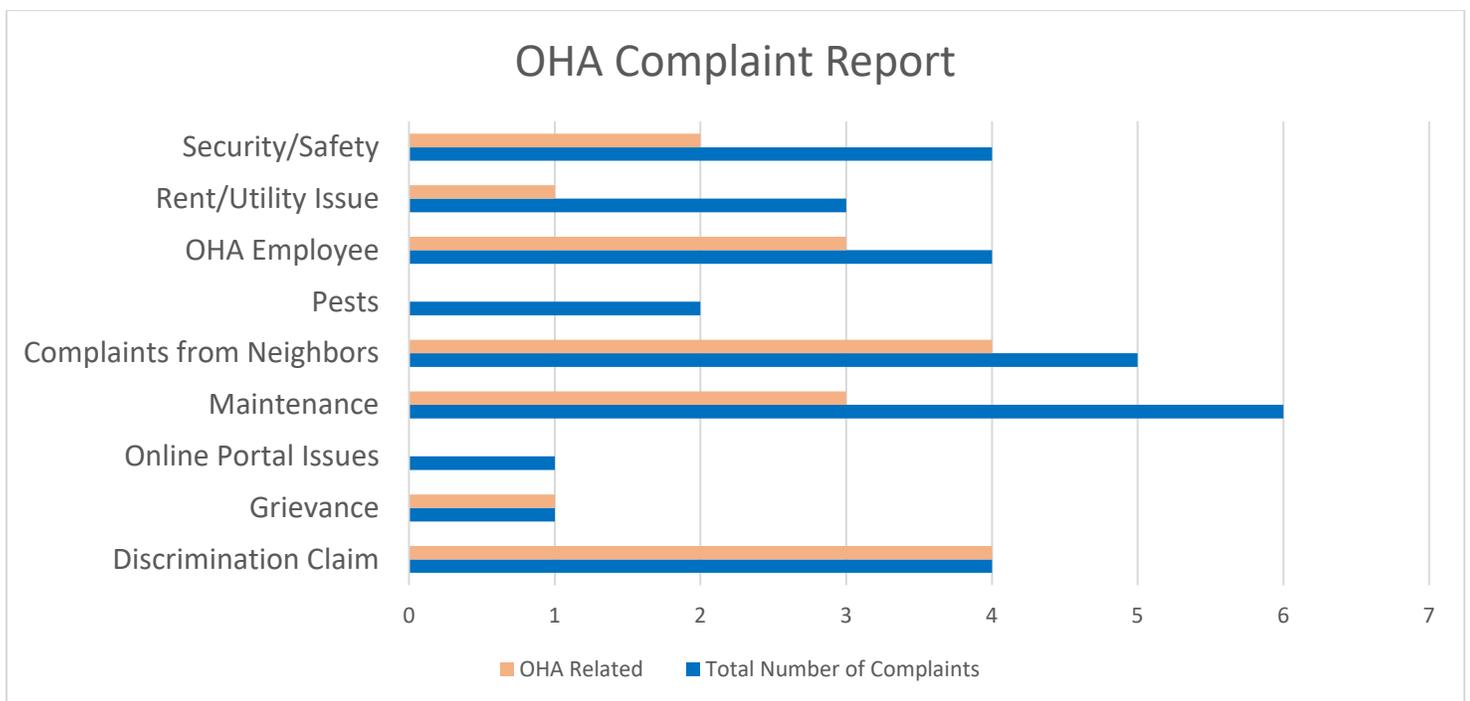


To: OHA Board of Commissioners

Date: May 1, 2025

Re: Complaint Report – March 13-April 28, 2025

Reporting Period	March 13-April 28, 2025
Total Number of Complaints	30
Total Number of Complaints Relevant to OHA	18
Average Resolution Time	2.52 days (many resolved within 0-1 days)



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