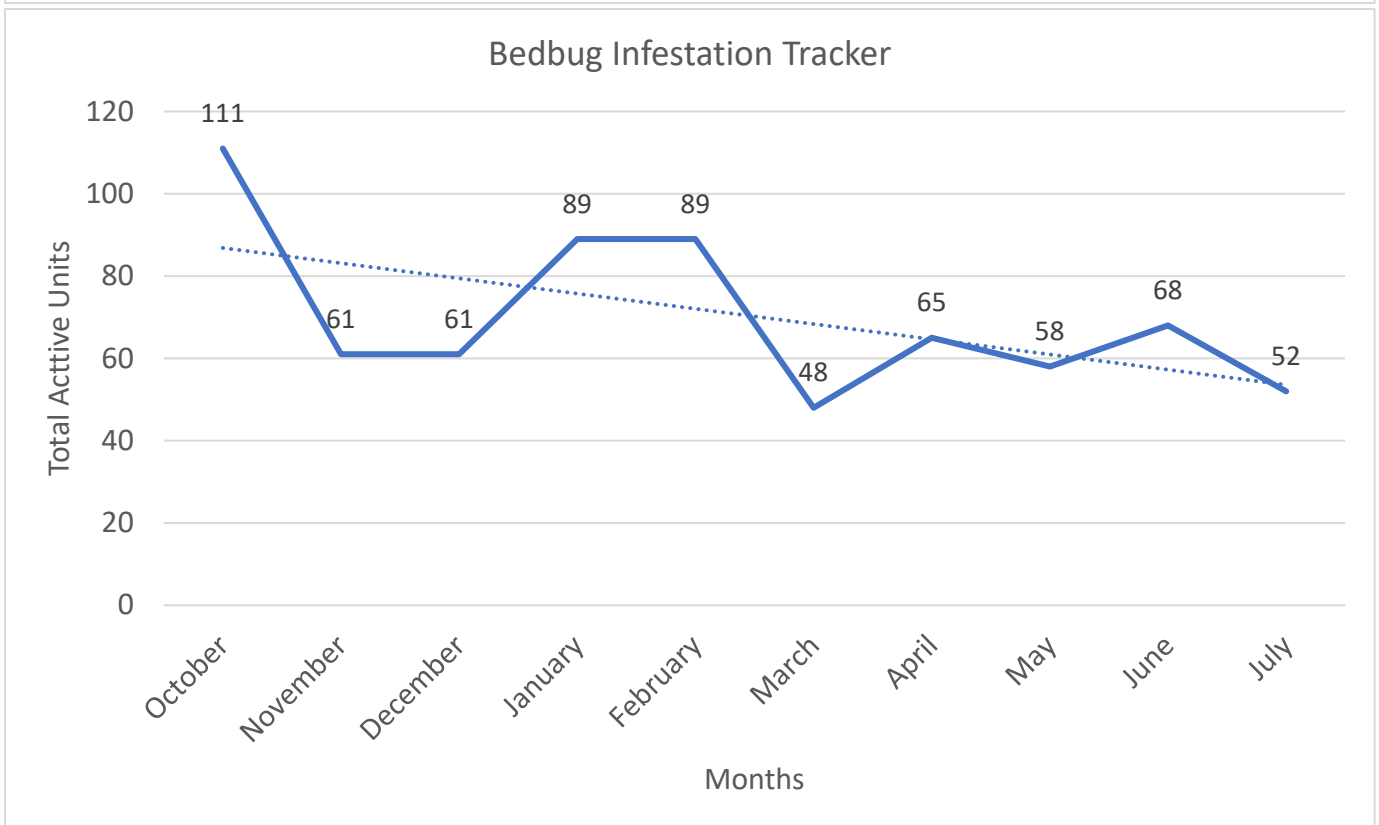
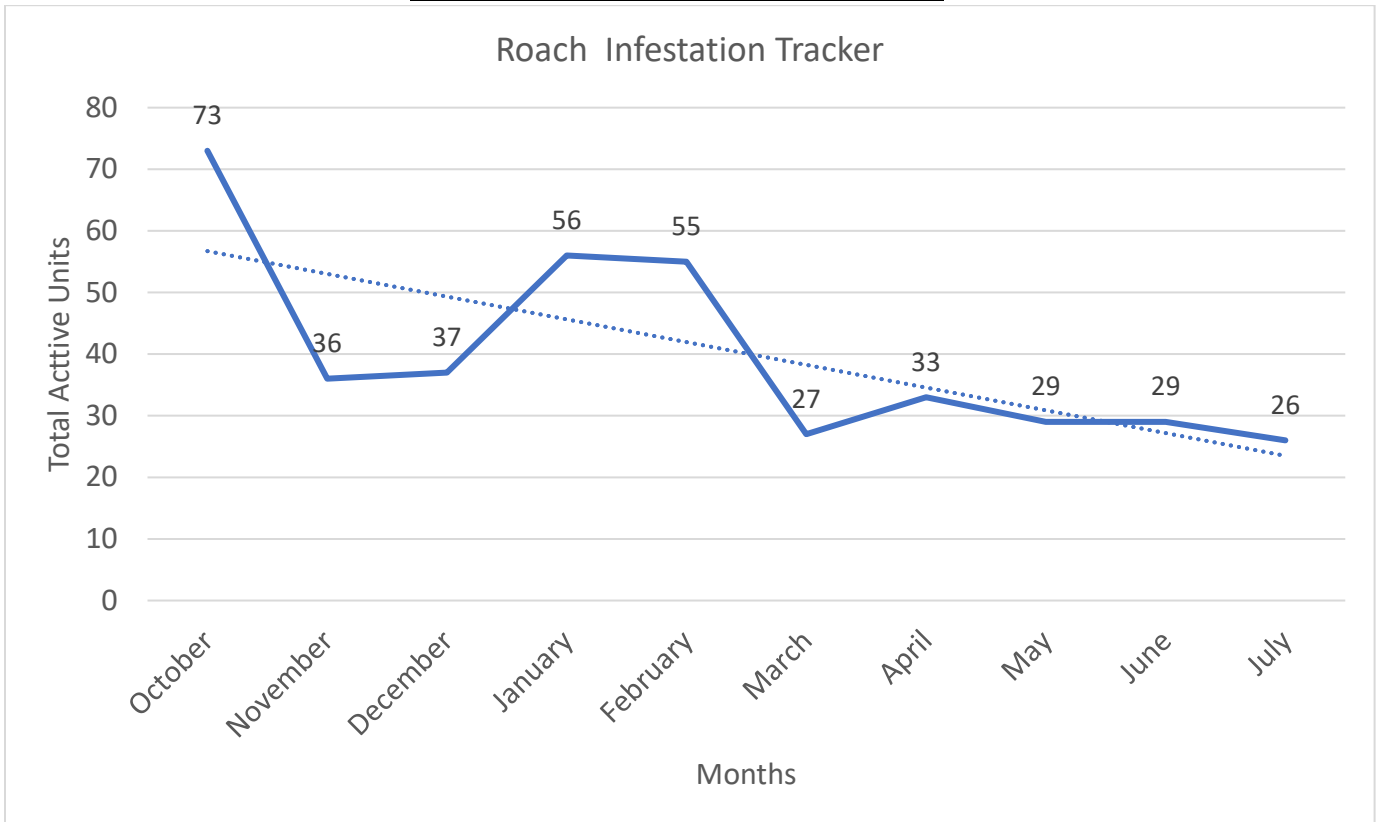


OHA Regular Meeting of the Board of  
Commissioners  
Thursday, August 7, 2025 8:30 AM  
First Floor Boardroom  
1823 Harney Street  
Omaha, NE 68102

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

# Pest Control Report - July 2025

## OHA Towers - Total Units 1406



5. ACTION ITEMS

5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION

5.1.1. Minutes of Previous Regular Board Meeting

**OMAHA HOUSING AUTHORITY**  
**BOARD OF COMMISSIONERS REGULAR MEETING MINUTES**  
**Evans Tower | 3600 N 24<sup>th</sup> Street | Omaha, NE 68110**  
**July 10, 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 8:30 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  
Jennifer Taylor  
Christine Johnson  
Keenya Barnes-Heyward  
Danielle Goodwin  
Tony Veland

Commissioner Absent:

Abdi Hussein

**3. PUBLIC COMMENTS:**

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

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

Ms. Balk presented the complaint report as well as the pest report. Discussion ensued regarding comparing numbers nationally with other housing authorities.

**5. ACTION ITEMS**

**5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION**

**5.1.1. Minutes of Previous Regular Board Meeting (June 5, 2025)**

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

5.1.2.1. Resolution 2025-52 Forgive HIO Accrued Interest

5.1.2.2. Resolution 2025-53 OHA Past Due Write Offs

5.1.2.3. Resolution 2025-54 Environmental Site Assessment, Contract Renewal & Increase

5.1.2.4. Resolution 2025-55 RAD Capital Needs Assessment & Energy Audit Pool, Contract Renewal

5.1.2.5. Resolution 2025-56 Security Services, Contract Renewal & Increase

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 Johnson, seconded by Commissioner Goodwin, to approve the Consent Agenda.

Motion passed. Aye-7, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Goodwin – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Veland – Aye

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

### **5.2.1. Resolution 2025-57 Lease Agreement for Verizon Wireless – Park North Tower**

Mr. Hansen explained this resolution is to approve a lease agreement with Verizon Wireless for rooftop space at Park North. Mr. Hansen explained this lease provides for \$29,000 per year and OHA can terminate any time up to 12 months in advance under certain circumstances.

**MOTION** by Commissioner Veland, seconded by Commissioner Goodwin, to approve Resolution 2025-57 Lease Agreement for Verizon Wireless – Park North Tower.

Motion passed. Aye-7, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Goodwin – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Veland – Aye

### **5.2.2. Resolution 2025-58 Lease Amendment for T-Mobile at Kay Jay Tower**

Mr. Hansen explained this resolution is to approve a second amendment to the T-Mobile rooftop lease for wireless equipment at Kay Jay Tower. Mr. Hansen explained this amendment adds lease provisions required by HUD.

**MOTION** by Commissioner Dougherty, seconded by Commissioner Johnson, to approve Resolution 2025-58 Lease Amendment for T-Mobile at Kay Jay Tower

Motion passed. Aye-7, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Goodwin – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Veland – Aye

### **5.2.3. Resolution 2025-59 Sale of Scattered Site Houses**

Mr. Hansen explained this resolution is to sell scattered site homes to River City Housing Connections for conversion and use under the Project-Based Voucher program. Commissioner Johnson asked if this affects the rent tenants will pay. Mr. Hansen clarified that tenant rents are still at 30% of income.

**MOTION** by Commissioner Goodwin, seconded by Commissioner Veland, to approve Resolution 2025-59 Sale of Scattered Site Houses

Motion passed. Aye-7, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Goodwin – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Veland – Aye

**5.2.4. Resolution 2025-60 Amend OHA Annual Plan for 2025**

Mr. Hansen explained this resolution is to amend the OHA Annual plan to include RAD conversion of OHA’s towers.

**MOTION** by Commissioner Johnson, seconded by Commissioner Goodwin, to approve Resolution 2025-60 Amend OHA Annual Plan for 2025

Motion passed. Aye-7, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Goodwin – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Veland – Aye

**5.2.5. Resolution 2025-61 Shared Services Agreement with River City Housing**

Mr. Hansen stated that this Management Agreement is necessary as OHA will provide property management services to certain River City housing units.

**MOTION** by Commissioner Veland, seconded by Commissioner Goodwin, to approve Resolution 2025-61 Shared Services Agreement with River City Housing.

Motion passed. Aye-7, Nay-0

- Commissioner Levy – Aye
- Commissioner Dougherty – Aye
- Commissioner Taylor – Aye
- Commissioner Johnson – Aye
- Commissioner Goodwin – Aye
- Commissioner Barnes-Heyward – Aye
- Commissioner Veland – Aye

**5.2.6. Resolution 2025-62 Contract for Employment and General Litigation Firms**

Mr. Hansen explained this resolution is for a contract with Kutak Rock LLP and Jackson Lewis PC to provide labor relations and general litigation legal services for an amount not to exceed \$100,000 jointly and severally.

**MOTION** by Commissioner Veland, seconded by Commissioner Dougherty, to approve Resolution 2025-62 Contract for Employment and General Litigation Firms

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

Commissioner Levy – Abstain

Commissioner Dougherty – Aye

Commissioner Taylor – Aye

Commissioner Johnson – Aye

Commissioner Goodwin – Aye

Commissioner Barnes-Heyward – 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**
- **Quality Improvement**

**7. NEW BUSINESS:**

There was no new business.

**MOTION** by Commissioner Taylor, seconded by Commissioner Johnson, to move into Executive Session for litigation and personnel matters at 8:46 a.m.

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye

Commissioner Dougherty – Aye

Commissioner Taylor – Aye

Commissioner Johnson – Aye

Commissioner Goodwin – Aye

Commissioner Barnes-Heyward – Aye

Commissioner Veland – Aye

**8. EXECUTIVE SESSION:**

**MOTION** by Commissioner Taylor, seconded by Commissioner Goodwin, to move out of Executive Session at 9:23 a.m.

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye

Commissioner Dougherty – Aye

Commissioner Taylor – Aye

Commissioner Johnson – Aye

Commissioner Goodwin – Aye  
Commissioner Barnes-Heyward – Aye  
Commissioner Veland – Aye

**MOTION** by Commissioner Veland, seconded by Commissioner Dougherty, to approve Resolution 2025-63  
CEO Compensation.

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye  
Commissioner Dougherty – Aye  
Commissioner Taylor – Aye  
Commissioner Johnson – Aye  
Commissioner Goodwin – Aye  
Commissioner Barnes-Heyward – Aye  
Commissioner Veland – Aye

**9. ADJOURNMENT:**

**MOTION** by Commissioner Taylor seconded by Commissioner Veland to adjourn the meeting at 9:24 a.m.

Motion passed. Aye-7, Nay-0

Commissioner Levy – Aye  
Commissioner Dougherty – Aye  
Commissioner Taylor – Aye  
Commissioner Johnson – Aye  
Commissioner Goodwin – Aye  
Commissioner Barnes-Heyward – Aye  
Commissioner Veland – Aye

5.1.2. Finance/Procurement/Operations Committee Resolutions

5.1.2.1. Resolution 2025-64 OHA Past Due Write-Offs

Write Offs as of 007/28/2025

Sum of Remaining Amount													Charge Code	
Property	Charged To	Unit	Late Fees	Legal Fees	Maintenanace Charges	cleaning/hauling charges	rent	admpnid	fraud	tax	Total	Vacate Reason	Charges explanation over \$1200.00	
Benson Tower	t0086629	2484			\$ 525.00		\$ 199.00				\$ 724.00			
	<b>t0086629 Total</b>				<b>\$ 525.00</b>		<b>\$ 199.00</b>				<b>\$ 724.00</b>			
	t0088871	2413			\$ 1,185.00		\$ 731.00				\$ 1,916.00			
	<b>t0088871 Total</b>				<b>\$ 1,185.00</b>		<b>\$ 731.00</b>				<b>\$ 1,916.00</b>	Eviction 3-day criminal	3 months rent, personal property removal, cleaning	
	t0079386	2382			\$ 225.00		\$ 163.00				\$ 388.00			
	<b>t0079386 Total</b>				<b>\$ 225.00</b>		<b>\$ 163.00</b>				<b>\$ 388.00</b>			
	t0077356	2489		\$ 937.00	\$ 1,470.00		\$ 1,947.00				\$ 4,354.00			
	<b>t0077356 Total</b>			<b>\$ 937.00</b>	<b>\$ 1,470.00</b>		<b>\$ 1,947.00</b>				<b>\$ 4,354.00</b>	Eviction non-payment	7 months rent, personal property removal, wall damage, cleaning	
Benson Tower Total				\$ 937.00	\$ 3,405.00		\$ 3,040.00				\$ 7,382.00			
Crown Tower	t0064778	6116			\$ 100.00		\$ 117.00				\$ 217.00			
	<b>t0064778 Total</b>				<b>\$ 100.00</b>		<b>\$ 117.00</b>				<b>\$ 217.00</b>			
Crown Tower Total					\$ 100.00		\$ 117.00				\$ 217.00			
Evans Tower	t0074707	2295	\$ 70.00	\$ 600.00	\$ 390.00	\$ 600.00	\$ 2,479.00				\$ 4,139.00			
	<b>t0074707 Total</b>		<b>\$ 70.00</b>	<b>\$ 600.00</b>	<b>\$ 390.00</b>	<b>\$ 600.00</b>	<b>\$ 2,479.00</b>				<b>\$ 4,139.00</b>	Eviction non-compliance with lease	7 months rent, personal property removal, wall damage, cleaning, legal fees	
	t0076614	2279			\$ 989.00	\$ 15.00	\$ 912.00				\$ 1,916.00			
	<b>t0076614 Total</b>				<b>\$ 989.00</b>	<b>\$ 15.00</b>	<b>\$ 912.00</b>				<b>\$ 1,916.00</b>	Tenant Request	3 months rent, unauthorized painting	
Evans Tower Total			\$ 70.00	\$ 600.00	\$ 1,379.00	\$ 615.00	\$ 3,391.00				\$ 6,055.00			
Florence Tower	b006682	2665					\$ 152.00				\$ 152.00			
	<b>b006682 Total</b>						<b>\$ 152.00</b>				<b>\$ 152.00</b>			
	t0083062	2676	\$ 175.00	\$ 1,200.00	\$ 1,227.75		\$ 507.00				\$ 3,109.75			
	<b>t0083062 Total</b>		<b>\$ 175.00</b>	<b>\$ 1,200.00</b>	<b>\$ 1,227.75</b>		<b>\$ 507.00</b>				<b>\$ 3,109.75</b>	Evict-30 day lease violation	7 months rent, drywall damages, window replacement, personal property removal, door replacement	
	t0083004	2734	\$ 268.00	\$ 600.00	\$ 1,510.00	\$ 490.00	\$ 1,445.00				\$ 4,313.00			
	<b>t0083004 Total</b>		<b>\$ 268.00</b>	<b>\$ 600.00</b>	<b>\$ 1,510.00</b>	<b>\$ 490.00</b>	<b>\$ 1,445.00</b>				<b>\$ 4,313.00</b>	Evict-30 day lease violation	13 months rent, drywall damages, personal property removal, door replacement	
Florence Tower Total			\$ 443.00	\$ 1,800.00	\$ 2,737.75	\$ 490.00	\$ 2,104.00				\$ 7,574.75			
Jackson Tower	t0088131	2942	\$ 125.00		\$ 985.00		\$ 230.00				\$ 1,340.00			
	<b>t0088131 Total</b>		<b>\$ 125.00</b>		<b>\$ 985.00</b>		<b>\$ 230.00</b>				<b>\$ 1,340.00</b>	Eviction 3-day criminal	5 months rent, drywall damages, personal property removal, cleaning	
	t0084906	2998			\$ 880.00		\$ 28.00				\$ 908.00			
	<b>t0084906 Total</b>				<b>\$ 880.00</b>		<b>\$ 28.00</b>				<b>\$ 908.00</b>			
	t0074278	3032	\$ 210.00	\$ 350.00	\$ 620.00	\$ 115.00	\$ 2,788.00				\$ 4,083.00			

Jackson Tower	t0074278 Total		\$ 210.00	\$ 350.00	\$ 620.00	\$ 115.00	\$ 2,788.00		\$ 4,083.00	Eviction non-payment	15 months rent, damanages, cleaning, personal property removal
Jackson Tower Total			\$ 335.00	\$ 350.00	\$ 2,485.00	\$ 115.00	\$ 3,046.00		\$ 6,331.00		
KayJay Tower	t0051914	2226		\$ 600.00	\$ 60.00		\$ 429.00		\$ 1,089.00		
	t0051914 Total			\$ 600.00	\$ 60.00		\$ 429.00		\$ 1,089.00		
	t0064310	2131	\$ 655.00	\$ 350.00	\$ 1,809.00		\$ 4,625.00		\$ 7,439.00		
	t0064310 Total		\$ 655.00	\$ 350.00	\$ 1,809.00		\$ 4,625.00		\$ 7,439.00	Eviction non-payment	16 months rent, storage fees, personal property removal, kitchen cabinet replacement, front door, drywall damage, painting
KayJay Tower Total			\$ 655.00	\$ 950.00	\$ 1,869.00		\$ 5,054.00		\$ 8,528.00		
Park South Tower	t0091523	1908			\$ 10.00				\$ 10.00		
	t0091523 Total				\$ 10.00				\$ 10.00		
	t0087252	1915			\$ 570.00		\$ 8.00		\$ 578.00		
	t0087252 Total				\$ 570.00		\$ 8.00		\$ 578.00		
	x0084819	1832					\$ 286.00		\$ 286.00		
	x0084819 Total						\$ 286.00		\$ 286.00		
	t0065561	1797	\$ 280.00		\$ 910.00	\$ 15.00	\$ 4,450.00		\$ 5,655.00		
	t0065561 Total		\$ 280.00		\$ 910.00	\$ 15.00	\$ 4,450.00		\$ 5,655.00	Eviction non-payment	17 months rent, personal property removal, cleaning charges
	t0085421	1842	\$ 35.00		\$ 570.00		\$ 1,528.00		\$ 2,133.00		
	t0085421 Total		\$ 35.00		\$ 570.00		\$ 1,528.00		\$ 2,133.00	No notice-Skip	2 months rent, personal property removal, cleaning
Park South Tower Total			\$ 315.00		\$ 2,060.00	\$ 15.00	\$ 6,272.00		\$ 8,662.00		
Pine Tower	t0025382	2516			\$ 248.00				\$ 248.00		
	t0025382 Total				\$ 248.00				\$ 248.00		
	t0075089	2636	\$ 175.00	\$ 350.00	\$ 514.00	\$ 75.00	\$ 2,638.00		\$ 3,752.00		
	t0075089 Total		\$ 175.00	\$ 350.00	\$ 514.00	\$ 75.00	\$ 2,638.00		\$ 3,752.00	Eviction non-payment	8 months rent, personal property removal, missing door, storage
Pine Tower Total			\$ 175.00	\$ 350.00	\$ 762.00	\$ 75.00	\$ 2,638.00		\$ 4,000.00		
Scattered Site North East	t0065461	5006	\$ 585.00	\$ 350.00	\$ 4,517.00		\$ 1,229.00		\$ 6,681.00	Eviction non-payment	13 months rent, cleaning, damages, drywall, door replacement, broken windows
		1395			\$ 11.00				\$ 11.00		
	t0065461 Total		\$ 585.00	\$ 361.00	\$ 4,517.00		\$ 1,229.00		\$ 6,692.00		
	t0049803	8067	\$ 241.00	\$ 350.00	\$ 489.39		\$ 1,305.00		\$ 2,385.39		
	t0049803 Total		\$ 241.00	\$ 350.00	\$ 489.39		\$ 1,305.00		\$ 2,385.39	Eviction non-payment	7 months rent door damage, drywall damage, cleaning
	t0077779	8063	\$ 70.00	\$ 350.00	\$ 1,803.39		\$ 884.00		\$ 3,107.39		
	t0077779 Total		\$ 70.00	\$ 350.00	\$ 1,803.39		\$ 884.00		\$ 3,107.39	Eviction non-payment	3 months rent, carpet replacement, painting, damages, cleaning
Southside Terrace	x0064058	0188					\$ 2,500.00		\$ 2,500.00		
	x0064058 Total						\$ 2,500.00		\$ 2,500.00	Tenant Requested	2 months rent
	x0057124	0123					\$ 75.00		\$ 75.00		
	x0057124 Total						\$ 75.00		\$ 75.00		
	q0032689	0138				\$ 360.00			\$ 360.00		
	q0032689 Total					\$ 360.00			\$ 360.00		
Southside Terrace Total						\$ 360.00	\$ 2,575.00		\$ 2,935.00		



**RESOLUTION NO 2025-64**  
**AUTHORIZATION TO CHARGE OFF**  
**VACATED TENANT ACCOUNT RECEIVABLES**

**WHEREAS** a list of Charge Off for Vacated Tenant Account Receivables as of July 28, 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 \$87,825.25 which represents 41 tenants: and

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

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

This Resolution shall take effect immediately.

---

David Levy, Chair  
OHA Board of Commissioners

**ATTEST**

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held on August 7, 2025

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Joanie Balk, Secretary  
Housing Authority of the City of Omaha

5.1.2.2. Resolution 2025-65 Annex Renovation A&E

# Memorandum



To: The OHA Board of Commissioners  
From: Charles Karl, Capital Improvements Director  
Date: August 8<sup>th</sup>, 2025  
Re: Recommendation for Contract – Annex Renovation A&E

---

## RECOMMENDED ACTION:

Omaha Housing Authority (“OHA”) Staff recommends the OHA Board of Commissioners approve a contract with **Schemmer** to provide architectural and engineering design and management services (A&E) to renovate and reconfigure OHA’s maintenance shop (aka “Annex”) located at 4402 N 21<sup>st</sup> St. in Omaha.

## EXPLANATION:

In response to a constantly evolving legal, financial, and human resources environment, OHA has considered a range of options for increasing and optimizing the office, workshop, storage, and parking space available for its maintenance staff. OHA has elected to make significant improvements to its primary existing maintenance shop located in north Omaha. Planned improvements include: exterior and mechanical repairs and upgrades; reconfiguration of interior office, meeting, and storage areas to make the most efficient use of space; addition of staff facilities including showers and locker/changing areas; upgrades to safety and security equipment; and addition of a range of secure storage options for sensitive equipment and materials.

Due to the scope and complexity of the project, OHA will consult with an A&E firm to develop designs, specifications, and construction documents, as well as to assist during the procurement and construction phases. Schemmer supplied OHA with a proposal for A&E services including phases for conceptual design, procurement, and construction administration. The contract amount of \$76,000 represents an approximate 10% increase over APMA’s proposed fee of \$69,650.

## METHOD OF PROCUREMENT:

OHA evaluated qualified A&E firms from an existing pool established by a previous Request for Qualifications (RFQ). All five firms were evaluated against the characteristics and needs of this project. On 06/16/2025, a committee of OHA staff evaluated the qualifications and scored **Schemmer** as the highest-rated firm for this project:

	Schemmer	APMA	Prochaska	Leo Daly	Lathrum
Average Total Score	96	92.5	79.5	77	59

**PROJECT COST:** This contract will not exceed \$76,000.

**DBE/MBE/WBE Section 3 Status:** N/A

**SOURCE OF FUNDS:** 2024 CFP Formula Grant

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

**RECOMMENDED BY:** Joanie Balk, CEO

**RESOLUTION NO. 2025 – 65**  
**CONTRACT FOR ANNEX RENOVATION A&E**

**WHEREAS**, OHA desires contracted services to provide architectural and engineering design and management (A&E) to provide Renovations and Reconfiguration of the maintenance shop (aka “Annex”);

**WHEREAS**, OHA conducted a public procurement process in accord with HUD regulations and OHA policies, issuing an Invitation for Bids in June 2025;

**WHEREAS**, OHA received five bids for this project, with the lowest bid submitted by Schemmer; and

**WHEREAS**, staff recommends that the OHA Board of Commissioners approve a contract with Schemmer in an amount not to exceed \$76,000, and for a contract term of a twelve-month initial period with the option to renew for one additional 12-month term, to provide Renovation and Reconfiguration Services for the maintenance shop;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with Schemmer in an amount not to exceed \$76,000, and for a contract term of a twelve-month initial period with the option to renew for one additional 12-month term, to provide Renovation and Reconfiguration Services for the maintenance shop.

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

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 7, 2025.

\_\_\_\_\_  
Joanie Balk, Secretary

5.1.2.3. Resolution 2025-66 General Construction Contractors Pool,  
Renewal

# Memorandum



To: The OHA Board of Commissioners  
 From: Charles Karl, Capital Improvements Director  
 Date: August 8<sup>th</sup>, 2025  
 Re: Recommendation for Contract Renewal

**RECOMMENDED ACTION:**

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 23-CONSTRUCTION-83 (General Construction) with the 15 contractors listed below

- Extension of contract term by 12 months
- Increase of contract amount by \$1,250,000 (jointly and severally)

**PREVIOUS ACTION:**

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$1,000,000	\$1,000,000	4	8/20/2024
Renewal 1	\$1,000,000	\$2,000,000	3	8/20/2025

**PROPOSED ACTION:**

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 2	\$1,250,000	\$3,250,000	2	8/20/2026

**CONTRACTOR DETAILS:**

Contractor	Diverse-Owned Business	Expended as of 07/28/25
10 Men Roofing, LLC	50% WBE	\$0
First Investment Renovation	100% MBE	\$0
Future Construction Specialties	100% WBE	\$221,790
Gazellas Bright, LLC	100% MBE, 100% WBE	\$37,165
H.H.E.R.S, LLC.	100% MBE	\$39,965
Jensen Enterprise	n/a	\$233,619
K&L Construction	51% WBE	\$748,749
Keep Off Home Improvement	100% MBE	\$264,396
Ken & Associates, LLC	100% MBE	\$144,524
Navarro Lawn & Land	100% MBE	\$0
Official Handyman	100% MBE	\$4,400
Paladin LLC	51% WBE	\$500
Pinnacle Construction	n/a	\$51,549
TCl General Contracting	100% MBE	\$128,889
TSR Construction	100% MBE	\$0
<b>TOTAL</b>		<b>\$1,875,546</b>

**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 - 66**  
**RENEWAL OF CONTRACTS FOR CONSTRUCTION CONTRACTORS**

**WHEREAS**, the Housing Authority of the City of Omaha (“OHA”) currently has contracts with 10 Men Roofing, LLC; First Investment Renovations; Future Construction Specialties; Gazellas Bright, LLC; H.H.E.R.S., LLC; Jensen Enterprises; K & L Construction; Keep Off Home Improvements; Ken & Associates, LLC; Navarro Lawn & Landscape, Inc.; Paladin, LLC; Pinnacle Construction; TCI General Contracting Services, LLC; The Official Handyman; and TSR Construction to provide Construction Contractor Services;

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

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

**WHEREAS**, the previous cumulative amount of the contracts was \$2,000,000, and OHA staff recommends increasing the funding by an additional \$1,250,000, for a total cumulative amount of \$3,250,000 jointly and severally; and

**WHEREAS**, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contracts with the above-named fifteen contractors, to provide Construction Contractor Services, with an increase in the total contract amount of \$1,250,000 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 the above-named fifteen contractors, to provide Construction Contractor Services, with an increase in the total contract amount of \$1,250,000 jointly and severally.

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

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 7, 2025.

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

5.1.2.4. Resolution 2025-67 Jackson Unit Renovations

# Memorandum



To: The OHA Board of Commissioners  
From: Charles Karl, Capital Improvements Director  
Date: August 8<sup>th</sup>, 2025  
Re: Recommendation for Contract Approval

## RECOMMENDED ACTION:

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve a contract with TCI General Contracting for the unit renovation of 24 units at Jackson Tower for an amount not to exceed \$160,000. This contract would be for an initial term of 12 months with the option to renew for an additional 12 months.

## EXPLANATION:

These 24 units will be renovated in conjunction with plumbing stack replacements currently in progress at Jackson Tower, which involve significant modification to the piping and fixtures in certain units. The scope of work varies by unit, and may include work in the bathroom, kitchen, or both areas.

## METHOD OF PROCUREMENT:

OHA invited qualified organizations to supply firm fixed price bids on the scope of work for unit renovations at Jackson Tower. The Invitation for Bid (IFB) was advertised locally in The Daily Record for two consecutive Wednesdays, April 16th and 23rd, 2025, with the proposal available on April 21, 2025. OHA staff contacted 13 vendors, of which five submitted a bid via Ion Wave, OHA's online procurement platform. The units were divided into five lots. The following bids were received:

Contractor	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5	TOTALS
TCI General Contracting	\$20,143	\$21,773	\$33,612	\$37,277	\$25,860	\$138,665
Future Construction	\$42,919	\$45,636	\$69,573	\$73,144	\$52,633	\$283,905
Keep Off	\$53,700	\$56,000	\$75,750	\$73,750	\$59,000	\$318,200
HHERS LLC	\$93,795	\$93,795	\$93,795	\$93,795	\$82,886	\$458,066
Elkhorn West	\$133,630	\$135,740	\$195,890	\$196,100	\$150,210	\$811,570

## PROJECT COST:

The contract amount will not exceed \$160,000. This includes an approximate 15% increase over the lowest bid amount to account for unexpected conditions that may be discovered during the course of the project.

**DIVERSE-OWNED BUSINESS:** TCI is 100% MBE owned

**PROCUREMENT METHOD:** Invitation for Bid

**SOURCE OF FUNDS:** Capital Funds Grant 2024

**SPONSOR(S):** Charles Karl, Capital Improvements Director  
Sarah Nothhorn, Direct of Property Management Operations

**RECOMMENDED BY:** Joanie Balk, CEO

**RESOLUTION NO. 2025 – 67**  
**CONTRACT FOR UNIT RENOVATIONS AT JACKSON TOWER**

**WHEREAS**, OHA desires contracted services to provide Renovation Services for 24 Jackson Tower units;

**WHEREAS**, OHA conducted a public procurement process in accord with HUD regulations and OHA policies, issuing an Invitation for Bids in April 2025;

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

**WHEREAS**, staff recommends that the OHA Board of Commissioners approve a contract with TCI General Contracting in an amount not to exceed \$160,000, and for a contract term of a twelve-month initial period with the option to renew for one additional 12-month term, to provide Renovation Services for 24 Jackson Tower units;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with TCI General Contracting in an amount not to exceed \$160,000, and for a contract term of a 12-month initial period with the option to renew for one additional 12-month term, to provide Renovation Services for 24 Jackson Tower units.

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

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 5, 2025.

\_\_\_\_\_  
Joanie Balk, Secretary

5.1.2.5. Resolution 2025-68 Janitorial Services Contractors Pool, Renewal

# Memorandum



To: The OHA Board of Commissioners  
From: Charles Karl, Capital Improvements Director  
Date: August 8<sup>th</sup>, 2025  
Re: Recommendation for Contract Renewal

## RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 23-JANITORIAL-92 (Janitorial Vacant Unit & Office Cleaning) with six contractors: Able Omaha Services LLC, JC-Just Clean, Gazellas Bright LLC, Hand 2 Hand Cleaning Service, Room 2 Fit, Miyawa Restoration LLC.

- Extension of contract term by 12 months

## PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$550,000	\$550,000	4	9/10/2024
Renewal 1	\$550,000	\$1,100,000	3	9/10/2025

## PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 2	\$0	\$1,100,00	2	9/10/2026

## PROJECT COST:

Company Name	Expended as of 9/10/2025
Able Omaha Services LLC	\$2,950
JC-Just Clean	\$199,380
Gazellas Bright LLC	\$99,345
Hand to Hand Cleaning Service	\$12,180
Room 2 Fit	\$0
Miyawa Restoration LLC	\$0
<b>TOTAL</b>	<b>\$313,855</b>

**PROCUREMENT METHOD:** 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 - 68**  
**RENEWAL OF CONTRACTS FOR JANITORIAL VACANT AND OFFICE CLEANING**

**WHEREAS**, the Housing Authority of the City of Omaha (“OHA”) currently has contracts with six vendors to provide Janitorial and Office Cleaning Services;

**WHEREAS**, the contracts were procured in 2023 for a one-year term with an option to renew for four additional one-year terms;

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

**WHEREAS**, the previous cumulative amount of the contracts was \$\$1,100,000, and staff recommends no increase in the contract amount for a total cumulative amount of \$1,100,000 jointly and severally; and

**WHEREAS**, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contracts with Able Omaha Services LLC.; JC Just Clean; Gazellas Bright LLC; Hand to Hand Cleaning; Room to Fit; and Miyawa Restoration LLC. to provide Janitorial and Cleaning Services for OHA vacant units and offices, with no increase in the total contract amount of \$1,100,000 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 the six firms named above to provide Janitorial and Cleaning Services for OHA vacant units and offices, with no increase in the total contract amount of \$1,100,000 jointly and severally.

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

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 7, 2025.

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

5.1.2.6. Resolution 2025-69 Jetz Laundry, Renewal

# Memorandum



To: The OHA Board of Commissioners  
From: Charles Karl, Capital Improvements Director  
Date: August 8<sup>th</sup>, 2025  
Re: Recommendation for Contract Renewal

## RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 22-Laundry-2022 (Laundry Equipment and Service) with Jetz Service Company, Inc.:

- Extension of contract term by 12 months

## PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	N/A	N/A	2	8/31/2025

## PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 1	N/A	N/A	1	8/31/2026

## EXPLANATION:

Jetz provides and maintains the laundry equipment (washer & dryers) for tenant use at 16 OHA locations. OHA receives a commission of approximately 43% of the income from the machines. In 2024, the approximate gross revenue for Jetz laundry equipment was \$155,000.

**PROCUREMENT METHOD:** Renewal

**SOURCE OF FUNDS:** N/A

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

**RECOMMENDED BY:** Joanie Balk, CEO

**RESOLUTION NO. 2025 - 69**  
**RENEWAL OF CONTRACT FOR LAUNDRY EQUIPMENT AND SERVICE**

**WHEREAS**, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with Jetz to provide Laundry Equipment and Service;

**WHEREAS**, the contract was procured in 2022 for a three-year term with the option to renew for an additional 12-month term;

**WHEREAS**, the current contract will expire in August 2025, and staff recommends renewal of the contract for an additional 12-month term;

**WHEREAS**, OHA staff recommends that the OHA Board of Commissioners approve a 12-month renewal of the contract with Jetz to provide Laundry Equipment and Service with no contract amount;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a 12-month renewal of the contract with Jetz to provide Laundry Equipment and Service with no contract amount.

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

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 7, 2025.

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

5.1.2.7. Resolution 2025-70 Kay Jay Shower Contract Extension

# Memorandum

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To: The OHA Board of Commissioners  
From: Charles Karl, Capital Improvements Director  
Date: August 8<sup>th</sup>, 2025  
Re: Recommendation for Contract Extension

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## **RECOMMENDED ACTION:**

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends the OHA Board of Commissioners approve the following action regarding contract 24-KJSHOWER-78 (Shower Replacement Services) with Future Construction Specialties LLC:

- Extension of the contract term by six months

## **EXPLANATION:**

The initial contract term began on 9/19/2024 for a 12-month term with two additional six-month renewals available. Progress in the initial term was slower than planned due to an unexpected plumbing code change to the scope of work. There is no change in the contract amount.

**PROCUREMENT METHOD:** Invitation for Bid

**SOURCE OF FUNDS:** 2024 Capital Funds Formula Grant

**SPONSOR(S):** Charles Karl, Capital Improvements Director  
Sarah Nothorn, Director of Property Management Operations

**RECOMMENDED BY:** Joanie Balk, CEO

**RESOLUTION NO. 2025 - 70**  
**RENEWAL OF CONTRACT FOR KAY JAY TOWER SHOWER RENOVATION**

**WHEREAS**, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with Future Construction Specialties, LLC. to provide Shower Renovation Services;

**WHEREAS**, the contract was procured in 2024 for a one-year term with an option to renew for two additional six-month terms;

**WHEREAS**, the current contract will expire in September 2025, and staff recommends renewal of the contract for an additional six-month term;

**WHEREAS**, the previous cumulative amount of the contract was 560,000, and staff recommends no increase in the funding for a total cumulative contract amount of 560,000; and

**WHEREAS**, OHA staff recommends that the OHA Board of Commissioners approve a renewal of the contract with Future Construction Specialties, LLC., to provide Shower Renovation Services, with no increase in the contract amount of 560,000, for a contract term of six-months;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves renewal of the contract with Future Construction Specialties, LLC., to provide Shower Renovation Services, with no increase in the contract amount of 560,000, for a contract term of six-months.

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

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 7, 2025.

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

5.1.2.8. Resolution 2025-71 Technology Eligibility & Usage Policy

# Memorandum

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To: OHA Board of Commissioners

From: Shannon Mahnke, COO

Date: August 7, 2025

Re: Technology Eligibility and Usage Policy

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## **RECOMMENDATION:**

Staff of the Housing Authority of the City of Omaha (hereinafter “OHA”) recommends that the Board of Commissioners approve OHA’s Technology Eligibility and Usage policy for agency use. This policy will apply to all employees using company-provided technology and systems.

## **EXPLANATION:**

This policy will be reviewed and updated annually. Currently, there is no formal policy or established guidelines for eligibility requirements, acceptable use, and responsibilities for employees using company-provided technology and systems. Key elements of the policy include:

- **Eligibility for Access:** Technology resources, including remote access and administrative tools, will be granted based on job roles, operational needs, and budget considerations. Access requires onboarding, training, and appropriate approvals.
- **Cell Phone Use:** Certain positions require the use of a cell phone, as outlined in an eligibility table. Employees eligible to use their personal device will receive a monthly \$50 stipend.
- **Acceptable Use:** Technology must be used responsibly and for work-related purposes. Use of AI tools is allowed through approved platforms (e.g., Microsoft Copilot or ChatGPT Enterprise), with IT and executive approval.
- **Security and Data Protection:** Multi-factor authentication (MFA) is mandatory. Devices must be secured, only approved software installed, and any breaches reported immediately.
- **Monitoring and Privacy:** The organization may monitor technology use to ensure compliance. Employees should not expect personal privacy when using company systems.

This policy supports secure operations, data protection, and alignment with organizational technology standards.

## **SUMMARY:**

The Housing Authority of the City of Omaha Staff recommends that the Board of Commissioners approve the Security Camera Usage and Eligibility Policy.

**SPONSORS:** Shannon Mahnke, Chief Operating Officer

**RECOMMENDED BY:** Joanie Balk, CEO

## **Omaha Housing Authority Technology Eligibility and Usage Policy**

**Purpose:** This policy outlines the eligibility requirements, acceptable use, and responsibilities for employees using company-provided technology and systems. It ensures the secure, ethical, and productive use of technology resources in alignment with company goals.

---

**Scope:** This policy applies to all employees, contractors, interns, and temporary staff who use or have access to company-owned or managed technology, including but not limited to:

- Computers, laptops, tablets, and smartphones
  - Email and communication tools
  - Internet and intranet access
  - Software and cloud services
  - Network infrastructure and data storage systems
- 

### **Eligibility for Access**

- Technology resources will be allocated based on job roles, operational needs, and department budgets.
  - Employees will complete onboarding and training before accessing company systems.
  - Additional access (e.g., admin tools, remote access) requires manager and IT approval. Remote access is addressed in the remote access eligibility policy.
  - Many employees are required to carry or utilize a cell phone because of their role in the organization. Table 1 demonstrates cell phone eligibility and if the position is required to use a company issued cell phone or may have the option to use personal cell phone. Cell phone stipends in the amount of \$50 will be provided to employees eligible to use personal cell phone.
- 

### **Acceptable Use**

Employees are expected to use technology responsibly and for work-related purposes. Acceptable use includes:

- Performing job duties and responsibilities
- Communicating with colleagues, clients, and vendors
- Accessing authorized software and business tools. Use of AI is allowable using Microsoft Copilot or the Enterprise/Government version of ChatGPT. This version of ChatGPT requires a paid subscription and will need approval from the Director of IT and Chief Operating Officer.
- Participating in approved professional development activities

**Unacceptable use** includes but is not limited to:

- Unauthorized access to data, systems, or networks
  - Personal use that interferes with work performance or violates company standards
  - Downloading pirated or unlicensed software
  - Visiting inappropriate or insecure websites
  - Sharing confidential information without authorization
  - Sharing any OHA and/or confidential information to personal files/emails
-

## Security and Data Protection

- Employees will maintain the confidentiality of company and client data
  - MFA (multi-factor authentication) is a requirement for all Microsoft accounts.
    - If you do not have a work cell phone, you will have to use your personal phone to authenticate your Microsoft account.
    - Link with instructions on how to download the Microsoft Authenticator app and set up MFA on your device: <https://american-pcs.itglue.com/8628782/docs/19368004>.
    - Setting up MFA on your personal device does not link anything work-related to your device. The app generates a code to verify that you are the person trying to access your account.
  - Devices will be password-protected and locked when unattended
  - Only approved apps and software may be installed
  - Any loss, theft, or breach should be reported to IT immediately
- 

## Monitoring and Privacy

- The company reserves the right to monitor usage of company devices and systems to ensure compliance.
  - Employees should not expect personal privacy when using company technology.
- 

## Return of Technology

All company-issued devices, accessories and access credentials must be returned or disabled upon termination of employment.

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## Violations and Disciplinary Action

Policy Violations: Any violation of this policy may result in disciplinary action, up to and including termination of employment or contract, as well as potential legal action.

Reporting Concerns: Suspected misuse of technology or breaches of this policy will be reported to the Director of IT, Director of HR or Chief Operating Officer.

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**Review and Updates:** This policy will be reviewed annually and updated as necessary to ensure compliance with evolving legal and organizational requirements.

**Effective Date:** August 7, 2025

**Last Reviewed:**

**Approved By:**

<b>Table 1:</b>			
<b>Employee Position</b>	<b>Cell phone required (Y/N)</b>	<b>Company issued</b>	<b>Eligible for cell phone reimbursement (personal)</b>
Accountant	N		
Accounts Payable Clerk	N		
Administrative Assistant	N		
Administrative Assistant - Floater	N		
Administrative Assistant - Part Time	N		
Administrative Assistant-Housing Operations	N		
Administrative Assistant-PHI	N		
Administrative Clerk	N		
Assistant Director of Compliance			
Assistant Director of Facilities Operations	Y	Y	Y
Assistant Property Manager	Y	Y	
Capital Improvements Coordinator	Y	Y	
Capital Improvements Director	Y	Y	
Case Manager - Intensive Services	Y	Y	
Certification Specialist	N		
Chief Executive Officer	Y	optional	Y
Chief Financial Officer	Y	optional	Y
Chief Operating Officer	Y	optional	Y
Clerical Assistant	N		
Community Outreach Coordinator	Y		
Construction General Laborer	Y		
Custodian	Y		
Director of Compliance	Y	optional	Y
Director of HCV	Y	optional	Y
Director of Human Resources	Y	optional	Y
Director of Property Management Operations	Y	Y	
Director of Resident Services & PH Engagement	Y	optional	Y
Elderly Services Coordinator	Y	Y	
Executive Assistant	Y	optional	Y
Finance Manager	N		
FSS Coordinator II	Y	Y	
General Counsel	Y	optional	Y
Grant Accountant	N		
HCV Intake/Leasing Manager	Y	Y	
HCV Program Coordinator	N		

HCV Program Manager	Y	Y	
Housing Clerk	N		
Housing Compliance Specialist	Y	Y	
Housing Inspector	Y	Y	
Housing Specialist	N		
Housing Specialist - Waitlist	N		
Information Technology Specialist	Y	Y	Y
Inspection Clerk	N		
Inspections Department Manager	Y	Y	
Intensive Services Manager	Y	Y	
IT Project and Vendor Coordinator	Y	optional	Y
Lead FSS Coordinator	Y	Y	
Lead Pest Control Technician	Y	Y	
Leasing Coordinator	Y	Y	
Mail Courier	Y	Y	
Maintenance Manager	Y	Y	
Maintenance Repairer	Y	Y	
Maintenance Repairer - HVAC	Y	Y	
Maintenance Repairer - Plumber	Y	Y	
Manager - Public Safety	Y	Y	
Paint Crew Leader	Y	Y	
Painter	Y	Y	
Painter FT - Temporary	Y	Y	
Assistant to the General Counsel (formerly Paralegal)	Y	Y	
Payroll Accountant	Y	Y	
Pest Control Technician	Y	Y	
Procurement Manager	Y	Y	
Program Coordinator - Intensive Services	Y	Y	
Project Based Voucher Program Coordinator	N		
Project Based Voucher Program Manager	Y	Y	
Project Manager	Y	Y	
Property Manager	Y	Y	
Public Housing Intake Manager	N		
Public Safety Dispatcher - Part Time	Y	Y	
Public Safety Officer - Full Time	Y	Y	
Public Safety Officer - Part Time	Y	Y	
Public Safety Senior Dispatcher	Y	Y	

Quality and Process Improvement Manager	N		
Quality Control Specialist	Y	Y	
Quality Improvement Director	Y	Y	
Receptionist	N		
Senior Accountant	N		
Senior Administrative Assistant	Y	Y	
Senior Legal Assistant	Y	Y	
Senior Property Manager	Y	Y	
Strategic Project Manager	Y	Y	
Talent Acquisition & Benefits Admin Assistant	Y	Y	
Talent Acquisition & Benefits Manager	Y	Y	
Waitlist Coordinator	N		

**RESOLUTION NO. 2025 - 71**  
**TECHNOLOGY ELIGIBILITY AND USAGE POLICY**

**WHEREAS**, the Omaha Housing Authority (OHA) seeks to implement a policy that will apply to all employees using company provided technology and systems;

**WHEREAS**, the Omaha Housing Authority (OHA) Technology Eligibility and Usage policy, supports secure operations, data protection, and alignment with organizational technology standards;

**WHEREAS**, the Omaha Housing Authority (OHA) needs a formal policy for Technology Eligibility and Usage with established guidelines for eligibility requirements, acceptable use, and responsibilities;

**WHEREAS**, staff recommends that the OHA Board of Directors approve the Technology Eligibility and Usage policy that will apply to all employees using company provided technology and systems;

**NOW, THEREFORE, BE IT RESOLVED THAT**, the OHA Board of Directors approves the Technology Eligibility and Usage policy that will apply to all employees using company provided technology and systems.

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

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 7, 2025.

\_\_\_\_\_  
Joanie Balk, Secretary

5.1.2.9. Resolution 2025-72 Remote Access Eligibility Policy

# Memorandum

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To: OHA Board of Commissioners

From: Shannon Mahnke, COO

Date: August 7, 2025

Re: Technology Eligibility and Usage Policy

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## **RECOMMENDATION:**

Staff of the Housing Authority of the City of Omaha (hereinafter “OHA”) recommends that the Board of Commissioners approve OHA’s Technology Eligibility and Usage policy for agency use. This policy will apply to all employees using company-provided technology and systems.

## **EXPLANATION:**

This policy will be reviewed and updated annually. Currently, there is no formal policy or established guidelines for eligibility requirements, acceptable use, and responsibilities for employees using company-provided technology and systems. Key elements of the policy include:

- **Eligibility for Access:** Technology resources, including remote access and administrative tools, will be granted based on job roles, operational needs, and budget considerations. Access requires onboarding, training, and appropriate approvals.
- **Cell Phone Use:** Certain positions require the use of a cell phone, as outlined in an eligibility table. Employees eligible to use their personal device will receive a monthly \$50 stipend.
- **Acceptable Use:** Technology must be used responsibly and for work-related purposes. Use of AI tools is allowed through approved platforms (e.g., Microsoft Copilot or ChatGPT Enterprise), with IT and executive approval.
- **Security and Data Protection:** Multi-factor authentication (MFA) is mandatory. Devices must be secured, only approved software installed, and any breaches reported immediately.
- **Monitoring and Privacy:** The organization may monitor technology use to ensure compliance. Employees should not expect personal privacy when using company systems.

This policy supports secure operations, data protection, and alignment with organizational technology standards.

## **SUMMARY:**

The Housing Authority of the City of Omaha Staff recommends that the Board of Commissioners approve the Security Camera Usage and Eligibility Policy.

**SPONSORS:** Shannon Mahnke, Chief Operating Officer

**RECOMMENDED BY:** Joanie Balk, CEO

## **Omaha Housing Authority Remote Access Eligibility Policy**

### **Purpose:**

To define the criteria and conditions under which employees are granted remote access to the organization's systems and resources.

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**Scope:** Remote access to the organization's network and systems is a privilege granted based on the functional requirements of each position and the operational needs of the organization.

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### **Eligibility and Access Levels:**

**1. Role-Based Remote Access (Full Access):**

Positions that inherently require remote access to perform essential duties will be granted remote access on a 100% basis. These roles are identified as having job responsibilities that are location-independent or require frequent off-site access to systems and data.

**2. Contingency-Based Remote Access (Conditional Access):**

All other positions will be granted remote access on a contingency basis only. This includes, but is not limited to:

- Weather-related work-from-home requirements
  - Emergency office closures
  - Temporary accommodations (as approved by Human Resources)
- 

### **Guidelines and Expectations:**

- All remote access users will adhere to the organization's IT security policies (i.e.- Technology Eligibility and Usage Policy), including but not limited to use of VPNs, multifactor authentication, and proper data handling protocols.
  - Remote access may be revoked or adjusted at any time based on organizational need, performance, or security considerations.
  - Supervisors are responsible for identifying which staff members require contingency access and ensuring proper protocols are followed.
- 

### **Review and Exceptions:**

Exceptions to this policy must be reviewed and approved by the Human Resources Department in coordination with IT and executive leadership.

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### **Monitoring and Privacy**

The company reserves the right to monitor usage of company devices and systems to ensure compliance.

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**Review and Updates:** This policy will be reviewed annually and updated as necessary to ensure compliance with evolving legal and organizational requirements.

**Effective Date:** May 13, 2025

**Last Reviewed:**

**Approved By:**

<b>Table 1:</b>			
<b>Employee Position</b>	<b>Full Access</b>	<b>Conditional Access</b>	<b>No Access</b>
Accountant	X		
Accounts Payable Clerk	X		
Administrative Assistant		X	
Administrative Assistant - Floater			X
Administrative Assistant - Part Time			X
Administrative Assistant-Housing Operations		X	
Administrative Assistant-PHI		X	
Administrative Clerk		X	
Assistant Director of Compliance	X		
Assistant Director of Facilities Operations	X		
Assistant Property Manager		X	
Capital Improvements Coordinator	X		
Capital Improvements Director	X		
Case Manager - Intensive Services		X	
Certification Specialist		X	
Chief Executive Officer	X		
Chief Financial Officer	X		
Chief Operating Officer	X		
Clerical Assistant		X	
Community Outreach Coordinator	X		
Construction General Laborer			X
Custodian			X
Director of Compliance	X		
Director of HCV	X		
Director of Human Resources	X		
Director of Property Management Operations	X		
Director of Resident Services & PH Engagement	X		
Elderly Services Coordinator		X	
Executive Assistant	X		
Finance Manager	X		
FSS Coordinator II	X		
General Counsel	X		
Grant Accountant	X		
HCV Intake/Leasing Manager	X		
HCV Program Coordinator	X		

HCV Program Manager	X		
HCV Property Owner Liaison	X		
Housing Clerk		X	
Housing Compliance Specialist		X	
Housing Inspector		X	
Housing Specialist		X	
Housing Specialist - Waitlist		X	
Information Technology Specialist	X		
Inspection Clerk		X	
Inspections Department Manager	X		
Intensive Services Manager	X		
IT Project and Vendor Coordinator	X		
Lead FSS Coordinator	X		
Lead Pest Control Technician	X		
Leasing Coordinator		X	
Mail Courier			X
Maintenance Manager	X		
Maintenance Repairer			X
Maintenance Repairer - HVAC			X
Maintenance Repairer - Plumber			X
Paint Crew Leader	X		
Painter			X
Painter FT - Temporary			X
Assistant to the General Counsel (formerly Paralegal)	X		
Payroll Accountant	X		
Pest Control Technician			X
Procurement Manager	X		
Program Coordinator - Intensive Services	X		
Project Based Voucher Program Coordinator	X		
Project Based Voucher Program Manager	X		
Project Manager	X		
Property Manager		X	
Public Housing Intake Manager		X	
Quality and Process Improvement Manager		X	
Quality Control Specialist		X	
Quality Improvement Director	X		
Receptionist		X	

Senior Accountant	X		
Senior Administrative Assistant	X		
Senior Legal Assistant	X		
Senior Property Manager	X		
Strategic Project Manager	X		
Talent Acquisition & Benefits Admin Assistant/HR Generalist		X	
Talent Acquisition & Benefits Manager	X		
Transitional Housing Coordinator	X		
Waitlist Coordinator	X		

**RESOLUTION NO. 2025 - 72**  
**REMOTE ACCESS ELIGIBILITY AND USAGE POLICY**

**WHEREAS**, the Omaha Housing Authority (OHA) seeks to implement a Remote Access Eligibility and Usage policy based on the functional requirements of each position and the operational needs of the organization;

**WHEREAS**, the Omaha Housing Authority (OHA) needs a formal policy for remote access to the organization's network and systems with established guidelines for eligibility requirements, acceptable use, and responsibilities;

**WHEREAS**, staff recommends that the OHA Board of Directors approve the Remote Access Eligibility and Usage policy that will apply to all employees using company provided technology and systems;

**NOW, THEREFORE, BE IT RESOLVED THAT**, the OHA Board of Directors approves the Remote Access Eligibility and Usage policy that will apply to all employees using company provided technology and systems.

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David Levy, Chairman  
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 7, 2025.

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Joanie Balk, Secretary

5.1.3. Development/External Affairs/Public Relations Committee Resolutions

5.1.3.1. Resolution 2025-73 Bond Inducement for SST Phase 4

RESOLUTION NO. 2025-73

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE OMAHA HOUSING AUTHORITY, EXPRESSING AN INTENT TO ISSUE BONDS AND REIMBURSE CERTAIN QUALIFIED EXPENDITURES WITH PROCEEDS OF ONE OR MORE ISSUES OF SUCH BONDS TO BE ISSUED IN AN AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$11,000,000 TO FINANCE THE CONSTRUCTION OF MULTIFAMILY HOUSING APARTMENTS; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS NECESSARY TO THE CONSUMMATION OF THE TRANSACTIONS CONTEMPLATED BY THIS RESOLUTION; AND RELATED MATTERS.

WHEREAS, the Omaha Housing Authority (“OHA”) has been created as a public body, corporate and politic, designated a political subdivision of the State of Nebraska (the “State”) pursuant to Nebraska Revised Statutes Section 71-1572, et seq. (the “Act”), exercising necessary and essential governmental functions for the purposes stated in the Act; and

WHEREAS, OHA is authorized and empowered by the constitution and laws of the State, including the Act to issue bonds and other debt instruments to finance the development and operation of decent, safe and sanitary rental housing that is affordable to persons of low and moderate income; and

WHEREAS, OHA desires to issue bonds and reimburse SST Phase 4 LIHTC, LLC, or an affiliate thereof (the “Borrower”) with proceeds of one or more issues of such bonds issued by OHA (the “Bonds”) in an amount not to exceed \$11,000,000, for the purpose of financing the construction of 84 units of housing in a 113 unit multifamily rental housing development known as Southside Terrace Phase 4 located at 5431 S. 29th Street in Omaha, Douglas County, Nebraska (the “Project”) The 84 units in the Project financed by such bonds issued by OHA are to be occupied by persons of low and/or moderate income in compliance with the Act, the rules of OHA and applicable provisions of the Internal Revenue Code of 1986, as amended; and

WHEREAS, OHA has determined that it is appropriate and necessary that OHA express its intention to issue the Bonds and to reimburse certain qualified expenditures incurred by the Borrower with respect to the acquisition and construction of the Project with the proceeds of the Bonds; and

WHEREAS, except for certain preliminary expenditures for which the Borrower may be reimbursed in accordance with Treasury Regulation Section 1.150-2(f)(2), no costs of the Project to be reimbursed have been paid more than 60 days prior to the date of this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF OMAHA HOUSING AUTHORITY THAT:

1. In order to finance the acquisition and rehabilitation of the Project, OHA hereby expresses its intent to issue the Bonds and reimburse certain qualified expenditures incurred by the Borrower with respect to the acquisition and construction of the Project with proceeds of the Bonds, in an amount not to exceed \$11,000,000. Qualified costs to be reimbursed shall be determined in accordance with the provisions of Treasury Regulation Section 1.150-2. The exact amounts, maturities, interest rates, redemption terms and other terms and provisions of the Bonds will be determined by a future resolution of OHA.

2. Subject to final approval by OHA, OHA will loan the proceeds of the Bonds to the Borrower for purposes of owning and operating the Project or otherwise financing the Project to or for the Borrower, pursuant to the terms of an agreement to be approved by OHA upon the adoption of a future resolution of OHA.

3. The provisions of this resolution are hereby declared to be separable, and if any section, phrase or provision shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases or provisions.

4. That this Resolution shall become effective immediately upon its passage and approval.

Adopted and approved this 7<sup>th</sup> day of August 2025 by the Board of Commissioners of Omaha Housing Authority.

By: \_\_\_\_\_  
David C. Levy  
Chair

ATTEST:

\_\_\_\_\_  
Joel Dougherty  
Vice-Chair

5.1.3.2. Resolution 2025-74 Award of Project Based Vouchers to River  
City Housing

# Memorandum

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To: OHA Board of Commissioners  
From: Brian Hansen, General Counsel  
Date: August 7, 2025  
Re: Recommendation for Project Based Voucher Award for Scattered Site Houses

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## **RECOMMENDED ACTION:**

The Housing Authority of the City of Omaha (OHA) Staff recommends the OHA Board of Commissioners approve the award of 117 project based vouchers (PBVs) for scattered site houses to be owned by River City Housing.

## **BACKGROUND**

The OHA Board of Commissioners previously approved the disposition and sale of 117 scattered site houses to River City Housing for the purpose of conversion from public housing to project based vouchers. The attachment provides the addresses to be covered by the 117 project based vouchers.

## **METHOD OF PROCUREMENT:**

Competitive procurement for PBVs is not required where OHA, or a controlled affiliate, is in the ownership structure.

**PROJECT COST:** Rents are capped at 110% of fair market rents for the area with tenants paying no more than 30% of their income toward rent.

**SOURCE OF FUNDS:** Section 8 Housing Choice Voucher Funding

## **ONGOING FISCAL IMPACT:**

PBVs are committed under a Housing Assistance Payment (HAP) contract for a term of 20 years.

**SPONSORS:** Brian Hansen, General Counsel

**RECOMMENDED BY:** Joanie Balk, CEO

<b>CONVERSION TYPE</b>	<b>UNIT</b>	<b>ADDRESS</b>	<b>BUILDING NUMBER</b>
PBV	7563	1420 N 60 ST	A107
PBV	7584	6202 N 63 ST	A109
PBV	4106	5044 BEDFORD AVE	A11
PBV	7526	2040 N 65 ST	A110
PBV	7514	2805 N 70 ST	A114
PBV	7533	2324 N 71 ST	A115
PBV	7520	7211 N 71 CIR	A116
PBV	7578	5605 AMES AVE	A126

PBV	7605	6918 PINKNEY ST	A153
PBV	7513	6325 PRATT ST	A156
PBV	7541	6417 READ ST	A157
PBV	7516	3034 REDICK AVE	A158
PBV	7534	2590 VANE ST	A168
PBV	4112	6318 PARK LANE DR	A17
PBV	7619	3830 N 65 ST	A176
PBV	4101	3965 SCOTT ST	A18

PBV	4103	5319 N 48 AVE	A2
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PBV	0001	1213 N 72 ST	A203
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PBV	4104	5075 WHITMORE ST	A21
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PBV	0023	6718 HIMEBAUGH ST	A212
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PBV	7771	4730 N 40 ST	A279
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PBV	7768	4328 EMMET ST	A283
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PBV	7773	3712 FRANKLIN ST	A284
PBV	7767	4337 GRAND AVE	A285
PBV	7769	4216 OHIO ST	A289
PBV	7770	4336 OHIO ST	A290
PBV	7774	2902 PRATT ST	A291
PBV	7691	5412 N 61 AVE	A305
PBV	7754	3874 N 65 AVE	A309
PBV	7733	2030 N 67 ST	A312
PBV	7694	2617 N 67 ST	A313

PBV	7836	2893 READ ST	A367
PBV	7837	2895 READ ST	A367
PBV	7854	4548 N 62 ST	A373
PBV	7858	2129 WIRT ST	A377
PBV	8136	2521 PARKER	A379
PBV	8137	2527 PARKER ST	A380
PBV	8138	2530 PARKER ST	A381
PBV	8139	2533 PARKER ST	A382

PBV	8140	2502 DECATUR ST	A383
PBV	8141	2503 DECATUR ST	A384
PBV	8142	2509 DECATUR ST	A385
PBV	4109	5004 N 60 AVE	A5
PBV	4152	5639 LAKE ST	A55
PBV	4111	5418 N 63 ST	A6
PBV	4113	6912 N 65 AVE	A7
PBV	7560	7413 N 28 ST	A76
PBV	4115	6228 N 68 ST	A8

PBV	7594	6509 N 32 ST	A80
PBV	4053	4939 N 14 ST	D001
PBV	4054	4941 N 14 ST	D001
PBV	4033	2727 N 28 AVE	D006
PBV	4034	2729 N 28 AVE	D006
PBV	4047	7505 N 33 ST	D007
PBV	4048	7507 N 33 ST	D007
PBV	4049	7515 N 33 ST	D008
PBV	4050	7517 N 33 ST	D008

PBV	4071	8206 N 36 ST	D009
PBV	4072	8208 N 36 ST	D009
PBV	4031	1507 N 38 ST	D010
PBV	4032	1509 N 38 ST	D010
PBV	4043	3612 BURDETTE ST	D013
PBV	4044	3614 BURDETTE ST	D013
PBV	4067	3315 CRAIG ST	D014

PBV	4068	3317 CRAIG ST	D014
PBV	4069	3323 CRAIG Ave	D015
PBV	4070	3325 CRAIG AVE	D015
PBV	4027	3873 FRANKLIN ST	D019
PBV	4028	3875 FRANKLIN ST	D019
PBV	4029	3877 FRANKLIN ST	D020
PBV	4030	3879 FRANKLIN ST	D020
PBV	4045	3612 GRANT ST	D021

PBV	4046	3614 GRANT ST	D021
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PBV	4059	6501 HAMILTON ST	D022
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PBV	4060	6503 HAMILTON ST	D022
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PBV	4061	6505 HAMILTON ST	D023
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PBV	4062	6507 HAMILTON ST	D023
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PBV	4037	3620 HAWTHORNE AVE	D024
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PBV	4038	3622 HAWTHORNE AVE	D024
PBV	4041	2205 JOHN CREIGHTON BLVD	D025
PBV	4042	2207 JOHN CREIGHTON BLVD	D025
PBV	4051	4373 KANSAS AVE	D026
PBV	4052	4375 KANSAS AVE	D026
PBV	4023	3117 LINCOLN BLVD	D027
PBV	4024	3151 LINCOLN BLVD	D027
PBV	4063	6001 PARK LANE DR.	D028

PBV	4064	6003 PARK LANE DR	D028
PBV	4065	6005 PARK LANE DR	D029
PBV	4066	6007 PARK LANE DR	D029
PBV	4055	5029 RUGGLES ST.	D030
PBV	4056	5031 RUGGLES ST	D030
PBV	4057	5037 RUGGLES ST	D031
PBV	4058	5039 RUGGLES ST	D031
PBV	4035	6816 WESTERN AVE	D032

PBV	4036	6818 WESTERN AVE	D032
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PBV	4039	2109 WIRT ST	D033
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PBV	4040	2107 WIRT ST	D033
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PBV	5003	3415 N 28 AVE	D038
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PBV	5004	3417 N 28 AVE	D038
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PBV	5017	3326 N 45 ST	D040
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PBV	5018	3328 N 45 ST	D040
PBV	5019	2106 BURDETTE ST	D043
PBV	5020	2108 BURDETTE ST	D043
PBV	5015	4205 LARIMORE AVE	D044
PBV	5016	4207 LARIMORE AVE	D044
PBV	5007	2552 MANDERSON ST	D045
PBV	5008	2554 MANDERSON ST	D045
PBV	1428	3221 N 26 AVE	R039
PBV	1429	3223 N 26 AVE	R039

PBV	1430	3229 N 26 AVE	R040
PBV	1464	3231 N 26 AVE	R040
PBV	1426	2516 BLONDO ST	R047
PBV	1427	2518 BLONDO ST	R047
PBV	1424	2522 BLONDO ST	R048
PBV	1425	2520 BLONDO ST	R048
PBV	1473	2429 LIZZIE ROBINSON AVE	R057
PBV	1474	2431 LIZZIE ROBINSON AVE	<u>R057</u>

UNIT NUMBER	LEGAL DESCRIPTIONS
7563	Lot 612, Morningside Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
7584	Lot 57, Northwest Hills, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
4106	Lot 16, Block 14, Saunders & Himebaugh Highland Park, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, and the South Half of the vacated alley adjoining said Lot 16 on the North.
7526	Lot 3, Block 26, Halcyon Heights, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
7514	Lot 13, Block 1, Bonita, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
7533	Lot 8, Block 13, Bonita, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
7520	Lot 14, Block 2, Country Club View, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
7578	Lot 16, Block 6, Bridgeford Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

7605	The West 2 feet of Lot 4 and all Lot 5, Replat of Gunther's Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
7513	Lot 6, Block 17, Benson, now a part of the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
7541	Lot 144, Country Club Manor, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
7516	The East 60 feet of the South 140 feet of Lot 21, Upland Terrace, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
7534	The West 35 feet of Lot 7 and the East 5 feet of Lot 8, Block 17, Minne Lusa, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
4112	Lot 203, Park Lane, an Additon to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
7619	Lot 13 and the North half of Lot 14, Block 4, Post's Addition to Benson, now a part of the City of Omaha, Douglas County, Nebraska, together with the East half of vacated alley adjoining on the West.
4101	Lot 17, Block 6, Wilson & Mossman's Florence, an Additon to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

4103

Lot 17, Block 6, Hargleroad's Second, an Additon to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

0001

The North 70 feet of Lots 11 and Lot 12, Block 1, Beckwith Place, an Additon to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, except that part of Lot 12 more particularly described as follows: Beginning at the Northwest corner of said Lot 12, a distance of 70 feet; thence East a distance of 7 feet; thence North 7 feet East of and parallel to the West line of said Lot 12, a distance of 65.59 feet; thence on a 20 foot radius curve to the right a distance of 5.76 feet to the North line of said lot 12; thence West along the North line of said Lot 12, a distance of 10.69 feet to the point of beginning.

4104

Lot 3, Block 8, Camenzind Highland 2nd Addition, an Additon to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

0023

Lot 13, Orchard Park, an Additon to the City of Omaha, Douglas County, Nebraska.

7771

Lot Five (5), Block Three (3), Lake View, an Additon to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

7768

Lot Twelve (12), Block Two (2), Institute Place, an Additon to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

7773	Lot Ten (10), Block Twelve (12), Orchard Hill Additon to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
7767	Lot Four (4), Block Three (3), First Addition to Pruyn Park, an Additon to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
7769	Lot Twenty (20), Block Three (3), in Creighton Heights, an Additon to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
7770	Lot Eighteen (18), Block Six (6), Creighton Heights, an Additon to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
7774	Lot Ten (10), Block Thirteen (13), Myers, Richards and Tildens Addition, an Additon to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
7691	Lot 223, Park Lane, an Additon to the City of Omaha, Douglas County, Nebraska.
7754	Lot 3, Block 3, in Posts Addition to Benson, now a part of the City of Omaha, Douglas County, Nebraska, together with the East Half of vacated alley adjoining on the West.
7733	Lot 4, Block 22, Bonita, an Additon to the City of Omaha, Douglas County, Nebraska.
7694	Lot 4, Burnham Place, a subdivision of Lots 2 and 3, Block 7, Burnham Place, an Additon to the City of Omaha, Douglas County, Nebraska.

7836	Lot 2, Florence Field Rep 2, being a replat of Lots 14 and 15, Block 3, Florence Field, an Additon to the City of Omaha, Douglas County, Nebraska.
7837	Lot 1, Florence Field Rep 2, being a replat of Lots 14 and 15, Block 3, Florence Field, an Additon to the City of Omaha, Douglas County, Nebraska.
7854	Lot 1, Block 13, Bensonvale Acres, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, except the South 70 feet.
7858	Lot 7, Block 8, Kountze Place Addition, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
8136	Lot 3, Parkers Add Rep 12, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County Nebraska, together with the North half of vacated alley adjoining on the South.
8137	Lot 2, Parkers Add Rep 12, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County Nebraska, together with the North half of vacated alley adjoining on the South.
8138	Lot 8, Block 5, Parkers Addition, an Additon to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
8139	Lot 1, Parkers Add Rep 12, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County Nebraska, together with the North half of vacated alley adjoining on the South.

8140	Lot 6, Parkers Addition Replat 13, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with the South Half of vacated alley adjoining on the North.
8141	Lot 2, Parkers Add Rep 8, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
8142	Lot 1, Parkers Add Rep 8, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
4109	Lot 36, Park Lane, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
4152	Lot 11, Block 5, Rose Hill, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
4111	Lot 15, Block 5, Lamp's Benson, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
4113	Lot 80, Country Club Manor, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
7560	Lot 14, Hansen's Idledale, an Addition to the City of Omaha, together with the East 11.25 feet of the vacated street adjoining on the West, as surveyed, platted and recorded in Douglas County, Nebraska
4115	Lot 146, Ridgeview Terrace, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

7594	Lot 17, Block 36, Florence Field, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
4053	Lots 98 and 99, in Roanoke, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
4054	Lots 98 and 99, in Roanoke, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
4033	Lots 5 and 6, Catalpa Place 2nd Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
4034	Lots 5 and 6, Catalpa Place 2nd Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
4047	Lot 2, Florence Replat, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
4048	Lot 2, Florence Replat, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
4049	Lot 1, Florence Replat, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
4050	Lot 1, Florence Replat, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

4071

Lot One (1), together with 11.25 feet of vacated 36th Street adjoining on the East, Mormon Heights Replat, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

4072

Lot Two (2), together with 11.25 feet of vacated 36th Street adjoining on the East, Mormon Heights Replat, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

4031

The North 43 feet of the South 87 feet of Lots 13 & 14, Block 6, Orchard Hill, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

4032

The North 43 feet of the South 87 feet of Lots 13 & 14, Block 6, Orchard Hill, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

4043

Lot 23, Maenner & Wilson's Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

4044

Lot 24, Maenner & Wilson's Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

4067

The East 82.5 feet of the North 132 feet of Lot 2, Phillip's Subdivision of Block 91, Original City of Florence, now a part of the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

4068	The East 82.5 feet of the North 132 feet of Lot 2, Phillip's Subdivision of Block 91, Original City of Florence, now a part of the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
4069	The West 82.50 feet of the North 132 feet of Lot 2, Phillip's Subdivision of Block 91, Original City of Florence, now a part of the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
4070	The West 82.50 feet of the North 132 feet of Lot 2, Phillip's Subdivision of Block 91, Original City of Florence, now a part of the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
4027	The West 10 feet of Lot 23, Block 8, Orchard Hill, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
4028	Lot 22, Block 8, Orchard Hill, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
4029	Lot 21, Block 8, Orchard Hill, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
4030	Lot 21, Block 8, Orchard Hill, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
4045	Lots 13 & 14, Maenner & Wilson's Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

4046

Lots 13 & 14, Maenner & Wilson's Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska

4059

Lot 782, Morningside, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with the North one-half (1/2) of vacated alley adjoining said property on the South.

4060

Lot 783, Morningside, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with the North one-half (1/2) of vacated alley adjoining said property on the South.

4061

Lot 784, Morningside, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with the North one-half (1/2) of vacated alley adjoining said property on the South.

4062

Lot 784, Morningside, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with the North one-half (1/2) of vacated alley adjoining said property on the South.

4037

Lot 52 and the West 31 feet of Lot 53, Subdivision of Block "A", Reservoir Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with the South half of vacated alley adjoining said property on the North.

4038	<p>Lot 52 and the West 31 feet of Lot 53, Subdivision of Block "A", Reservoir Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with the South half of vacated alley adjoining said property on the North.</p>
4041	<p>Lot 19, Maenner &amp; Wilson's Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska</p>
4042	<p>Lot 18, Maenner &amp; Wilson's Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska</p>
4051	<p>The North 165 feet of the East 77 feet of the West 396 feet of Lot 9, Redman Addition, except the North 20 feet thereof, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.</p>
4052	<p>The North 165 feet of the East 77 feet of the West 396 feet of Lot 9, Redman Addition, except the North 20 feet thereof, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.</p>
4023	<p>Lot 222, Montclair, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.</p>
4024	<p>Lot 223, Montclair, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.</p>
4063	<p>Lot 13, Park Lane, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.</p>

4064	Lot 13, Park Lane, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
4065	Lot 14, Park Lane, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
4066	Lot 14, Park Lane, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
4055	Lot 4, Solomons Replat III, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
4056	Lot 4, Solomons Replat III, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
4057	Lot 3, Solomons Replat III, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
4058	Lot 3, Solomons Replat III, an addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
4035	That part of Lots 15, 16, 17, Block 2, Bowling Green, an Addition to the City of Omaha, lying Southeasterly of Mayfield Avenue, together with a vacated 10 foot strip of Mayfield Avenue adjoining said lots and also together with that portion of the South half of the vacated alley adjoining Lot 17 on the North, as surveyed, platted and recorded in Douglas County, Nebraska.

4036	<p>That part of Lots 15, 16, 17, Block 2, Bowling Green, an Addition to the City of Omaha, lying Southeasterly of Mayfield Avenue, together with a vacated 10 foot strip of Mayfield Avenue adjoining said lots and also together with that portion of the South half of the vacated alley adjoining Lot 17 on the North, as surveyed, platted and recorded in Douglas County, Nebraska.</p>
4039	<p>The West 1/2 of Lot 2 and all of Lot 3, Block 8, Kountze Place, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska</p>
4040	<p>The West 1/2 of Lot 2 and all of Lot 3, Block 8, Kountze Place, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska</p>
5003	<p>Lots 12 &amp; 13, Block 3, Redick's Park, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.</p>
5004	<p>Lots 12 &amp; 13, Block 3, Redick's Park, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.</p>
5017	<p>Beginning 375 feet North and 33 feet West of the Southeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 8, Township 15 North, Range 12 East of the 6th P.m., Douglas County, Nebraska, thence West 119.62 feet, thence South 102.5 feet, thence East 119.62 feet to the West line of 45th Street, in the City of Omaha, thence North along the West line of 45th Street, 102.5 feet to the place of beginning, being known as the West 119.62 feet of Sub-Lots 2 and 4, Tax Lot 8, Section 8, Township 15 North, Range 12 East of the 6th P.m., Douglas County, Nebraska.</p>

5018	Beginning 375 feet North and 33 feet West of the Southeast corner of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 8, Township 15 North, Range 12 East of the 6th P.m., Douglas County, Nebraska, thence West 119.62 feet, thence South 102.5 feet, thence East 119.62 feet to the West line of 45th Street, in the City of Omaha, thence North along the West line of 45th Street, 102.5 feet to the place of beginning, being known as the West 119.62 feet of Sub-Lots 2 and 4, Tax Lot 8, Section 8, Township 15 North, Range 12 East of the 6th P.m., Douglas County, Nebraska.
5019	Lot 12, Block 3, Fosters Addition to the City of Omaha, Douglas County, Nebraska.
5020	Lot 11, Block 3, Foster's Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.
5015	The North Half of Lot 1 and all of Lot 2, Block 2, Pruyn Park Addition to the City of Omaha, Douglas County, Nebraska as surveyed, platted and recorded.
5016	The North Half of Lot 1 and all of Lot 2, Block 2, Pruyn Park Addition to the City of Omaha, Douglas County, Nebraska as surveyed, platted and recorded.
5007	Lots 23 & 24, Block 2, Marysville Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
5008	Lots 23 & 24, Block 2, Marysville Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska
1428	All of Lots 1, 2, 3, 4 and 5, Subdivision of Lot 7, Gise's Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with one-half of vacated 26th Avenue adjoining said Lots.
1429	All of Lots 1, 2, 3, 4 and 5, Subdivision of Lot 7, Gise's Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with one-half of vacated 26th Avenue adjoining said Lots.

1430 All of Lots 1, 2, 3, 4 and 5, Subdivision of Lot 7, Gise's Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with one-half of vacated 26th Avenue adjoining said Lots.

1464 All of Lots 1, 2, 3, 4 and 5, Subdivision of Lot 7, Gise's Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska, together with one-half of vacated 26th Avenue adjoining said Lots.

1426 The East Twelve Feet (12') of Lot Four (4), and the West Twenty-eight Feet (28') of Lot Three (3), Block Two (2), Parker's Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

1427 The East Twelve Feet (12') of Lot Four (4), and the West Twenty-eight Feet (28') of Lot Three (3), Block Two (2), Parker's Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

1424 The West Forty-eight Feet (48') of Lot Four (4), Block Two (2), Parker's Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

1425 The West Forty-eight Feet (48') of Lot Four (4), Block Two (2), Parker's Addition, an Addition to the City of Omaha, as surveyed, platted and recorded in Douglas County, Nebraska.

1473 Lots 7 & 8, Block 12, Patrick's 2nd Additgion to the City of Omaha, Douglas County, Nebraska.

1474 Lots 7 & 8, Block 12, Patrick's 2nd Additgion to the City of Omaha, Douglas County, Nebraska.

**RESOLUTION NO. 2025-74  
AWARD OF PBVs TO RIVER CITY HOUSING**

**WHEREAS**, the Housing Authority of the City of Omaha owns a number of single-family dwelling units acquired several years ago and for which OHA has immediate plans to sell to River City Housing Connections and reposition these units to project-based vouchers under the Housing Choice Voucher program, including 117 units within Scattered Site NE (NE001000016);

**WHEREAS**, OHA staff have negotiated a purchase agreement with River City Housing Connections, a controlled affiliate of OHA, for OHA sale of the single-family units; and

**WHEREAS**, OHA and River City Housing (RCH) have entered into a purchase agreement whereby RCH is the sole owner of the 117 scattered site units;

**WHEREAS**, to ensure the affordability of these units and to support repositioning efforts for long-term financial stability, OHA staff recommends conversion of the 117 public housing single-family units to project-based voucher assistance;

**WHEREAS**, HUD permits OHA to award PBVs without a competitive procurement process for a project in which OHA has an ownership interest, as well as for projects selected through another competitive process at OHA's discretion;

**WHEREAS**, staff recommends that the OHA Board of Commissioners approve award of 117 project-based vouchers to River City Housing;

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves award of 117 project-based vouchers to River Housing and furthermore authorizes the CEO, Joanie Balk, to take such actions and execute such documents including an Agreement to enter into a Housing Assistance Payment contract for the PBV units.

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

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 7, 2025.

\_\_\_\_\_  
Joanie Balk, Secretary

5.1.3.3. Resolution 2025-75 Sale of Land to High Aspirations Academy

## PURCHASE AND SALES AGREEMENT

This agreement is made this \_\_\_\_\_ date of \_\_\_\_\_, 2025 between HIGH ASPIRATION ACADEMY, a Nebraska non-profit corporation (“Buyer”) and the HOUSING AUTHORITY OF THE CITY OF OMAHA (“Seller”). The Buyer agrees to purchase the Property described as follows:

1. **Address:** Approximately 2800 Spencer Street

The property lies along 28<sup>th</sup> Street between Spencer Street and Lothrop Street and consists of approximately 1.2 acres

2. **Legal Description (Property):**

KENNEDY SQUARE EAST LOT5 BLOCK 0 LOT 5, OMAHA, DOUGLAS COUNTY, NEBRASKA.

3. **Personal Property:** None.

4. **Conveyance:** Seller represents that they have good, valid and marketable title, in fee simple, and agrees to convey title to Property to Buyer by general warranty deed free and clear of all liens, encumbrances or special taxes levied or assessed, and Tenants in possessions, except those as described in Paragraph 5. The sale and purchase of the Property is subject to all applicable building codes and zoning laws and other governmental laws and regulations.

5. **Assessments:** Seller agrees to pay any assessments for public improvements previously constructed, or ordered or required to be constructed by the public authority, but not yet assessed. Seller is not aware of any public improvements ordered or required to be constructed but not yet constructed.

6. **Purchase Price:** Buyer agrees to pay SIXTY THOUSAND DOLLARS (\$60,000.00) on the following terms:

A deposit in the amount of \$1000.00 shall be deposited with Seller after Buyer’s acceptance.

The balance due shall be paid in cash or by certified or cashier’s check at the time of delivery of deed.

7. **Applicable Conditions:** This Agreement is conditioned upon the happening of each of the following events. If each of the same have not occurred within the time stated, or if receiving the information or inspecting the Property, the Property is no longer acceptable to the Buyer, this offer shall be null and void, and any Deposit returned to Buyer.

(A) **HUD DOT: Release of any declaration of trust or restrictive covenants recorded against the property in favor of the US Department of Housing and Urban Development**

8. **Taxes:** Urban Taxes: All consolidated real estate taxes which become delinquent in the year in which closing takes place shall be treated as though all are current taxes, and those taxes shall be prorated

as of the date of closing, and all the prior years' taxes, interest, and other charges, if any, will be paid by Seller.

**9. Rents, Deposit and Leases, If Rented:** Seller acknowledges that the Property is not rented to any third-party and there are no outstanding enforceable leases related to the Property.

**L0. Title:** Buyer shall obtain a current title insurance commitment as soon as practical from the Title Company for a standard owner's policy of title insurance (the "Title Commitment") with respect to the Property issued by the Title Company, together with copies of all documents listed as an exception thereon. Buyer shall notify Seller within ten (10) days after receipt of any title objections and the curative steps requested by Buyer. If Seller is unable or unwilling to take such curative steps with thirty (30) days thereafter, Buyer may either (i) terminate this Agreement and receive a refund of the Deposit in which case neither party will have any further obligations to the other or (ii) waive the title objections and proceed to closing, subject to the other terms and conditions of this agreement.

**11. Escrow Closing:** Buyer and Seller acknowledge and understand that the closing of the sale may be handled by the Title Company, as Escrow Agent and that the Broker is authorized to transfer the Deposit or any other funds it receives to said Escrow Agent. After said transfer, Broker shall have no further responsibility or liability to Buyer or Seller for the accounting for said funds. Escrow Agent's charge for the escrow closing shall be equally divided between Buyer and Seller. Closing will occur on or before December 31, 2025, provided all contingencies have been removed. Time is of essence. Possession of the Property shall be delivered at closing date.

**12. Other cost and Prorations:**

- A. **State Documentary Tax:** The State Documentary Tax on the deed shall be paid by the Seller.
- B. **Attorney's Fees:** Each of the parties will pay its own attorney's fees, except that a party defaulting under this Agreement or any of Seller's closing documents or Buyer's closing documents will pay the reasonable attorney's fees and court costs incurred by the non-defaulting party to enforce its rights regarding such default
- C. **Recording Costs:** Seller will pay the cost of recording all documents necessary to place record title in the condition required by this Agreement. Buyer will pay the cost of recording all other documents,
- D. **Title Insurance:** Buyer and Seller will equally share the cost of an owner's title insurance policy and the Title Commitment. Buyer will be responsible for the cost of any endorsements requested by Buyer.
- E. **Escrow Closing Fees:** Escrow closing fees charged by the Title/Escrow Agent shall be equally divided between Buyer and Seller.

**13. Insurance:** Any risk of loss to the Property shall be borne by the Seller until title has been conveyed to the Buyer. In the event, prior to closing, the structures on the Property are materially damaged by fire, explosion or any other cause, Buyer shall have the right to rescind this agreement, and Seller shall refund the Deposit to Buyer. Buyer agrees to provide his own hazard insurance.

**14. Condition of Property:** Seller represents to the best of Seller's knowledge, information and belief, there are no latent defects in the Property.

**15. Environmental:** Seller represents to the best of the Seller's knowledge, information and belief, there are no conditions present or existing with respect to the Property which may give rise to or create Environmental Hazards or Liabilities and there are no enforcement actions pending or threatened with respect thereto.

**16. Assignment of the Purchase Agreement:** The Buyer shall have the privilege of assigning this Agreement to any person, partnership, limited liability company, Tenants In Common, or corporation prior to closing. Buyer shall deliver to Seller an executed copy of any such assignment in which event the Seller shall close the transaction with the Assignee of the Buyer.

**17. Extension:** If any of the above contingencies are not satisfied within the time period allowed, but the parties are acting diligently and in good faith to complete said contingencies, the respective time periods shall be reasonably extended.

**18. Changes in Condition of Property:** There shall not have occurred prior to closing, without Buyer's prior written consent (i) any changes to title or survey matters previously reviewed, or (ii) any material changes to the condition of the Property or its occupancy or operations, except as may be expressly provided for in this Agreement, or agreed to by Buyer.

**19. Notice:** Any notice, or other communication which may or shall be given or served by Seller to or on Buyer, or by Buyer to or on Seller, shall be deemed to have been given or served on the date the same is deposited in the United State Mail, Registered or certified, return receipt requested, postage prepaid or given to a nationally recognized overnight courier service for the next business day delivery and addressed as set forth below. The addresses set forth below may be changed at any time by the parties by notice given in the manner provided above.

**THIS OFFER IS BASED UPON BUYER'S PERSONAL INSPECTION OR INVESTIGATION OF THE PROPERTY AND NOT UPON ANY REPRESENTATION OR WARRANTIES OF CONDITION BY THE SELLER OR SELLER'S AGENT.**

\_\_\_\_\_  
Buyer  
High Aspirations Academy  
By: Osuman Issaka, Manager

\_\_\_\_\_  
Date

\_\_\_\_\_  
Seller  
Housing Authority of the City of Omaha  
By: Joanie Balk

\_\_\_\_\_  
Date

**RESOLUTION NO. 2025 - 75**

**SALE OF VACANT PROPERTY TO HIGH ASPIRATIONS ACADEMY**

**WHEREAS**, the Housing Authority of the City of Omaha (OHA) owns vacant land on the west side of Highway 75 where Spencer Homes was formerly located, which vacant land is not planned for housing development (the property).

**WHEREAS**, the Board of Commissioners previously approved submission of a Section 18 application for disposition of the property to High Aspirations Academy and the property is further detailed in the purchase agreement attached to this Resolution.

**WHEREAS**, OHA has received disposition approval from the US Department of Housing and Urban Development to sell the property to High Aspirations Academy for \$60,000.00.

**NOW, THEREFORE, BE IT RESOLVED THAT** the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves of the sale of the property described in the attached purchase agreement to High Aspirations Academy for \$60,000.00 and authorizes staff to execute the attached purchase agreement and take all actions necessary to close on the sale of the property.

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David Levy, Chairman  
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held August 7, 2025.

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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: August 7, 2025  
 Re: Monthly Utilization Report

**PERIOD ENDING JUNE 30, 2025**

**VOUCHER UTILIZATION SUMMARY**

<b>All Vouchers</b>	<b>Utilization 2025</b>	<b>Allocation</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Current Mo % Leased</b>
	All Other Vouchers	5331	3587	3607	3587	68%
	Emergency Vouchers	142	97	97	79	55%
	Fair Share Vouchers	24	18	17	17	70%
	HA Owned Vouchers	25	25	25	25	100%
	Home Ownership Vouchers	59	60	60	59	100%
	Incremental Vouchers	20	1	1	1	5%
	Mainstream Vouchers	115	90	90	89	77%
	Portable Vouchers	98	93	94	98	100%
	Project Based Vouchers	262	240	246	262	100%
	Tenant Protection Vouchers	229	223	223	229	100%
	VASH Vouchers	157	134	141	147	93%
	VASH Vouchers (PBV)	25	36	25	25	100%
<b>Total Vouchers</b>	<b>6487</b>	<b>4604</b>	<b>4626</b>	<b>4616</b>	<b>71%</b>	

<b>Other Housing</b>	<b>Utilization 2025</b>	<b>Allocation</b>	<b>Issued</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Current Mo % Leased</b>
	HOME TBRA	30	0	23	17	17	56%
	Mod Rehab	11	0	11	9	9	81%

<b>HUD Delinquency Rate</b>			<b>SEMAP</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>
			95%	96.20%	95.57%	95.81%

# Memorandum



To: Board of Commissioners  
 From: Philisa Smith HCV Director  
 Date: August 7, 2025  
 Re: Monthly Utilization Report

## PERIOD ENDING JUNE 30, 2025

### HQS/NSPIRE INSPECTION SUMMARY

2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	251	175	220	214	386	245						
Section 8 Fail	179	204	159	152	233	202						
Section 8 Follow ups	221	179	261	193	208	188						
Quality Control Pass	6	10	6	7	9	7						
Quality Control Fail	1	2	2	3	2	1						
Special, Complaint, Inconclusive	44	4	6	14	28	24						
<b>Monthly Total S8 Inspections Conducted</b>	<b>702</b>	<b>574</b>	<b>654</b>	<b>583</b>	<b>866</b>	<b>667</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

2024 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted	-	46	67	77	59	53						

5/19/2025 Weather Extension Results	May											
Pass					17							
Fail					14							

\* included in monthly totals

# Memorandum



To: Board of Commissioners  
From: Philisa Smith HCV Director  
Date: August 7, 2025  
Re: Monthly Utilization Report

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**PERIOD ENDING JUNE 30, 2025**

## **HCV 2025 ANNUAL RECERTIFICATION SUMMARY**

<b>Annual Recertifications 2025</b>	<b>Annals Due Monthly</b>	<b>Annals Incomplete</b>
1	339	19
2	340	18
3	326	11
4	379	31
5	339	66
6	333	79
7	329	266
8	307	0
9	358	0
10	395	0
11	378	0
12	377	0
<b>Totals</b>	<b>4200</b>	<b>490</b>

# Memorandum



To: Board of Commissioners  
From: Philisa Smith HCV Director  
Date: August 7, 2025  
Re: Monthly Utilization Report

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## PERIOD ENDING JUNE 30, 2025

### Waitlist SUMMARY

The HCV Waitlist Department is currently processing applications for the portability mainstream, southside relocation, and the 2021 waitlist.

As of now, the 2021 HCV waitlist has 212 applicants. These applicants have been selected to determine their eligibility on July 1, 2025.

In addition, the 2023 HCV waitlist has 1,426 applicants currently on the list.

The current mainstream program has 95 total leases and requires 25 more to reach full occupancy of 120.

The HUD goal for the two-year plan is to issue 30 vouchers per month throughout 2025.

Waitlist Issuance	Goal	Apr	May	Jun	Issued
2021 Waitlist	30	0	65	23	76%

## 6.2. Asset Management (Public Housing)

## **OHA Board Report Summary**

### **Public Housing – June 2025 Board Report**

#### **PHAS (Public Housing Assessment System)**

OHA's Management Assessment Subsystem (MASS) score increased from 15.16 in May to 19.61 in June. Our goal remains to achieve a minimum of 15 points overall. TARS (Tenant Accounts Receivable) is the biggest contributing factor keeping us from a 20+ score. We will continue to work closely with residents on rent collections.

#### **Public Housing:**

Occupancy reached exactly 98% at the end of June, meeting our annual target and surpassing the baseline goal of 96%. Notably, 15 out of 23 public housing properties achieved occupancy rates of 98% or higher, with an additional 3 properties reaching 96%.

This achievement reflects the outstanding collaborative efforts across the Property Management team, including Maintenance, Leasing, and Intake. Reaching this level of performance would not have been possible without the dedication and coordination of all departments involved. We sincerely appreciate and commend their commitment to excellence.

#### **Affordable and Market-Rate Housing:**

- Affordable Housing: Increased from 85.7% to 92.4%, moving in the right direction
- Market Rate Housing: dipped from 81.3% to 71.4% with another moveout at North Villas from Spencer relocations back to Malcom's Place

We continue to actively market vacant units through a combination of on-site signage, online listing platforms, and the agency website to ensure maximum visibility and attract qualified applicants. Additionally, the Property Management team is collaborating closely with our Section 8 Department to identify eligible participants who may be interested in transitioning to available public housing units. These combined efforts are aimed at reducing vacancy rates and ensuring timely occupancy.

#### **Maintenance & Inspections**

##### **REAC Inspections**

REAC inspections are ongoing. Florence, Pine, and Benson Tower have been completed, while Southside Terrace and Scattered Site Southwest are scheduled for inspection in the coming weeks. We are currently awaiting the final scores for the properties that have already been inspected.

##### **Work Order Completion Trends**

In June, 12 of our 23 Asset Management Properties (AMPs) reported an increase in completed work orders compared to May—demonstrating positive momentum in addressing maintenance needs across several sites.

To address the decline in work order completion at certain AMPs, Maintenance Managers are redirecting staff and resources to better balance workloads and improve responsiveness in those areas. Our continued focus is to ensure a high and consistent level of service across all properties.

### **Upcoming Report**

Next month, we will provide a report on the status of work orders across all AMPs. This report will include data on completed, outstanding, and overdue work orders, along with a breakdown of areas needing additional support. The aim is to enhance transparency and identify opportunities for improved efficiency in maintenance operations.



6.3. Housing in Omaha, Inc.

6.4. River City Housing Connections

6.5. Compliance

# Memorandum

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To: The Board of Commissioners  
From: Susan Gilroy, Director of Compliance  
Date: August 7, 2025  
Re: Compliance Department Update- May 2025

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## Intake Department

During May, there were 176 applications submitted through the on-line portal. Only 38 of the applications met the criteria for one-bedroom senior households. A total of 65 applications were approved in May with 52 for one bedroom, 5 for two bedrooms, 5 for three bedrooms and 3 for four bedrooms. For the affordable and market properties, there were 3 applications approved for Chambers Court, 1 for North Villas and 2 for Farnam Apartments.

In addition to the 138 applications not eligible to apply, there were an additional 144 applicants who were withdrawn during the full application process for no response, failed background checks, applicant requests and unit refusals.

Intake works closely with the Leasing Coordinator in Property Management to ensure there will be an adequate number of selected applicants by bedroom size to fill the upcoming vacancies. During May, staff were also working toward approving files for the June 30<sup>th</sup> occupancy goal.

## Reexaminations

HUD's monthly Reexamination Delinquency Report for May was 75.40 down from 76.17 for April. We discovered that approximately 100 files did not upload properly in the May transmittals into HUD's database which caused our completion percentage to decrease. We did bounce back in June to 78.18% and we anticipate going higher at the end of July when the 100 files will be picked up along with the other files that are completed for the July upload. The interim completion rate remained at 89% for the interims reported through May 2025.

We plan to have the revised ACOP chapters completed in September to go out for public comment. They will come to the board for review and approval once that step is completed to be compliant with the regulation changes starting in January 2026.

## Process Improvements

During the month of May, Nicole worked with staff from Section 8, Public Housing Intake, Property Management, Finance, and HR with their projects and initiatives:

Section 8- applicant screening implementation, NSPIRE inspection upgrade, PBV wait lists, Rent Café clean up and request approvals, online RFTA option, landlord account training in Rent Café, PBV units audited existing units and created new, Yardi upgrade webinar

Public Housing Intake- applicant screening implementation and Yardi upgrade webinar

Property Management- applicant screening implementation, automated 30-day notice and Yardi upgrade webinar

Finance- assisted with auditor requests for finance reports and resolved discrepancies, upgraded and training for designated Admins to enter Yardi cases

HR- upgraded and designated Admins to enter Yardi cases

Training was provided to new staff in Compliance, Section 8 and Purchasing for Yardi One, RentCafe 101- Accounts and RentCafe, Excel, Yardi Adhoc Reports and using Docu-sign.

There were 18 cases submitted to Yardi. There were 132 requests from staff for assistance:

Requests by department:		Requests by Product:	
Capital Improvements	1	Adobe Acrobat	0
Compliance	14	Adobe Pro	2
Executive	1	Aspire	1
Finance	17	Docu-Sign	9
Family Self Sufficiency	1	Excel	0
HR	12	Microsoft	2
Inspections	2	Mobile Maintenance	4
IT	0	Nebraska.gov	0
Intensive Services	1	OHA Website	5
Legal	0	P2P	14
Maintenance	11	Rent Cafe	24
PH Intake	10	SharePoint	2
Procurement	2	VendorCafe	1
Property Management	28	Voyager	42
Public Safety	0	YardiOne	25
Section 8	32	Yardi MarketPlace	1

# Memorandum



To: The Board of Commissioners  
 From: Susan Gilroy, Director of Compliance  
 Date: August 7, 2025  
 Re: Intake Approved Applications May 2025

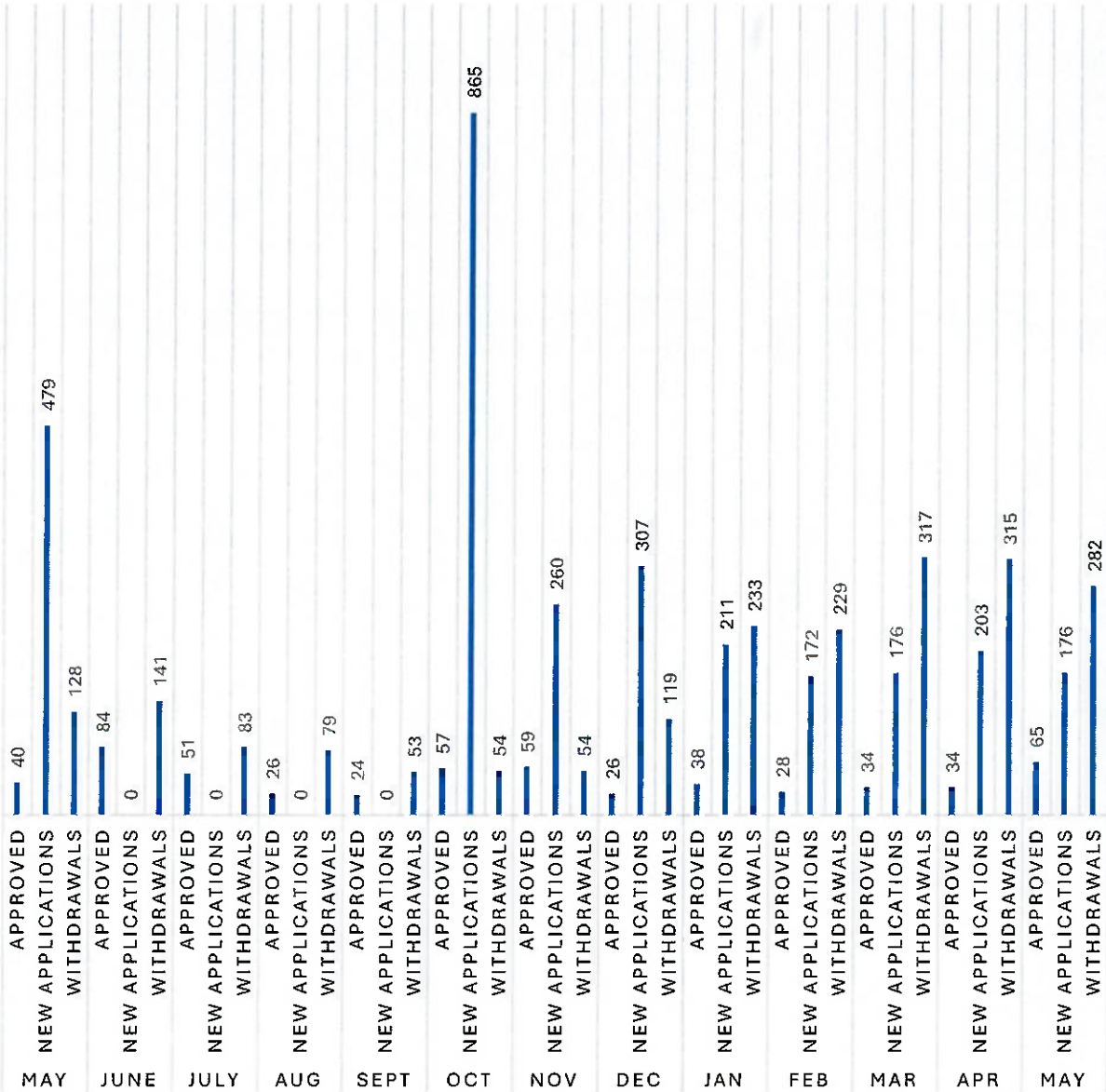
**Intake Department  
 Month of May 2025**

New Public Housing Applications	<b>176</b>
New Villas Housing Applications	<b>0</b>
New Farnam Straight Tax Credit Housing Applications	<b>3</b>
New Chambers Straight Tax Credit Housing Applications	<b>12</b>
Approved Public Housing Applications	<b>65</b>
Approved Applications for Villas	<b>1</b>
Approved Applications for Chambers Straight Tax Credit	<b>3</b>
Approved Applications for Farnam Apts Straight Tax Credit	<b>2</b>

Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four
		<b>52</b>	<b>5</b>	<b>5</b>
<b>Villas Applications Approved</b>	<b>Two</b>	<b>Three</b>		
<b>North Villas</b>	<b>0</b>	<b>1</b>		
<b>Chambers Court Straight Tax Credit Applications Approved</b>	<b>One</b>	<b>Two</b>	<b>Three</b>	<b>Four</b>
	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Farnam Apartments Straight Tax Credit Applications Approved</b>	<b>Two</b>	<b>Three</b>		
	<b>2</b>	<b>0</b>		

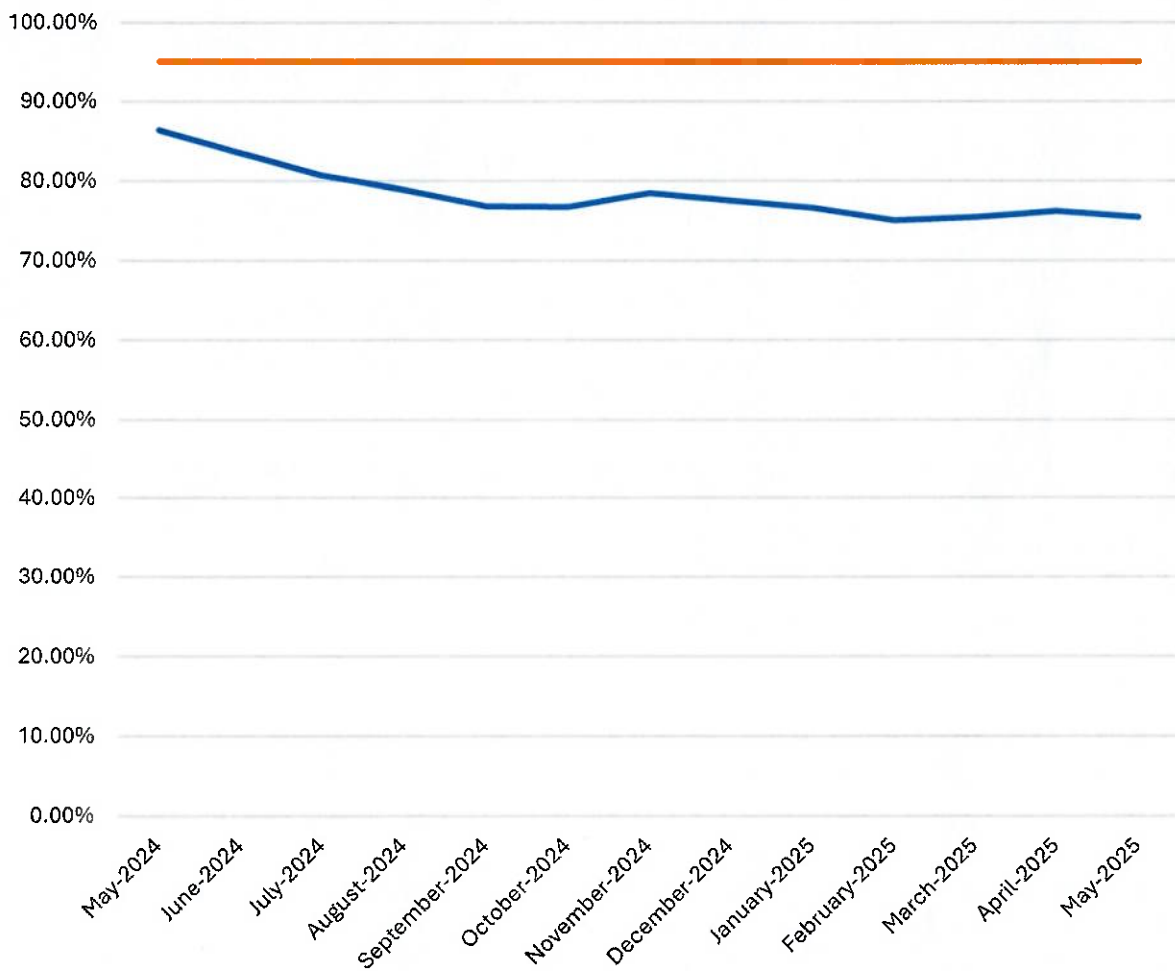
<b>Applications Withdrawn from PH Wait List</b>	<b>282</b>	
<b>No Response During Full Application Process</b>	<b>105</b>	
<b>Owe monies to PHA</b>	<b>0</b>	
<b>Not Eligible to Apply/Waiting List closed</b>	<b>138</b>	
<b>Failed Background Check</b>	<b>14</b>	
<b>Applicant Request</b>	<b>6</b>	
<b>Refused Offer</b>	<b>19</b>	
<b>Over Income</b>	<b>0</b>	

## PUBLIC HOUSING INTAKE WAITING LIST MAY 2025

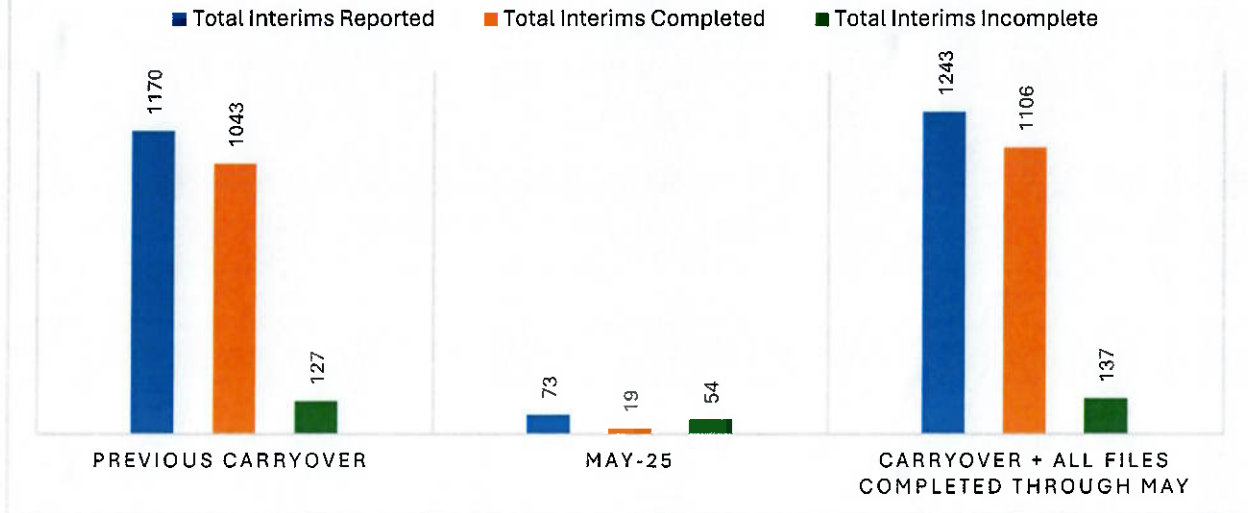


	HUD Goal
	Actual

HUD Reporting Rate for Annual Reexaminations as of 5/31/25  
75.40%



## INTERIM COMPLETION RATE THROUGH MAY 2025



This report reflects all of the interims reported and completed through the end of May 2025. 73 residents reported new changes during the month of May. Housing Compliance Staff worked to complete the new and outstanding interims during this time period. Overall, staff processed a total 63 interim files.

Interims completed through May represent 89% completion rate.

## 6.6. Financials

New Agency Structure after FMR (7agency2)

**Balance Sheet -With YTD**

Period = Jun 2025

Book = Accrual ; Tree = ysi\_bs

	June 30, 2025	June 1, 2025	Net Change	January 1, 2025	YTD Net Change
<b>ASSETS</b>					
CASH AND CASH EQUIVALENTS	10,422,720	5,936,083	4,486,638	10,742,077	-319,357
OTHER ACCOUNTS RECEIVABLE	-148,669	498,947	-647,616	-45,967	-102,702
A/R INTER-PROPERTY	1,061,990	1,385,413	-323,423	1,130,953	-68,963
A/R - TENANT	22,939	25,017	-2,078	67,175	-44,236
A/R PROMISSORY NOTES	3,226,227	3,201,274	24,953	3,133,222	93,005
ACCRUED INTEREST RECEIVABLE	5,146,148	5,146,148	0	5,146,148	0
PREPAID ASSETS	978,263	808,359	169,904	338,168	640,096
INTER-FUND DUE FROM	2,697,589	3,552,227	-854,639	2,483,026	214,563
<b>TOTAL CURRENT ASSETS</b>	<b>23,407,207</b>	<b>20,553,468</b>	<b>2,853,739</b>	<b>22,994,801</b>	<b>412,406</b>
FIXED ASSETS	62,315,101	62,850,920	-535,819	62,011,933	303,167
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	4,346,570	4,346,570	0	4,346,570	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
<b>TOTAL NON-CURRENT ASSETS</b>	<b>77,275,045</b>	<b>77,810,864</b>	<b>-535,819</b>	<b>76,971,877</b>	<b>303,167</b>
<b>TOTAL ASSETS</b>	<b>100,682,252</b>	<b>98,364,332</b>	<b>2,317,920</b>	<b>99,966,679</b>	<b>715,573</b>
<b>LIABILITIES</b>					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	-631,209	235,582	-866,791	-50,835	-580,374
A/P OTHER	-3,198	-3,198	0	0	-3,198
ACCRUED FEES	1,021,524	1,344,947	-323,423	1,090,487	-68,963
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
A/P PHA PROJECTS	25,844	45,654	-19,810	0	25,844
TENANT SECURITY DEPOSIT	690,151	687,441	2,710	709,270	-19,119
UNEARNED REVENUE	2,588,813	2,582,014	6,799	2,575,776	13,037
CURRENT PORTION OF DEBT	51,952	51,742	210	50,727	1,225
OTHER CURRENT LIABILITIES	176,312	176,312	0	89,425	86,888
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO	1,603,693	1,458,331	145,361	1,326,857	276,836
<b>TOTAL CURRENT LIABILITIES</b>	<b>10,280,742</b>	<b>11,335,685</b>	<b>-1,054,943</b>	<b>10,878,195</b>	<b>-597,453</b>
LONG TERM DEBT	11,422,200	11,426,517	-4,317	11,448,578	-26,377
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	603,971	635,038	-31,067	592,823	11,147
TOTAL LT ACRUED 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
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>15,941,957</b>	<b>15,977,341</b>	<b>-35,384</b>	<b>15,957,187</b>	<b>-15,230</b>
<b>TOTAL LIABILITIES</b>	<b>26,222,699</b>	<b>27,313,026</b>	<b>-1,090,327</b>	<b>26,835,382</b>	<b>-612,683</b>
DEFERRED INFLOW OF RESOURCES	26,222,699	27,313,026	-1,090,327	26,835,382	-612,683
<b>EQUITY</b>					
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	42,894,301	39,486,053	3,408,247	41,566,045	1,328,256
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 = Jun 2025

Book = Accrual ; Tree = ysi\_bs

	June 30, 2025	June 1, 2025	Net Change	January 1, 2025	YTD Net Change
<b>RE - EQUITY TRANSFERS</b>	<b>1,499,600</b>	<b>1,499,600</b>	<b>0</b>	<b>1,499,600</b>	<b>0</b>
<b>TOTAL EQUITY</b>	<b>74,459,553</b>	<b>71,051,306</b>	<b>3,408,247</b>	<b>73,131,297</b>	<b>1,328,256</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>74,459,553</b>	<b>71,051,306</b>	<b>3,408,247</b>	<b>73,131,297</b>	<b>1,328,256</b>
<b>TOTAL OF ALL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

New Agency Structure after FMR (7agency2)

## Balance Sheet -With YTD

Period = Jun 2025

Book = Accrual ; Tree = ysi\_bs

	June 30, 2025	June 1, 2025	Net Change	January 1, 2025	YTD Net Change
<b>ASSETS</b>					
CASH - OPERATING	3,795,021	1,018,125	2,776,896	4,667,777	-872,756
CASH - PAYROLL	100,457	100,201	256	91,117	9,340
CASH - OTHER	44,750	44,718	32	44,563	188
PETTY CASH	0	0	0	560	-560
CASH - VENDOR PAYMENTS	718,089	784,663	-66,574	-126,803	844,892
CASH - RESTRICTED	3,666,060	1,874,565	1,791,495	3,656,098	9,962
CASH - RESTRICTED MODERNIZATION AND DEV	38,908	37,604	1,304	38,716	192
REPLACEMENT RESERVE	14,103	14,076	26	71,543	-57,440
CASH - FSS ESCROW	580,925	612,696	-31,771	623,733	-42,808
CASH - FSS FORFEITURES	72,977	61,443	11,534	54,538	18,439
OPERATING RESERVE	61,249	61,156	93	274,954	-213,705
OHA HUD OPERATING RESERVE	307,471	306,715	756	305,908	1,563
CASH - SECURITY DEPOSIT	650,165	647,942	2,222	669,038	-18,873
HOMEOWNERSHIP FUNDS	372,545	372,178	367	370,336	2,209
<b>CASH AND CASH EQUIVALENTS</b>	<b>10,422,720</b>	<b>5,936,083</b>	<b>4,486,638</b>	<b>10,742,077</b>	<b>-319,357</b>
A/R HUD	151,129	777,315	-626,186	0	151,129
A/R OTHER GOVERNMENTS	345,006	357,375	-12,368	461,004	-115,997
A/R OTHER	-700	-700	0	120,862	-121,562
A/R EMPLOYEE	-1,132	-1,132	0	0	-1,132
A/R NON DWELLING RENT	10,289	19,350	-9,061	25,430	-15,141
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
<b>OTHER ACCOUNTS RECEIVABLE</b>	<b>-148,669</b>	<b>498,947</b>	<b>-647,616</b>	<b>-45,967</b>	<b>-102,702</b>
INTER-PROPERTY {COCC}	50,000	50,000	0	50,000	0
INTER-PROPERTY {9EC}	241,802	244,529	-2,727	223,090	18,712
INTER-PROPERTY {9KCC}	107,464	115,059	-7,595	101,241	6,223
INTER-PROPERTY {9NOAH}	64,832	72,199	-7,367	63,183	1,650
INTER-PROPERTY {9FAR}	130,258	131,364	-1,106	125,867	4,391
INTER-PROPERTY {9BV}	34,225	34,789	-564	32,735	1,491
INTER-PROPERTY {9CR1}	52,775	62,824	-10,050	48,194	4,581
INTER-PROPERTY {9CR2}	32,879	34,044	-1,165	31,612	1,267
INTER-PROPERTY {VILLAS}	59,477	58,096	1,381	56,050	3,427
INTER-PROPERTY {HCV}	1,108,638	1,108,638	0	526,290	582,348
INTER-PROPERTY {HCV ADM}	-1,101,268	-1,018,393	-82,875	-436,045	-665,223
INTER-PROPERTY {MOD REHAB}	1,774	1,774	0	1,774	0
INTER-PROPERTY {PUB HSG}	279,133	490,488	-211,356	306,961	-27,828
<b>A/R INTER-PROPERTY</b>	<b>1,061,990</b>	<b>1,385,413</b>	<b>-323,423</b>	<b>1,130,953</b>	<b>-68,963</b>
ACCOUNTS RECEIVABLE TENANTS	867,435	869,513	-2,078	911,671	-44,236
ALLOWANCE FOR A/R TENANTS	-844,497	-844,497	0	-844,497	0
<b>A/R - TENANT</b>	<b>22,939</b>	<b>25,017</b>	<b>-2,078</b>	<b>67,175</b>	<b>-44,236</b>
P-NOTES OUTSTANDING	664,165	639,212	24,953	571,160	93,005
ALLOWANCE FOR P-NOTES	-63,430	-63,430	0	-63,430	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
<b>A/R PROMISSORY NOTES</b>	<b>3,226,227</b>	<b>3,201,274</b>	<b>24,953</b>	<b>3,133,222</b>	<b>93,005</b>
ACCRUED INTEREST RECEIVABLE	5,146,148	5,146,148	0	5,146,148	0
<b>ACCRUED INTEREST RECEIVABLE</b>	<b>5,146,148</b>	<b>5,146,148</b>	<b>0</b>	<b>5,146,148</b>	<b>0</b>
PREPAID INSURANCE	367,383	218,413	148,970	25,815	341,568
PREPAID SOFTWARE EXP	332,384	365,980	-33,596	167,313	165,071
PREPAID MED FSA SEC 125	5,103	2,907	2,196	6,239	-1,136
PREPAID CREDIT CARDS	58,824	6,491	52,334	1,218	57,606
PREPAID OTHER	214,569	214,569	0	137,583	76,986
<b>PREPAID ASSETS</b>	<b>978,263</b>	<b>808,359</b>	<b>169,904</b>	<b>338,168</b>	<b>640,096</b>
INTERFUND BALANCE	-1,700	-1,700	0	-1,700	0
INTER-FUND DUE FROM {COCC}	683,294	677,598	5,697	451,048	232,246
INTER-FUND DUE FROM {HIOOPER}	-201,683	-201,683	0	-201,683	0

INTER-FUND DUE FROM {9EC}	454,222	449,873	4,349	222,633	231,589
INTER-FUND DUE FROM {9KCC}	63,233	60,943	2,291	57,515	5,718
INTER-FUND DUE FROM {9NOAH}	115,913	114,685	1,228	117,991	-2,077
INTER-FUND DUE FROM {9SEC}	20,382	20,382	0	20,382	0
INTER-FUND DUE FROM {9FAR}	117,233	115,490	1,744	23,938	93,295
INTER-FUND DUE FROM {9BV}	6,528	5,964	564	5,541	986
INTER-FUND DUE FROM {9CR1}	10,279	9,260	1,020	11,230	-951
INTER-FUND DUE FROM {9CR2}	9,486	8,721	765	10,630	-1,144
INTER-FUND DUE FROM {VILLAS}	5,018	4,718	300	9,891	-4,873
INTER-FUND DUE FROM {HCV}	-246,382	-246,382	0	0	-246,382
INTER-FUND DUE FROM {HCV ADM}	-154,457	-74,334	-80,122	-150,325	-4,132
INTER-FUND DUE FROM {HCV MV}	-14,916	-14,132	-784	-14,564	-352
INTER-FUND DUE FROM {HCV CITY}	37,650	37,650	0	37,650	0
INTER-FUND DUE FROM {MOD REHAB}	1,953	1,953	0	5,345	-3,393
INTER-FUND DUE FROM {FOUND}	109,706	109,706	0	169,603	-59,898
INTER-FUND DUE FROM {PUB HSG}	161,505	1,028,050	-866,545	281,930	-120,424
INTER-FUND DUE FROM {ROSS GRANT}	28,688	14,079	14,610	-79,042	107,730
INTER-FUND DUE FROM {FSS GRANT}	-115,466	-115,468	3	-79,454	-36,012
INTER-FUND DUE FROM {CNI GRANT}	758,524	678,352	80,171	562,504	196,019
INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	15,794	0
INTER-FUND DUE FROM {EHV}	832,784	852,712	-19,927	1,006,055	-173,271
INTER-FUND DUE FROM {6SCDEV18}	0	0	0	113	-113
<b>INTER-FUND DUE FROM</b>	<b>2,697,589</b>	<b>3,552,227</b>	<b>-854,639</b>	<b>2,483,026</b>	<b>214,563</b>
<b>TOTAL CURRENT ASSETS</b>	<b>23,407,207</b>	<b>20,553,468</b>	<b>2,853,739</b>	<b>22,994,801</b>	<b>412,406</b>
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	43,934,650	43,918,274	16,375	43,804,578	130,071
CONTRACT WORK IN PROCESS	1,424,174	1,424,174	0	161,894	1,262,279
WIP - PREDEVELOPMENT	1,516,949	1,463,074	53,875	1,272,432	244,517
WIP - INS PROCEEDS/REPAIRS	808,573	808,573	0	735,508	73,065
DWELLING EQUIPMENT	4,076,820	3,996,811	80,008	3,673,740	403,080
SITE IMPROVEMENTS	5,140,565	5,129,677	10,888	5,129,677	10,888
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	1,297,708	0	1,183,024	114,685
ACCUM DEPR - BUILDINGS	-129,494,661	-129,275,542	-219,120	-128,894,379	-600,282
ACCUM DEPR - COMMERCIAL	-265,757	-264,545	-1,212	-263,030	-2,727
ACCUM DEPR - BUILDING ACQUISITION	-298,113	-296,749	-1,364	-296,749	-1,364
ACCUM DEPR - INELIGIBLE BLDG	-57,237	-56,970	-267	-55,635	-1,602
ACCUM DEPR - BUILDING IMPROVEMENTS	-26,825,895	-26,675,431	-150,464	-26,142,047	-683,848
ACCUM DEPR - DWELLING EQUIPMENT	-2,496,349	-2,206,469	-289,880	-2,097,117	-399,232
ACCUM DEPR - SITE IMPROVE	-3,016,974	-2,997,838	-19,136	-2,889,560	-127,414
ACCUM DEPR - OFFICE EQUIPMENT	-235,837	-235,547	-290	-234,099	-1,738
ACCUM DEPR - MAINTENANCE EQUIPMENT	-295,990	-294,927	-1,063	-291,719	-4,271
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,004	-75,004	0	-75,004	0
ACCUM DEPR - COMPUTER EQUIPMENT	-527,733	-527,733	0	-527,559	-175
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-2,255,223	-2,246,164	-9,059	-2,268,712	13,489
ACCUM DEPR - SECURITY EQUIPMENT	-1,139,492	-1,134,381	-5,111	-1,083,665	-55,826
<b>FIXED ASSETS</b>	<b>62,315,101</b>	<b>62,850,920</b>	<b>-535,819</b>	<b>62,011,933</b>	<b>303,167</b>
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
<b>NOTES RECEIVABLE</b>	<b>7,315,266</b>	<b>7,315,266</b>	<b>0</b>	<b>7,315,266</b>	<b>0</b>
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
<b>LT INTER-FUND DUE FROM</b>	<b>2,390,435</b>	<b>2,390,435</b>	<b>0</b>	<b>2,390,435</b>	<b>0</b>
A/R P-NOTES - LONG TERM	-665,630	-665,630	0	-665,630	0
<b>A/R P-NOTES - LONG TERM</b>	<b>-665,630</b>	<b>-665,630</b>	<b>0</b>	<b>-665,630</b>	<b>0</b>
TAX CREDIT FEES	71,655	71,655	0	71,655	0
<b>TAX CREDIT FEES</b>	<b>71,655</b>	<b>71,655</b>	<b>0</b>	<b>71,655</b>	<b>0</b>
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
<b>PREPAID LEASE COSTS</b>	<b>4,346,570</b>	<b>4,346,570</b>	<b>0</b>	<b>4,346,570</b>	<b>0</b>
LEASES RECEIVABLE	2,708,702	2,708,702	0	2,708,702	0
<b>LEASES RECEIVABLE</b>	<b>2,708,702</b>	<b>2,708,702</b>	<b>0</b>	<b>2,708,702</b>	<b>0</b>
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
<b>ACCUMULATED AMORTIZATION</b>	<b>-4,416,383</b>	<b>-4,416,383</b>	<b>0</b>	<b>-4,416,383</b>	<b>0</b>
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
<b>LT INTER-PROPERTY</b>	<b>913,265</b>	<b>913,265</b>	<b>0</b>	<b>913,265</b>	<b>0</b>
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
<b>INVESTMENT IN JOINT VENTURES</b>	<b>2,296,065</b>	<b>2,296,065</b>	<b>0</b>	<b>2,296,065</b>	<b>0</b>
<b>TOTAL NON-CURRENT ASSETS</b>	<b>77,275,045</b>	<b>77,810,864</b>	<b>-535,819</b>	<b>76,971,877</b>	<b>303,167</b>
<b>TOTAL ASSETS</b>	<b>100,682,252</b>	<b>98,364,332</b>	<b>2,317,920</b>	<b>99,966,679</b>	<b>715,573</b>
<b>LIABILITIES</b>					
<b>ACCOUNTS PAYABLE</b>					
ACCOUNTS PAYABLE	-631,209	235,582	-866,791	-50,835	-580,374
<b>ACCOUNTS PAYABLE</b>	<b>-631,209</b>	<b>235,582</b>	<b>-866,791</b>	<b>-50,835</b>	<b>-580,374</b>
A/P OTHER	-3,198	-3,198	0	0	-3,198
<b>A/P OTHER</b>	<b>-3,198</b>	<b>-3,198</b>	<b>0</b>	<b>0</b>	<b>-3,198</b>
ACCRUED MGMT & BKKPING FEE	63,421	288,826	-225,405	146,296	-82,875
ACCRUED FRONT-LINE FEES	958,103	1,056,121	-98,018	944,191	13,912
<b>ACCRUED FEES</b>	<b>1,021,524</b>	<b>1,344,947</b>	<b>-323,423</b>	<b>1,090,487</b>	<b>-68,963</b>
<b>ACCR WAGES &amp; WITHHOLDINGS</b>					
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
<b>ACCR WAGES &amp; WITHHOLDINGS</b>	<b>5,635</b>	<b>5,635</b>	<b>0</b>	<b>335,264</b>	<b>-329,628</b>
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
<b>TOTAL ACCRUED INTEREST</b>	<b>4,701,225</b>	<b>4,701,225</b>	<b>0</b>	<b>4,701,225</b>	<b>0</b>
A/P PHA PROJECTS	25,844	45,654	-19,810	0	25,844
<b>A/P PHA PROJECTS</b>	<b>25,844</b>	<b>45,654</b>	<b>-19,810</b>	<b>0</b>	<b>25,844</b>
TENANT SECURITY DEPOSIT	639,764	641,014	-1,250	663,805	-24,041
PET DEPOSIT	6,730	6,730	0	6,730	0
DEPOSIT REFUND ACCOUNT	43,657	39,697	3,960	38,735	4,922
<b>TENANT SECURITY DEPOSIT</b>	<b>690,151</b>	<b>687,441</b>	<b>2,710</b>	<b>709,270</b>	<b>-19,119</b>
DEFERRED REVENUE	2,020,887	2,020,887	0	2,020,887	0
Deferred Revenue - HUD Funds	246,717	246,717	0	246,687	30
TENANT PREPAID RENT	311,685	305,136	6,549	298,878	12,807
NO UNIT HOLDING ACCT	9,524	9,274	250	9,324	200
<b>UNEARNED REVENUE</b>	<b>2,588,813</b>	<b>2,582,014</b>	<b>6,799</b>	<b>2,575,776</b>	<b>13,037</b>
MORTGAGE PAYABLE - CURRENT	51,952	51,742	210	50,727	1,225
<b>CURRENT PORTION OF DEBT</b>	<b>51,952</b>	<b>51,742</b>	<b>210</b>	<b>50,727</b>	<b>1,225</b>
OTHER CURRENT LIABILITIES	23,106	23,106	0	23,106	0
CONTRACT RETAINAGE	153,206	153,206	0	66,319	86,888

<b>OTHER CURRENT LIABILITIES</b>	<b>176,312</b>	<b>176,312</b>	<b>0</b>	<b>89,425</b>	<b>86,888</b>
A/P OTHER - INTER-PROPERTY	50,000	50,000	0	50,000	0
<b>INTER-PROGRAM PAYABLES</b>	<b>50,000</b>	<b>50,000</b>	<b>0</b>	<b>50,000</b>	<b>0</b>
INTER-FUND DUE TO {COCC}	369,060	293,957	75,103	479,829	-110,769
INTER-FUND DUE TO {HIOOPER}	90,777	90,777	0	0	90,777
INTER-FUND DUE TO {9EC}	30,583	30,583	0	30,583	0
INTER-FUND DUE TO {9KCC}	67,631	67,631	0	19,877	47,754
INTER-FUND DUE TO {9NOAH}	37,179	37,179	0	4,675	32,504
INTER-FUND DUE TO {9SEC}	335,061	335,061	0	173,462	161,600
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}	12,494	12,494	0	4,390	8,104
INTER-FUND DUE TO {9CR2}	13,992	13,992	0	2,903	11,089
INTER-FUND DUE TO {VILLAS}	-49,174	-49,174	0	-49,174	0
INTER-FUND DUE TO {HCV ADM}	190,118	205,728	-15,610	610,815	-420,697
INTER-FUND DUE TO {PUB HSG}	28,846	28,846	0	8,667	20,178
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}	423,725	337,857	85,868	0	423,725
<b>INTER-FUND DUE TO</b>	<b>1,603,693</b>	<b>1,458,331</b>	<b>145,361</b>	<b>1,326,857</b>	<b>276,836</b>
<b>TOTAL CURRENT LIABILITIES</b>	<b>10,280,742</b>	<b>11,335,685</b>	<b>-1,054,943</b>	<b>10,878,195</b>	<b>-597,453</b>
MORTGAGE PAYABLE	1,412,676	1,416,992	-4,317	1,439,053	-26,377
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
<b>LONG TERM DEBT</b>	<b>11,422,200</b>	<b>11,426,517</b>	<b>-4,317</b>	<b>11,448,578</b>	<b>-26,377</b>
NONCURRENT LIABILITIES - OTHER	0	0	0	0	0
<b>LT LIABILITIES - OTHER</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
FSS ESCROW	603,971	635,038	-31,067	592,823	11,147
<b>FSS ESCROW</b>	<b>603,971</b>	<b>635,038</b>	<b>-31,067</b>	<b>592,823</b>	<b>11,147</b>
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
<b>TOTAL LT ACRUED FEES</b>	<b>913,264</b>	<b>913,264</b>	<b>0</b>	<b>913,264</b>	<b>0</b>
COMPENSATED ABSENCES-LONG TERM	612,087	612,087	0	612,087	0
<b>COMP ABSENCES-LONG TERM</b>	<b>612,087</b>	<b>612,087</b>	<b>0</b>	<b>612,087</b>	<b>0</b>
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
<b>LT INTER-FUND DUE TO</b>	<b>2,390,435</b>	<b>2,390,435</b>	<b>0</b>	<b>2,390,435</b>	<b>0</b>
<b>TOTAL NON-CURRENT LIABILITIES</b>	<b>15,941,957</b>	<b>15,977,341</b>	<b>-35,384</b>	<b>15,957,187</b>	<b>-15,230</b>
<b>TOTAL LIABILITIES</b>	<b>26,222,699</b>	<b>27,313,026</b>	<b>-1,090,327</b>	<b>26,835,382</b>	<b>-612,683</b>
<b>DEFERRED INFLOW OF RESOURCES</b>	<b>26,222,699</b>	<b>27,313,026</b>	<b>-1,090,327</b>	<b>26,835,382</b>	<b>-612,683</b>
<b>EQUITY</b>					
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
<b>NET INVEST IN CAPITAL ASSETS</b>	<b>27,758,697</b>	<b>27,758,697</b>	<b>0</b>	<b>27,758,697</b>	<b>0</b>
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
<b>RESTRICTED NET ASSETS</b>	<b>-5,591,846</b>	<b>-5,591,846</b>	<b>0</b>	<b>-5,591,846</b>	<b>0</b>
RETAINED EARNINGS	42,894,301	39,486,053	3,408,247	41,566,045	1,328,256
<b>RETAINED EARNINGS</b>	<b>42,894,301</b>	<b>39,486,053</b>	<b>3,408,247</b>	<b>41,566,045</b>	<b>1,328,256</b>
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
<b>UNRESTRICTED NET POSITION</b>	<b>7,898,802</b>	<b>7,898,802</b>	<b>0</b>	<b>7,898,802</b>	<b>0</b>
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
<b>RE - EQUITY TRANSFERS</b>	<b>1,499,600</b>	<b>1,499,600</b>	<b>0</b>	<b>1,499,600</b>	<b>0</b>
<b>TOTAL EQUITY</b>	<b>74,459,553</b>	<b>71,051,306</b>	<b>3,408,247</b>	<b>73,131,297</b>	<b>1,328,256</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>74,459,553</b>	<b>71,051,306</b>	<b>3,408,247</b>	<b>73,131,297</b>	<b>1,328,256</b>
<b>TOTAL OF ALL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

New Agency Structure after FMR (7agency2)

**Budget Comparison**

Period = Jan 2025-Jun 2025

Book = Accrual ; Tree = ysi\_is

	June 30, 2025	Budget	Variance	June 30, 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
<b>REVENUES</b>	<b>46,043,934</b>	<b>38,211,997</b>	<b>7,831,937</b>	<b>38,100,991</b>	<b>7,942,943</b>	<b>46,043,934</b>	<b>38,211,997</b>	<b>7,831,937</b>	<b>38,100,991</b>	<b>7,942,943</b>
<b>EXPENSES</b>	<b>44,715,678</b>	<b>39,689,945</b>	<b>-5,025,733</b>	<b>39,814,023</b>	<b>-4,901,655</b>	<b>44,715,678</b>	<b>39,689,945</b>	<b>-5,025,733</b>	<b>39,814,023</b>	<b>-4,901,655</b>
<b>TRANSFERS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>PRIOR PERIOD ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>584,367</b>	<b>584,367</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>584,367</b>	<b>584,367</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>1,328,256</b>	<b>-1,477,948</b>	<b>2,806,204</b>	<b>-2,297,399</b>	<b>3,625,655</b>	<b>1,328,256</b>	<b>-1,477,948</b>	<b>2,806,204</b>	<b>-2,297,399</b>	<b>3,625,655</b>
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>4,105,212</b>	<b>2,310</b>	<b>4,102,902</b>	<b>1,119,345</b>	<b>2,985,867</b>	<b>3,263,674</b>	<b>13,865</b>	<b>3,249,809</b>	<b>-756,675</b>	<b>4,020,349</b>

**Budget Comparison**

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

	June 30, 2025	Budget	Variance	June 30, 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
<b>REVENUES</b>										
<b>TENANT REVENUES</b>										
DWELLING RENTS	589,067	581,232	7,834	608,383	-19,316	3,686,871	3,487,393	199,478	3,809,220	-122,350
DWELLING RENTS SUBSIDY	31,805	28,030	3,775	45,627	-13,822	207,128	168,181	38,947	233,097	-25,969
TPA - RENT	0	0	0	0	0	-2,500	0	-2,500	0	-2,500
TPA - DAMAGE	0	0	0	0	0	0	0	0	-50	50
LATE FEES	17,152	16,916	236	18,555	-1,403	91,776	101,496	-9,720	98,861	-7,085
LATE FEES (P-NOTES)	4,205	78	4,127	0	4,205	7,620	465	7,155	550	7,070
LEGAL FEES	44,587	4,151	40,436	100	44,487	93,024	24,906	68,118	20,572	72,452
MAINTENANCE FEES	30,844	17,511	13,333	35,526	-4,683	194,219	105,065	89,154	116,866	77,354
OTHER TENANT REVENUE	4,633	4,231	402	3,569	1,064	48,627	25,388	23,239	27,065	21,562
FRAUD RECOVERY REVENUE	375	235	140	150	225	1,525	1,411	114	1,497	28
<b>TOTAL TENANT REVENUES</b>	<b>722,668</b>	<b>652,385</b>	<b>70,283</b>	<b>711,910</b>	<b>10,758</b>	<b>4,328,290</b>	<b>3,914,307</b>	<b>413,983</b>	<b>4,307,678</b>	<b>20,612</b>
<b>HUD GRANTS AND SUBSIDY</b>										
REVENUES-HUD SUBSIDY	665,804	697,284	-31,480	1,252,048	-586,244	3,903,275	4,183,707	-280,432	4,872,063	-968,788
HOUSING ASST PAYMENTS	4,881,210	3,608,624	1,272,586	3,367,659	1,513,551	25,000,653	21,651,741	3,348,912	20,602,593	4,398,060
ONGOING ADMIN FEES EARNED	332,526	292,372	40,154	298,850	33,676	1,914,192	1,754,230	159,962	1,800,153	114,039
REVENUES - HUD CAPITAL - HARD COSTS	171,696	0	171,696	349,343	-177,647	1,975,956	0	1,975,956	876,784	1,099,172
REVENUES - HUD CAPITAL - SOFT COSTS	2,805,792	281,491	2,524,301	651,416	2,154,377	3,950,600	1,688,948	2,261,652	1,692,928	2,257,673
<b>TOTAL HUD GRANTS AND SUBSIDY</b>	<b>8,857,029</b>	<b>4,879,771</b>	<b>3,977,258</b>	<b>5,919,316</b>	<b>2,937,713</b>	<b>36,744,676</b>	<b>29,278,626</b>	<b>7,466,050</b>	<b>29,844,521</b>	<b>6,900,155</b>
<b>TOTAL FEE REVENUE</b>										
MANAGEMENT FEE	175,512	176,765	-1,253	184,837	-9,326	1,107,177	1,060,588	46,589	1,094,390	12,788
BOOKKEEPING FEE	47,130	47,701	-571	51,060	-3,930	285,908	286,204	-297	299,422	-13,515
FRONT LINE SERVICE FEE	188,817	227,244	-38,427	162,727	26,090	1,222,198	1,363,465	-141,266	1,151,375	70,823
FRONT LINE SERVICE FEE (IT)	6,881	6,892	-11	92,199	99,080	44,008	41,351	2,657	62,418	-18,409
OTHER FEES FOR SERVICE	3,273	5,240	-1,966	2,605	668	3,409	31,439	-28,029	6,512	-3,103
<b>TOTAL FEE REVENUE</b>	<b>421,613</b>	<b>463,841</b>	<b>-42,229</b>	<b>309,030</b>	<b>112,582</b>	<b>2,662,701</b>	<b>2,783,047</b>	<b>-120,346</b>	<b>2,614,118</b>	<b>48,583</b>
OTHER GOV'T GRANTS/DONATIONS	55,988	246,315	-190,327	213,167	-157,179	725,075	1,477,890	-752,815	431,091	293,984
<b>TOTAL OTHER GOV'T GRANTS DONATIONS</b>	<b>55,988</b>	<b>246,315</b>	<b>-190,327</b>	<b>213,167</b>	<b>-157,179</b>	<b>725,075</b>	<b>1,477,890</b>	<b>-752,815</b>	<b>431,091</b>	<b>293,984</b>
<b>INVESTMENT INCOME</b>										
INTEREST INCOME - MAIN	2,139	2,990	-850	3,052	-913	14,991	17,938	-2,946	16,733	-1,742
<b>TOTAL INTEREST INCOME - MAIN</b>	<b>2,139</b>	<b>2,990</b>	<b>-850</b>	<b>3,052</b>	<b>-913</b>	<b>14,991</b>	<b>17,938</b>	<b>-2,946</b>	<b>16,733</b>	<b>-1,742</b>
INTEREST INCOME - OTHER	0	8,988	-8,988	0	0	149,451	53,928	95,523	108,043	41,408
<b>TOTAL NON-CASH INT INCOME {HIO}</b>	<b>0</b>	<b>8,988</b>	<b>-8,988</b>	<b>0</b>	<b>0</b>	<b>149,451</b>	<b>53,928</b>	<b>95,523</b>	<b>108,043</b>	<b>41,408</b>
INTEREST INCOME - RESTRICTED FUNDS	1,275	1,257	17	1,208	67	6,434	7,545	-1,110	7,295	-861
<b>INT INCOME - RESTRICT FUNDS</b>	<b>1,275</b>	<b>1,257</b>	<b>17</b>	<b>1,208</b>	<b>67</b>	<b>6,434</b>	<b>7,545</b>	<b>-1,110</b>	<b>7,295</b>	<b>-861</b>
<b>OTHER INCOME</b>										
NON-DWELLING RENTS	36,018	37,563	-1,545	33,611	2,408	215,462	225,379	-9,918	12,557	202,905
MISCELLANEOUS INCOME	25	146	-121	250	-225	400	875	-475	1,033	-633
COMMISSION INCOME	5,241	6,058	-816	4,763	478	35,107	36,347	-1,240	36,598	-1,491
ADMINISTRATIVE FEES	1,089	1,802	-713	1,909	-820	8,250	10,813	-2,563	10,807	-2,557
DONATIONS - GENERAL	3	2	1	3	0	53	14	39	14	39
MISCELLANEOUS GRANT REVENUE	0	7,000	-7,000	7,600	-7,600	0	42,000	-42,000	7,600	-7,600
DEVELOPERS FEES	896,284	60,548	835,736	88,066	808,218	896,284	363,288	532,996	544,932	351,352
GAIN/LOSS ON SALE OF FIXED ASSET	0	0	0	41,196	-41,196	6,094	0	6,094	53,006	-46,912
INSURANCE PROCEEDS	16,335	0	16,335	91,482	-75,146	250,666	0	250,666	104,965	145,701
<b>TOTAL OTHER INCOME</b>	<b>954,996</b>	<b>113,119</b>	<b>841,877</b>	<b>268,880</b>	<b>686,116</b>	<b>1,412,315</b>	<b>678,717</b>	<b>733,599</b>	<b>771,512</b>	<b>640,803</b>
<b>TOTAL REVENUES</b>	<b>11,015,707</b>	<b>6,368,666</b>	<b>4,647,041</b>	<b>7,426,564</b>	<b>3,589,143</b>	<b>46,043,934</b>	<b>38,211,997</b>	<b>7,831,937</b>	<b>38,100,991</b>	<b>7,942,943</b>
<b>EXPENSES</b>										
<b>OPERATING EXPENSES</b>										
<b>ADMINISTRATIVE EXPENSES</b>										
<b>ADMINISTRATIVE SALARIES</b>										
ADMIN SALARIES	564,602	606,344	41,742	524,046	-40,555	3,515,348	3,638,067	122,719	3,198,347	-317,001
ADMIN CASUAL LABOR	772	32,119	31,346	1,931	1,158	91,739	192,712	100,972	15,352	-76,387
ALLOC ADMIN SALARIES	-17,788	0	17,788	-13,606	4,181	-112,613	0	112,613	-101,709	10,904
<b>TOTAL ADMIN SALARIES</b>	<b>547,587</b>	<b>638,463</b>	<b>90,876</b>	<b>512,371</b>	<b>-35,216</b>	<b>3,494,474</b>	<b>3,830,778</b>	<b>336,304</b>	<b>3,111,990</b>	<b>-382,484</b>
AUDIT EXPENSE	24,150	9,504	14,646	1,753	-22,397	95,909	57,023	-38,886	64,605	-31,304
MANAGEMENT FEE	175,512	176,765	1,253	184,837	9,326	1,107,177	1,060,588	46,589	1,094,390	-12,788
BOOKKEEPING FEE	47,130	47,701	571	51,060	3,930	285,908	286,204	297	299,422	13,515
NIFA MONITORING FEE	0	592	592	0	0	4,020	3,549	-471	4,020	0
<b>TOTAL ADMINISTRATIVE FEE</b>	<b>246,792</b>	<b>234,561</b>	<b>-12,231</b>	<b>237,650</b>	<b>-9,142</b>	<b>1,493,014</b>	<b>1,407,364</b>	<b>-85,650</b>	<b>1,462,438</b>	<b>-30,577</b>
ADMIN EMPLOYEE BENEFITS	6,463	5,293	1,170	5,650	-813	38,461	31,756	6,705	33,807	-4,654
ALLOC ADMIN EMP BENEFITS	0	0	0	0	0	0	0	0	0	0
ER MEDICAL/DENTAL INS - ADMIN	137,162	131,926	5,236	119,419	17,743	814,978	791,558	23,420	734,631	-80,347
ER PENSION - ADMIN	20,019	33,349	13,330	596	-19,422	160,116	200,094	39,977	104,266	-55,850
ER TAXES-ADMIN	40,862	46,385	5,524	39,114	-1,747	272,305	278,312	6,007	243,390	-28,914
<b>TOTAL ADMIN EMPLOYEE BENEFITS</b>	<b>204,505</b>	<b>216,953</b>	<b>-12,448</b>	<b>164,780</b>	<b>-39,726</b>	<b>1,285,860</b>	<b>1,301,719</b>	<b>-15,860</b>	<b>1,116,094</b>	<b>-169,765</b>
LEGAL SERVICES - OUTSIDE	18,178	12,683	5,496	25,279	7,101	123,258	76,096	47,162	88,051	-35,206
TRAINING/CONFERENCE	2,883	7,187	4,304	24,760	21,877	24,895	43,121	18,226	41,254	16,359
BOARD MEETING/RETREAT	0	0	0	0	0	0	2	2	0	0
STAFF MEETING/RETREAT	0	378	378	0	0	2,005	2,270	266	2,192	187
TRAVEL	0	2,399	2,399	251	251	8,499	14,391	5,892	7,329	-1,170
MILEAGE	510	727	217	702	192	3,322	4,362	1,040	4,391	1,069
ADMIN VEHICLE - FUEL	0	45	45	25	25	38	271	233	207	168
ADMIN VEHICLE - MTCE & REPAIR	0	269	269	1,389	1,389	510	1,614	1,104	1,922	1,412
ADMIN VEHICLE - LICENSE	0	8	8	63	63	0	51	51	63	63
PUBLICATIONS	120	148	28	309	189	558	891	333	1,056	498
MEMBERSHIPS	500	2,503	2,003	1,211	711	10,127	15,019	4,893	8,164	-1,962
PAYROLL PROCESSING FEE	5,588	5,311	277	5,007	-581	25,882	31,866	5,985	31,887	6,006
TELEPHONE	6,782	14,402	7,620	13,907	7,125	86,024	86,413	389	98,576	12,552
SAFETY EXPENSE	0	0	0	0	0	0	0	0	94	94
SAFETY EQUIPMENT/SUPPLIES	0	1,434	1,434	582	582	6,936	8,603	1,667	11,013	4,077
SAFETY TRAINING	0	17	17	117	117	0	103	103	117	117
LEGAL SERVICES - INTERNAL	17,787	16,862	925	13,606	-4,181	112,613	101,170	11,443	101,785	-10,828
ALLOC INTERNAL LEGAL EXP	17,800	3,375	14,425	0	-17,800	42,663	20,251	22,412	17,740	-24,923
PRINTER SUPPLIES AND EXP	239	1,968	1,729	2,472	2,233	13,695	11,810	-1,884	10,959	-2,735
SOFTWARE EXP	33,630	18,267	15,363	126	-33,504	234,449	109,602	-124,848	123,693	-110,757
OFFICE EXPENSE	102	906	804	1,487	1,386	13,723	5,435	-8,288	6,156	-7,567
OFFICE FURNISHINGS	1,812	703	1,109	532	-1,280	5,840	4,216	-1,624	4,775	-1,065
POSTAGE	6,000	6,170	170	4,000	-2,000	41,731	37,021	4,710	35,933	-5,798
OFFICE SUPPLIES	2,771	4,844	2,073	6,100	3,329	29,680	29,065	615	28,871	-809
OFFICE EQUIPMENT LEASES	0	3,835	3,835	4,013	4,013	23,365	23,009	356	19,399	-3,966
COMPUTER SUPPLIES	0	0	0	-15	-15	0	0	0	0	0
COMPUTER EQUIPMENT	3,864	6,564	2,701	8,397	4,534	61,238	39,387	-21,852	40,190	-21,049
NETWORK COMMUNICATION	8,419	6,279	2,140	12,489	4,070	47,702	37,671	-10,031	40,928	-6,774
ADVERTISING /NEWSPAPER ADS	0	163	163	287	287	1,644	979	-665	1,151	-492
CABLE TV	0	433	433							

MISCELLANEOUS EXPENSE	-42,057	324	42,382	-4,723	37,334	-29,998	1,946	31,943	183	30,180
FEES - PERMITS	0	349	349	0	0	105	2,093	1,988	2,092	1,987
PROPERTY TAX	0	2,802	2,802	-41	-41	11,425	16,811	5,386	9,462	-1,964
RENTAL EXPENSE	2,443	2,309	-135	3,785	1,341	18,764	13,854	-4,911	12,519	-6,245
IT SUPPORT - CONTR SERV	17,093	18,601	1,508	38,950	21,857	122,507	111,606	-10,900	114,690	-7,816
PROFESSIONAL FEES	0	122	122	1,100	1,100	998	733	-264	1,100	102
PROFESSIONAL/CONTR SERV	0	50	50	0	0	0	300	300	381	381
DEVELOPER'S FEE	10	0	-10	0	-10	10	0	-10	0	-10
<b>TOTAL OTHER ADMIN EXPENSES</b>	<b>120,656</b>	<b>165,648</b>	<b>44,992</b>	<b>278,467</b>	<b>157,811</b>	<b>1,202,939</b>	<b>993,890</b>	<b>-209,049</b>	<b>1,220,812</b>	<b>17,873</b>
FEE FOR SERVICE	6,881	6,892	11	-92,199	-99,080	44,008	41,351	-2,657	62,418	18,409
TENANT RESTITUTION	0	0	0	0	0	26,500	0	-26,500	0	-26,500
<b>TOTAL FEE FOR SERVICE</b>	<b>6,881</b>	<b>6,892</b>	<b>11</b>	<b>-92,199</b>	<b>-99,080</b>	<b>70,508</b>	<b>41,351</b>	<b>-29,157</b>	<b>62,418</b>	<b>-8,091</b>
<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>1,126,421</b>	<b>1,262,517</b>	<b>136,097</b>	<b>1,101,069</b>	<b>-25,352</b>	<b>7,546,795</b>	<b>7,575,103</b>	<b>28,308</b>	<b>6,973,752</b>	<b>-573,044</b>
<b>RESIDENT SERVICES SALARIES</b>										
RESIDENT SERVICES SALARIES	4,273	4,629	356	4,149	-124	26,250	27,776	1,526	25,970	-280
RESIDENT SERVICE CASUAL LABOR	6,675	0	-6,675	6,375	-300	39,762	0	-39,762	38,175	-1,588
<b>TOTAL RESIDENT SERV SALARIES</b>	<b>10,948</b>	<b>4,629</b>	<b>-6,319</b>	<b>10,524</b>	<b>-424</b>	<b>66,012</b>	<b>27,776</b>	<b>-38,236</b>	<b>64,145</b>	<b>-1,867</b>
RELOCATION EXPENSES	77,595	75,966	-1,629	2,943	-74,652	423,470	455,798	32,328	180,018	-243,451
RELOCATION - SECURITY DEPOSITS	0	1,033	1,033	0	0	0	6,197	6,197	7,019	7,019
RELOCATION - MOVING EXPENSE	47	378	331	340	293	3,373	2,266	-1,107	3,133	-240
RELOCATION - MISCELLANEOUS	760	0	-760	0	-760	6,494	0	-6,494	0	-6,494
<b>TOTAL RELOCATION EXPENSE</b>	<b>78,403</b>	<b>77,377</b>	<b>-1,026</b>	<b>3,283</b>	<b>-75,120</b>	<b>433,336</b>	<b>464,261</b>	<b>30,925</b>	<b>190,171</b>	<b>-243,166</b>
ER MEDICAL/DENTAL INS - RES SERV	1,891	1,980	89	1,816	-74	11,344	11,878	534	10,897	-447
ER PENSION - RES SERV	180	255	75	33	-147	1,376	1,528	152	997	-379
ER TAXES-RES SERV	290	354	64	282	-8	1,954	2,125	171	1,889	-65
<b>TOTAL RESIDENT SERV EMP BENEFITS</b>	<b>2,360</b>	<b>2,588</b>	<b>228</b>	<b>2,131</b>	<b>-229</b>	<b>14,674</b>	<b>15,531</b>	<b>857</b>	<b>13,784</b>	<b>-890</b>
YOUTH ACTIVITIES	0	0	0	0	0	2,440	0	-2,440	0	-2,440
YOUTH ACTIVITIES - SCHOLARSHIPS	0	704	704	0	0	0	4,222	4,222	4,782	4,782
<b>TOTAL YOUTH ACTIVITIES</b>	<b>0</b>	<b>704</b>	<b>704</b>	<b>0</b>	<b>0</b>	<b>2,440</b>	<b>4,222</b>	<b>1,782</b>	<b>4,782</b>	<b>2,342</b>
RESIDENT SERVICES EXPENSE	1,479	7,823	6,344	-3,369	-4,848	6,548	46,940	40,392	-1,459	-8,007
RESIDENT SERVICES EVENTS & ACTIVITIES	0	1,510	1,510	947	947	9,233	9,059	-174	8,558	-675
RESIDENT SERV DIRECT FUNDING	0	0	0	0	0	0	0	0	-130	-130
RESIDENT FUND - STIPENDS	2,500	7,316	4,816	12,557	10,057	15,195	43,899	28,704	26,070	10,875
RESIDENT FUND - MEETING EXPENSES	0	600	600	639	639	2,818	3,597	780	4,074	1,257
RESIDENT FUND - OTHER	0	2,936	2,936	475	475	-800	17,613	18,413	5,051	5,851
<b>TOTAL RESIDENT FUND</b>	<b>3,979</b>	<b>20,185</b>	<b>16,206</b>	<b>11,250</b>	<b>7,271</b>	<b>32,994</b>	<b>121,108</b>	<b>88,114</b>	<b>42,164</b>	<b>9,170</b>
FRONT LINE SERVICE FEE	165,186	182,918	17,732	143,906	-21,280	1,021,129	1,097,505	76,376	944,498	-76,631
<b>TOTAL FEE FOR SERVICE</b>	<b>165,186</b>	<b>182,918</b>	<b>17,732</b>	<b>143,906</b>	<b>-21,280</b>	<b>1,021,129</b>	<b>1,097,505</b>	<b>76,376</b>	<b>944,498</b>	<b>-76,631</b>
<b>TOTAL OTHER RESIDENT SERVICES</b>	<b>260,876</b>	<b>288,401</b>	<b>27,525</b>	<b>171,093</b>	<b>-89,783</b>	<b>1,570,586</b>	<b>1,730,403</b>	<b>159,817</b>	<b>1,259,543</b>	<b>-311,043</b>
<b>TOTAL RESIDENT SERVICE EXPENSES</b>	<b>260,876</b>	<b>288,401</b>	<b>27,525</b>	<b>171,093</b>	<b>-89,783</b>	<b>1,570,586</b>	<b>1,730,403</b>	<b>159,817</b>	<b>1,259,543</b>	<b>-311,043</b>
<b>UTILITY EXPENSES</b>										
UTILITY - WATER	40,776	35,559	-5,217	44,333	3,557	167,854	213,353	45,499	232,095	64,241
UTILITY - ELECTRIC	102,570	136,431	33,861	116,982	14,412	1,005,775	818,589	-187,186	918,194	-87,581
UTILITY - GAS	9,392	23,507	14,115	6,097	-3,295	277,041	141,041	-136,001	197,122	-79,919
UTILITY - SEWER	50,917	47,406	-3,511	50,249	-668	244,169	284,437	40,268	317,155	72,985
<b>TOTAL UTILITY EXPENSES</b>	<b>203,656</b>	<b>242,903</b>	<b>39,248</b>	<b>217,662</b>	<b>14,006</b>	<b>1,694,840</b>	<b>1,457,420</b>	<b>-237,420</b>	<b>1,664,566</b>	<b>-30,273</b>
<b>TOTAL MAINTENANCE</b>										
<b>MAINTENANCE SALARIES</b>										
MAINTENANCE SALARIES	258,170	238,059	-20,111	223,762	-34,408	1,612,196	1,428,355	-183,842	1,461,293	-150,903
MAINTENANCE CASUAL LABOR	0	0	0	63,423	63,423	0	0	0	191,755	191,755
ALLOC MAINT SALARIES	0	0	0	0	0	0	0	0	-45	-45
<b>TOTAL MAINTENANCE SALARIES</b>	<b>258,170</b>	<b>238,059</b>	<b>-20,111</b>	<b>287,185</b>	<b>29,015</b>	<b>1,612,196</b>	<b>1,428,355</b>	<b>-183,841</b>	<b>1,653,003</b>	<b>40,807</b>
APPLIANCES	24,118	20,340	-3,779	24,701	582	112,377	122,037	9,660	134,969	22,592
DWELLING EQUIPMENT	0	99	99	0	0	782	596	-185	675	-106
PAINT	11,251	6,414	-4,837	7,348	-3,903	50,848	38,483	-12,365	39,079	-11,770
CLEANING SUPPLIES	2,782	2,569	-213	3,496	714	14,124	15,411	1,287	13,239	-886
HVAC MATERIALS	6,645	2,906	-3,739	2,096	-4,549	98,435	17,439	-80,997	14,474	-83,961
LANDSCAPING MATERIALS	0	76	76	0	0	515	455	-59	1,031	517
PLUMBING MATERIALS	17,381	14,757	-2,624	8,995	-8,386	131,821	88,543	-43,278	95,827	-35,995
ELECTRICAL MATERIALS	6,729	6,408	-322	3,074	-3,655	36,732	38,446	1,714	41,718	4,986
GASOLINE USAGE FOR MAINT VEHICLES	0	3,489	3,489	4,608	4,608	11,986	20,934	8,948	24,743	12,757
PEST CONTROL SUPPLIES	4,973	2,642	-2,331	4,010	-963	15,726	15,852	126	17,368	1,643
MAINTENANCE TOOLS	988	1,665	677	3,229	2,241	13,258	9,992	-3,267	12,931	-327
MAINTENANCE MATERIALS	43,108	32,870	-10,238	32,621	-10,486	260,982	197,219	-63,762	232,746	-28,235
MAINTENANCE EQUIPMENT	417	400	-16	195	-221	1,072	2,403	1,330	2,706	1,633
EARLY PAY DISCOUNT	-223	-2,587	-2,364	0	223	-6,164	-15,519	-9,355	-17,370	-11,206
<b>TOTAL MAINTENANCE MATERIALS</b>	<b>118,170</b>	<b>92,049</b>	<b>-26,121</b>	<b>94,374</b>	<b>-23,795</b>	<b>742,495</b>	<b>552,291</b>	<b>-190,203</b>	<b>614,136</b>	<b>-128,358</b>
ELEVATORS - CONTRACTED SERV	8,991	9,993	1,002	14,319	5,328	64,194	59,956	-4,238	51,768	-12,426
HVAC - CONTRACTED SERV	57,907	18,580	-39,328	33,655	-24,253	225,734	111,478	-114,256	146,692	-79,042
LAWNS - CONTRACTED SERV	67,041	9,971	-57,070	15,708	-51,333	151,359	59,825	-91,535	44,909	-106,450
MATS/UNIFORMS - CONTRACTED SVCE	611	483	-128	617	6	6,640	2,896	-3,744	3,372	-3,267
PEST CONTROL - CONTRACTED SERV	6,275	1,548	-4,728	2,970	-3,305	30,827	9,285	-21,542	5,442	-25,386
SNOW REMOVAL - CONTRACTED SERV	1,090	8,273	7,183	0	-1,090	90,159	49,638	-40,521	59,828	-30,332
TRASH - CONTRACTED SERV	21,605	30,831	9,225	17,494	-4,111	20,126	184,983	164,857	187,473	167,347
LANDFILL FEES - CONTRACTED SERV	1,898	152	-1,746	169	-1,729	2,836	914	-1,922	1,079	-1,757
CLEANING - CONTRACTED SERV	84,935	55,772	-29,163	19,279	-65,656	374,310	334,634	-39,676	284,538	-89,771
PAINTING - CONTRACTED SERV	12,671	19,130	6,459	38,157	25,486	85,412	114,780	29,368	132,068	46,656
ARBORIST - CONTRACTED SERV	0	4,609	4,609	18,275	18,275	40,740	27,653	-13,087	27,025	-13,715
FLOORING REPL - CONTRACTED SERV	52,340	34,561	-17,779	35,657	-16,682	306,749	207,366	-99,383	271,731	-35,017
OUTDOOR CLEANING - CONTRACTED SERV	0	1,555	1,555	1,320	1,320	11,700	9,332	-2,368	12,420	720
CONCRETE WORK - CONTRACTED SERV	0	356	356	90	90	1,807	2,134	327	5,495	3,688
ELECTRICAL - CONTRACTED SERV	19,251	12,929	-6,322	67,161	47,910	83,628	77,571	-6,057	94,567	10,938
LANDSCAPE - CONTRACTED SERV	410	4,574	4,164	27,625	27,215	6,385	27,445	21,060	31,225	24,840
PLUMBING - CONTRACTED SERV	14,656	36,648	21,992	24,296	9,639	132,452	219,890	87,438	106,547	-25,905
ROOF REPAIRS - CONTRACTED SERV	926	22	-904	4,854	3,928	14,760	132	-14,628	30,907	16,147
EXTERIOR REPAIRS - CONTRACTED SERV	1,938	113	-1,825	1,854	-84	22,687	680	-22,008	11,056	-11,631
VEHICLE MAINTENANCE & REPAIR	7,972	4,390	-3,581	5,541	-2,431	39,924	26,341	-13,583	27,083	-12,841
MAINTENANCE EQUIPMENT REPAIR	2,484	608	-1,876	0	-2,484	10,464	3,648	-6,816	1,491	-8,973
WINDOWS/DOORS REPL - CONTRACTED SERV	14,833	7,739	-7,094	7,948	-6,885	102,531	46,436	-56,095	161,063	58,532
VACANT TURNOVER - CONTRACTED SERV	0	427	427	410	410	6,451	2,562	-3,889	17,656	11,204
INSPECTIONS - CONTRACTED SERV	1,740	1,468	-272	5,261	3,521	67,601	8,811	-58,791	11,921	-55,680
INTERIOR REPAIRS - CONTRACTED SERV	29,248	6,519	-22,729	31,616	2,368	466,626	39,114	-427,512	301,422	-165,204
FIRE SAFETY - CONTRACTED SERVICES	35,273	19,166	-16,107	20,834	-14,438	211,910	114,996	-96,914	145,176	-66,734
OTHER - OUTSIDE MAINT	0	0	0	0	-9,791	6,600	0	-6,600	0	-6,600
HAZMAT - CONTRACTED SERV	22,965	483	-22,482	38,540	15,574	129,076	2,899	-126,177	286,483	157,407
RADON - CONTRACTED SERV	0	0	0	0	0	2,090	0	-2,090	4,355	2,265
DWELLING/MECHANICAL UPGRADES - CONTR SERV	0	143	143	0	0	398	860	462	0	-398
ALLOC INSPECTIONS EXPENSE	3,273	1,292	-1,981	2,605	-668	3,409	7,753	4,344	6,512	3,103
<b>TOTAL MAINT SERVICES AND CONTRACTS</b>	<b>470,333</b>	<b>292,336</b>	<b>-177,998</b>	<b>426,464</b>	<b>-43,869</b>	<b>2,719,587</b>	<b>1,754,014</b>	<b>-965,573</b>	<b>2,471,304</b>	<b>-248,283</b>
MAINTENANCE EMPLOYEE BENEFITS	-32	75	107	115	146	1,408	453	-956	74	-1,334
ALLOC MAINT EMP BENEFITS	0	0	0	0	0	0	0	0	-19	-19
ER MED/DENTAL INS - MAINT	58,910	62,150	3,240	57,144	-1,766	380,894	372,900	-7,994	388,931	8,038
ER PENSION - MAINT	9,742	13,093	3,351	-596	-10,338	74,128	78,559	4,431	46,973	-27,155
ER TAXES - MAINT	18,567	18,2								

SECURITY SALARY	13,997	25,366	11,370	11,989	-2,007	116,841	152,198	35,357	76,364	-40,477
<b>TOTAL PROTECTIVE SERV SALARIES</b>	<b>13,997</b>	<b>25,366</b>	<b>11,370</b>	<b>11,989</b>	<b>-2,007</b>	<b>116,841</b>	<b>152,198</b>	<b>35,357</b>	<b>76,364</b>	<b>-40,477</b>
FRONT LINE SERVICE FEES	23,631	44,327	20,695	18,821	-4,810	201,069	265,959	64,890	206,877	5,808
<b>TOTAL FEE FOR SERVICE</b>	<b>23,631</b>	<b>44,327</b>	<b>20,695</b>	<b>18,821</b>	<b>-4,810</b>	<b>201,069</b>	<b>265,959</b>	<b>64,890</b>	<b>206,877</b>	<b>5,808</b>
GUARDS - CONTRACTED SECURITY	0	42	42	0	0	123,036	253	-122,783	9,544	-113,492
SECURITY & MONITORING	228	3,311	3,083	1,246	1,018	28,525	19,865	-8,660	28,972	447
SECURITY - CONTRACTED SERV	3,998	919	-3,079	2,292	-1,706	31,271	5,514	-25,757	5,592	-25,679
SECURITY EQUIPMENT & MATERIALS	8,501	8,339	-162	7,829	-672	339,591	50,036	-289,555	58,230	-281,360
<b>TOTAL SECURITY EXPENSE</b>	<b>12,727</b>	<b>12,611</b>	<b>-116</b>	<b>11,367</b>	<b>-1,360</b>	<b>522,423</b>	<b>75,668</b>	<b>-446,754</b>	<b>102,338</b>	<b>-420,084</b>
ER MEDICAL/DENTAL INS - SECURITY	-1,011	2,685	3,695	-1,456	-446	3,671	16,109	12,438	16,410	12,740
ER PENSION - SECURITY	509	1,395	886	7	-502	5,222	8,371	3,149	2,087	-3,135
ER TAXES - SECURITY	1,072	1,941	868	894	-178	9,914	11,643	1,729	5,957	-3,958
<b>TOTAL SECURITY EMPLOYEE BENEFITS</b>	<b>570</b>	<b>6,020</b>	<b>5,450</b>	<b>-555</b>	<b>-1,125</b>	<b>18,807</b>	<b>36,123</b>	<b>17,316</b>	<b>24,454</b>	<b>5,647</b>
<b>TOTAL PROTECT SERVICE EXPENSES</b>	<b>50,926</b>	<b>88,325</b>	<b>37,399</b>	<b>41,622</b>	<b>-9,303</b>	<b>859,140</b>	<b>529,948</b>	<b>-329,192</b>	<b>410,033</b>	<b>-449,107</b>
<b>GENERAL EXPENSES</b>										
<b>INSURANCE EXPENSES</b>										
INSURANCE - LIABILITY	20,357	12,658	-7,699	5,678	-14,679	223,854	75,950	-147,905	95,901	-127,954
INSURANCE - PROPERTY	79,195	38,119	-41,076	0	-79,195	475,170	228,714	-246,456	333,460	-141,710
INSURANCE - WORKERS COMP	27,038	21,648	-5,390	8,694	-18,344	156,635	129,890	-26,745	129,076	-27,559
<b>TOTAL INSURANCE EXP</b>	<b>126,590</b>	<b>72,426</b>	<b>-54,165</b>	<b>14,372</b>	<b>-112,218</b>	<b>855,659</b>	<b>434,554</b>	<b>-421,106</b>	<b>558,437</b>	<b>-297,223</b>
BAD DEBT EXPENSE	84,374	46,809	-37,565	80,161	-4,213	430,274	280,856	-149,419	345,036	-85,238
<b>TOTAL BAD DEBT EXPENSE</b>	<b>84,374</b>	<b>46,809</b>	<b>-37,565</b>	<b>80,161</b>	<b>-4,213</b>	<b>430,274</b>	<b>280,856</b>	<b>-149,419</b>	<b>345,036</b>	<b>-85,238</b>
CLOSING COSTS	0	19	19	0	0	0	111	111	126	126
MORTGAGE INTEREST	5,957	5,854	-103	24,328	18,371	35,228	35,125	-103	36,387	1,158
<b>TOTAL LOAN INTEREST</b>	<b>5,957</b>	<b>5,854</b>	<b>-103</b>	<b>24,328</b>	<b>18,371</b>	<b>35,228</b>	<b>35,125</b>	<b>-103</b>	<b>36,387</b>	<b>1,158</b>
<b>TOTAL GENERAL EXPENSES</b>	<b>216,922</b>	<b>125,108</b>	<b>-91,814</b>	<b>118,861</b>	<b>-98,060</b>	<b>1,321,162</b>	<b>750,646</b>	<b>-570,516</b>	<b>939,986</b>	<b>-381,176</b>
<b>OTHER EXPENSES</b>										
<b>CASUALTY LOSS</b>										
CASUALTY LOSS MATERIALS	0	0	0	0	0	4,284	0	-4,284	0	-4,284
CASUALTY LOSS PROCEEDS	0	0	0	68	-68	0	0	0	68	-68
<b>NET CASUALTY LOSS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-68</b>	<b>-68</b>	<b>4,284</b>	<b>0</b>	<b>-4,284</b>	<b>-68</b>	<b>-4,352</b>
<b>TOTAL OTHER EXPENSES</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-68</b>	<b>-68</b>	<b>4,284</b>	<b>0</b>	<b>-4,284</b>	<b>-68</b>	<b>-4,352</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>2,792,790</b>	<b>2,723,227</b>	<b>-69,563</b>	<b>2,531,026</b>	<b>-261,764</b>	<b>18,652,898</b>	<b>16,339,361</b>	<b>-2,313,537</b>	<b>16,532,779</b>	<b>-2,120,119</b>
<b>NON-OPERATING EXPENSES</b>										
<b>HAP EXPENSES</b>										
HAP EXPENSE	3,925,062	3,435,727	-489,335	3,567,972	-357,090	22,847,276	20,614,364	-2,232,912	20,493,212	-2,354,064
HAP EXPENSE - PORTABLE	59,717	44,191	-15,526	41,202	-18,515	397,442	265,147	-132,295	263,902	-133,540
UTILITY REIMBURSEMENT	132,925	163,210	30,285	167,018	34,093	882,644	979,259	96,615	983,405	100,761
<b>TOTAL HAP EXPENSES</b>	<b>4,117,704</b>	<b>3,643,128</b>	<b>-474,576</b>	<b>3,776,192</b>	<b>-341,512</b>	<b>24,127,362</b>	<b>21,858,771</b>	<b>-2,268,592</b>	<b>21,740,520</b>	<b>-2,386,843</b>
DEPRECIATION EXPENSE	696,965	248,635	-448,330	253,587	-443,378	1,935,418	1,491,813	-443,605	1,540,724	-394,694
<b>TOTAL DEPR &amp; AMORT EXPENSE</b>	<b>696,965</b>	<b>248,635</b>	<b>-448,330</b>	<b>253,587</b>	<b>-443,378</b>	<b>1,935,418</b>	<b>1,491,813</b>	<b>-443,605</b>	<b>1,540,724</b>	<b>-394,694</b>
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>4,814,669</b>	<b>3,891,764</b>	<b>-922,906</b>	<b>4,029,779</b>	<b>-784,890</b>	<b>26,062,780</b>	<b>23,350,584</b>	<b>-2,712,197</b>	<b>23,281,244</b>	<b>-2,781,537</b>
<b>TOTAL EXPENSES</b>	<b>7,607,460</b>	<b>6,614,991</b>	<b>-992,469</b>	<b>6,560,805</b>	<b>-1,046,654</b>	<b>44,715,678</b>	<b>39,689,945</b>	<b>-5,025,733</b>	<b>39,814,023</b>	<b>-4,901,655</b>
TRANSFERS BET PROGRAMS & PROJECTS - IN	2,669,957	252,534	2,417,422	2,609,145	60,812	2,828,933	1,515,206	1,313,727	3,734,586	-905,653
TRANSFERS BET PROGRAMS & PROJECTS - OUT	2,669,957	252,534	-2,417,422	2,609,145	-60,812	2,828,933	1,515,207	-1,313,727	3,734,586	905,653
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
<b>TOTAL TRANSFERS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
<b>TOTAL PRIOR PERIOD ADJUSTMENT</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>584,367</b>	<b>584,367</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>3,408,247</b>	<b>-246,325</b>	<b>3,654,572</b>	<b>865,758</b>	<b>2,542,489</b>	<b>1,328,256</b>	<b>-1,477,948</b>	<b>2,806,204</b>	<b>-2,297,399</b>	<b>3,625,655</b>
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>4,105,212</b>	<b>2,310</b>	<b>4,102,902</b>	<b>1,119,345</b>	<b>2,985,867</b>	<b>3,263,674</b>	<b>13,865</b>	<b>3,249,809</b>	<b>-756,675</b>	<b>4,020,349</b>

**Budget Comparison**

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

	June 30, 2025	Budget	Variance	June 30, 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
<b>REVENUES</b>										
<b>TENANT REVENUES</b>										
TOTAL TENANT REVENUES	0	110	-110	150	-150	150	662	-512	1,680	-1,530
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	5,056,714	3,710,716	1,345,998	3,465,551	1,591,163	25,983,296	22,264,294	3,719,002	21,359,326	4,623,970
<b>TOTAL FEE REVENUE</b>										
TOTAL FEE REVENUE	3,273	5,240	-1,966	2,605	668	3,409	31,439	-28,029	6,512	-3,103
TOTAL NON-CASH INT INCOME {HIO}	0	0	0	0	0	0	0	0	442	-442
<b>OTHER INCOME</b>										
TOTAL OTHER INCOME	0	0	0	0	0	0	0	0	0	0
<b>TOTAL REVENUES</b>	<b>5,059,987</b>	<b>3,716,066</b>	<b>1,343,921</b>	<b>3,468,306</b>	<b>1,591,681</b>	<b>25,986,855</b>	<b>22,296,395</b>	<b>3,690,460</b>	<b>21,367,961</b>	<b>4,618,894</b>
<b>EXPENSES</b>										
<b>OPERATING EXPENSES</b>										
ADMINISTRATIVE EXPENSES	247,171	257,880	10,708	198,087	-49,084	1,561,125	1,547,278	-13,847	1,456,234	-104,891
RESIDENT SERVICE EXPENSES	0	451	451	160	160	-830	2,708	3,537	1,436	2,266
MAINTENANCE EXPENSES	23,894	34,117	10,223	18,922	-4,973	144,205	204,705	60,500	136,062	-8,143
GENERAL EXPENSES	4,712	3,564	-1,148	1,221	-3,491	27,660	21,385	-6,275	23,553	-4,106
<b>TOTAL OPERATING EXPENSES</b>	<b>275,778</b>	<b>296,013</b>	<b>20,235</b>	<b>218,390</b>	<b>-57,388</b>	<b>1,732,160</b>	<b>1,776,076</b>	<b>43,916</b>	<b>1,617,286</b>	<b>-114,874</b>
<b>NON-OPERATING EXPENSES</b>										
HAP EXPENSES	3,931,923	3,440,989	-490,934	3,568,423	-363,500	23,026,017	20,645,934	-2,380,083	20,502,493	-2,523,523
DEPR & AMORT EXPENSE	995	1,293	298	1,293	298	579	7,755	7,176	7,755	7,176
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>3,932,918</b>	<b>3,442,281</b>	<b>-490,636</b>	<b>3,569,716</b>	<b>-363,202</b>	<b>23,026,596</b>	<b>20,653,689</b>	<b>-2,372,907</b>	<b>20,510,249</b>	<b>-2,516,347</b>
<b>TOTAL EXPENSES</b>	<b>4,208,695</b>	<b>3,738,294</b>	<b>-470,401</b>	<b>3,788,105</b>	<b>-420,590</b>	<b>24,758,756</b>	<b>22,429,764</b>	<b>-2,328,991</b>	<b>22,127,534</b>	<b>-2,631,222</b>
<b>NET OPERATING INCOME (LOSS)</b>	<b>851,292</b>	<b>-22,228</b>	<b>873,520</b>	<b>-319,799</b>	<b>1,171,091</b>	<b>1,228,100</b>	<b>-133,369</b>	<b>1,361,469</b>	<b>-759,573</b>	<b>1,987,673</b>
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>852,287</b>	<b>-20,935</b>	<b>873,222</b>	<b>-318,506</b>	<b>1,170,793</b>	<b>1,228,679</b>	<b>-125,614</b>	<b>1,354,293</b>	<b>-751,818</b>	<b>1,980,497</b>

Property = 7pubhsg 7cap  
**Budget Comparison**  
 Period = Jun 2025  
 Book = Accrual ; Tree = ysl\_is

	June 30, 2025	Budget	Variance	June 30, 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
<b>REVENUES</b>										
<b>TENANT REVENUES</b>										
TOTAL TENANT REVENUES	603,968	566,226	37,742	615,239	-11,271	3,679,385	3,397,355	282,030	3,689,682	-10,298
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	3,643,293	968,273	2,675,020	2,252,807	1,390,486	9,829,831	5,809,638	4,020,194	7,441,775	2,388,056
<b>INVESTMENT INCOME</b>										
TOTAL INTEREST INCOME - MAIN	635	2,456	-1,821	2,180	-1,545	9,439	14,737	-5,298	14,126	-4,687
TOTAL NON-CASH INT INCOME {HIO}	0	8,392	-8,392	0	0	143,710	50,350	93,360	103,548	40,162
INT INCOME - RESTRICT FUNDS	399	503	-104	482	-83	2,402	3,016	-614	2,917	-516
OTHER INCOME										
TOTAL OTHER INCOME	43,951	31,965	11,986	118,772	-74,822	427,654	191,791	235,863	85,403	342,251
<b>TOTAL REVENUES</b>	<b>4,292,246</b>	<b>1,577,814</b>	<b>2,714,431</b>	<b>2,989,481</b>	<b>1,302,765</b>	<b>14,092,420</b>	<b>9,466,886</b>	<b>4,625,534</b>	<b>11,337,451</b>	<b>2,754,969</b>
<b>EXPENSES</b>										
<b>OPERATING EXPENSES</b>										
ADMINISTRATIVE EXPENSES	311,983	327,738	15,755	219,754	-92,228	2,005,981	1,966,427	-39,554	1,798,594	-207,387
RESIDENT SERVICE EXPENSES	168,774	178,844	10,070	149,331	-19,443	1,054,995	1,073,063	18,069	970,701	-84,293
COVID-19 EXPENSES	130	0	-130	0	-130	0	0	0	0	0
UTILITY EXPENSES	171,300	230,573	59,273	202,735	31,435	1,551,738	1,383,436	-168,303	1,567,847	16,109
MAINTENANCE EXPENSES	806,598	616,434	-190,164	793,068	-13,530	4,844,205	3,698,604	-1,145,601	4,610,731	-233,474
PROTECT SERVICE EXPENSES	29,113	50,302	21,189	21,205	-7,908	552,824	301,810	-251,014	269,167	-283,657
GENERAL EXPENSES	166,149	78,263	-87,887	85,106	-81,043	945,802	469,575	-476,227	548,700	-397,102
<b>TOTAL OPERATING EXPENSES</b>	<b>1,654,046</b>	<b>1,482,153</b>	<b>-171,893</b>	<b>1,471,199</b>	<b>-182,847</b>	<b>10,955,545</b>	<b>8,892,915</b>	<b>-2,062,630</b>	<b>9,765,740</b>	<b>-1,189,804</b>
<b>NON-OPERATING EXPENSES</b>										
HAP EXPENSES	17,220	14,737	-2,483	17,081	-139	92,043	88,422	-3,621	85,879	-6,164
DEPR & AMORT EXPENSE	590,283	183,117	-407,166	180,951	-409,332	1,488,426	1,098,700	-389,726	1,101,195	-387,231
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>607,503</b>	<b>197,854</b>	<b>-409,649</b>	<b>198,032</b>	<b>-409,471</b>	<b>1,580,469</b>	<b>1,187,122</b>	<b>-393,347</b>	<b>1,187,074</b>	<b>-393,395</b>
<b>TOTAL EXPENSES</b>	<b>2,261,549</b>	<b>1,680,006</b>	<b>-581,542</b>	<b>1,669,230</b>	<b>-592,318</b>	<b>12,536,013</b>	<b>10,080,037</b>	<b>-2,455,976</b>	<b>10,952,815</b>	<b>-1,583,199</b>
TOTAL TRANSFERS	914,428	103,730	-810,699	864,131	-50,297	1,073,405	622,377	-451,028	1,989,572	916,168
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
<b>NET OPERATING INCOME (LOSS)</b>	<b>1,116,269</b>	<b>-205,921</b>	<b>1,322,190</b>	<b>456,119</b>	<b>660,150</b>	<b>483,002</b>	<b>-1,235,528</b>	<b>1,718,530</b>	<b>-2,189,302</b>	<b>2,672,304</b>
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>1,706,552</b>	<b>-22,804</b>	<b>1,729,356</b>	<b>637,070</b>	<b>1,069,482</b>	<b>1,971,428</b>	<b>-136,828</b>	<b>2,108,256</b>	<b>-1,088,107</b>	<b>3,059,535</b>

C/O - after FMR 2016 (7fdscent)

**Budget Comparison**

Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

	June 30, 2025	Budget	Variance	June 30, 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
<b>REVENUES</b>										
<b>TENANT REVENUES</b>										
TOTAL TENANT REVENUES	17,800	3,584	14,216	0	17,800	44,263	21,502	22,761	24,482	19,781
TOTAL FEE REVENUE	418,339	458,601	-40,262	306,425	111,914	2,659,292	2,751,608	-92,316	2,607,605	51,686
TOTAL OTHER GOV'T GRANTS DONATION:	0	168,274	-168,274	0	0	420,121	1,009,642	-589,521	0	420,121
<b>INVESTMENT INCOME</b>										
TOTAL INTEREST INCOME - MAIN	32	34	-2	30	2	188	205	-17	196	-9
TOTAL NON-CASH INT INCOME {HIO}	0	596	-596	0	0	5,741	3,578	2,163	4,053	1,688
OTHER INCOME										
TOTAL OTHER INCOME	73	7,051	-6,978	48,796	-48,723	311	42,305	-41,993	61,187	-60,876
<b>TOTAL REVENUES</b>	<b>436,245</b>	<b>638,140</b>	<b>-201,895</b>	<b>355,251</b>	<b>80,993</b>	<b>3,129,915</b>	<b>3,828,839</b>	<b>-698,925</b>	<b>2,697,523</b>	<b>432,392</b>
<b>EXPENSES</b>										
<b>OPERATING EXPENSES</b>										
ADMINISTRATIVE EXPENSES	506,698	586,145	79,447	515,041	8,343	3,287,091	3,516,871	229,780	3,049,450	-237,641
RESIDENT SERVICE EXPENSES	77,976	90,798	12,822	371	-77,605	410,403	544,787	134,385	177,653	-232,750
COVID-19 EXPENSES	0	0	0	15	15	0	0	0	0	0
UTILITY EXPENSES	4,288	4,577	289	3,596	-691	32,799	27,461	-5,338	26,934	-5,865
MAINTENANCE EXPENSES	13,536	7,824	-5,712	12,920	-616	66,050	46,944	-19,106	75,024	8,974
PROTECT SERVICE EXPENSES	15,443	32,711	17,267	13,364	-2,079	146,113	196,264	50,151	109,475	-36,638
GENERAL EXPENSES	25,397	18,218	-7,179	30,768	5,372	154,812	109,308	-45,503	115,375	-39,436
<b>TOTAL OPERATING EXPENSES</b>	<b>643,338</b>	<b>740,273</b>	<b>96,935</b>	<b>576,076</b>	<b>-67,262</b>	<b>4,097,267</b>	<b>4,441,636</b>	<b>344,368</b>	<b>3,553,912</b>	<b>-543,355</b>
<b>NON-OPERATING EXPENSES</b>										
DEPR & AMORT EXPENSE	11,730	14,030	2,301	13,476	1,746	74,720	84,182	9,462	84,736	10,016
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>11,730</b>	<b>14,030</b>	<b>2,301</b>	<b>13,476</b>	<b>1,746</b>	<b>74,720</b>	<b>84,182</b>	<b>9,462</b>	<b>84,736</b>	<b>10,016</b>
<b>TOTAL EXPENSES</b>	<b>655,067</b>	<b>754,303</b>	<b>99,236</b>	<b>589,552</b>	<b>-65,515</b>	<b>4,171,987</b>	<b>4,525,818</b>	<b>353,831</b>	<b>3,638,648</b>	<b>-533,339</b>
TOTAL TRANSFERS	-753,864	-63,333	690,531	-743,000	10,864	-753,864	-380,000	373,864	-1,460,320	-706,456
<b>NET OPERATING INCOME (LOSS)</b>	<b>535,041</b>	<b>-52,830</b>	<b>587,871</b>	<b>508,699</b>	<b>26,342</b>	<b>-288,208</b>	<b>-316,978</b>	<b>28,770</b>	<b>519,195</b>	<b>-807,404</b>
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>546,771</b>	<b>-38,800</b>	<b>585,571</b>	<b>522,175</b>	<b>24,596</b>	<b>-213,488</b>	<b>-232,796</b>	<b>19,308</b>	<b>603,931</b>	<b>-817,419</b>

HIO, Inc. (7hioinc)  
**Budget Comparison**  
 Period = Jun 2025

Book = Accrual ; Tree = ysi\_is

	June 30, 2025	Budget	Variance	June 30, 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
<b>REVENUES</b>										
<b>TENANT REVENUES</b>										
TOTAL TENANT REVENUES	100,900	82,465	18,435	96,521	4,379	604,493	494,788	109,705	591,834	12,659
<b>HUD GRANTS AND SUBSIDY</b>										
TOTAL HUD GRANTS AND SUBSIDY	0	10,503	-10,503	0	0	0	63,018	-63,018	0	0
INT INCOME - RESTRICT FUNDS	876	755	121	726	150	4,033	4,529	-496	4,378	-345
<b>OTHER INCOME</b>										
TOTAL OTHER INCOME	13,596	11,751	1,845	11,333	2,263	79,763	70,506	9,257	69,169	10,594
<b>TOTAL REVENUES</b>	<b>115,371</b>	<b>105,473</b>	<b>9,898</b>	<b>108,580</b>	<b>6,791</b>	<b>688,288</b>	<b>632,840</b>	<b>55,449</b>	<b>665,381</b>	<b>22,908</b>
<b>EXPENSES</b>										
<b>OPERATING EXPENSES</b>										
ADMINISTRATIVE EXPENSES	-15,297	24,559	39,856	28,170	43,466	151,165	147,356	-3,809	223,338	72,173
RESIDENT SERVICE EXPENSES	14,126	13,412	-714	11,957	-2,170	93,665	80,475	-13,190	78,569	-15,096
UTILITY EXPENSES	28,068	7,754	-20,314	11,330	-16,738	110,302	46,523	-63,779	69,785	-40,517
MAINTENANCE EXPENSES	88,945	57,463	-31,482	51,552	-37,393	595,767	344,776	-250,991	453,877	-141,890
PROTECT SERVICE EXPENSES	6,370	5,313	-1,057	7,053	684	160,203	31,875	-128,328	31,391	-128,812
GENERAL EXPENSES	19,020	23,996	4,976	1,010	-18,011	183,907	143,976	-39,931	246,460	62,553
OTHER EXPENSES	0	0	0	-68	-68	4,284	0	-4,284	-68	-4,352
<b>TOTAL OPERATING EXPENSES</b>	<b>141,233</b>	<b>132,497</b>	<b>-8,736</b>	<b>111,003</b>	<b>-30,230</b>	<b>1,299,293</b>	<b>794,981</b>	<b>-504,312</b>	<b>1,103,352</b>	<b>-195,942</b>
<b>NON-OPERATING EXPENSES</b>										
HAP EXPENSES	5,498	3,932	-1,566	-296	-5,794	35,009	23,591	-11,418	21,802	-13,207
DEPR & AMORT EXPENSE	93,897	50,135	-43,762	57,807	-36,090	371,326	300,809	-70,517	346,671	-24,655
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>99,395</b>	<b>54,067</b>	<b>-45,328</b>	<b>57,511</b>	<b>-41,884</b>	<b>406,335</b>	<b>324,400</b>	<b>-81,935</b>	<b>368,473</b>	<b>-37,862</b>
<b>TOTAL EXPENSES</b>	<b>240,628</b>	<b>186,564</b>	<b>-54,064</b>	<b>168,514</b>	<b>-72,113</b>	<b>1,705,628</b>	<b>1,119,381</b>	<b>-586,247</b>	<b>1,471,825</b>	<b>-233,803</b>
TOTAL TRANSFERS	-160,564	-40,396	120,168	-121,131	39,433	-319,541	-242,377	77,164	-529,252	-209,711
<b>NET OPERATING INCOME (LOSS)</b>	<b>35,308</b>	<b>-40,694</b>	<b>76,002</b>	<b>61,197</b>	<b>-25,889</b>	<b>-697,799</b>	<b>-244,164</b>	<b>-453,635</b>	<b>-277,192</b>	<b>-420,607</b>
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>129,205</b>	<b>9,441</b>	<b>119,764</b>	<b>119,004</b>	<b>10,201</b>	<b>-326,473</b>	<b>56,645</b>	<b>-383,118</b>	<b>69,479</b>	<b>-395,952</b>

Public Housing (7pubhsg)  
**Budget Comparison**  
 Period = Jun 2025  
 Book = Accrual ; Tree = ysi\_is

	June 30, 2025	Budget	Variance	June 30, 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
<b>REVENUES</b>										
<b>TENANT REVENUES</b>										
TOTAL TENANT REVENUES	603,968	566,226	37,742	615,239	-11,271	3,679,385	3,397,355	282,030	3,689,682	-10,298
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	665,804	686,782	-20,978	1,252,048	-586,244	3,903,275	4,120,689	-217,414	4,872,063	-968,788
<b>INVESTMENT INCOME</b>										
TOTAL INTEREST INCOME - MAIN	635	2,456	-1,821	2,180	-1,545	9,439	14,737	-5,298	14,126	-4,687
TOTAL NON-CASH INT INCOME (HIO)	0	8,392	-8,392	0	0	143,710	50,350	93,360	103,548	40,162
INT INCOME - RESTRICT FUNDS	399	503	-104	482	-83	2,402	3,016	-614	2,917	-516
<b>OTHER INCOME</b>										
TOTAL OTHER INCOME	43,951	31,965	11,986	118,772	-74,822	427,654	191,791	235,863	85,403	342,251
<b>TOTAL REVENUES</b>	<b>1,314,757</b>	<b>1,296,323</b>	<b>18,434</b>	<b>1,988,722</b>	<b>-673,965</b>	<b>8,165,864</b>	<b>7,777,938</b>	<b>387,926</b>	<b>8,767,740</b>	<b>-601,876</b>
<b>EXPENSES</b>										
<b>OPERATING EXPENSES</b>										
ADMINISTRATIVE EXPENSES	308,570	327,738	19,168	188,972	-119,597	1,996,457	1,966,427	-30,029	1,739,153	-257,304
RESIDENT SERVICE EXPENSES	167,617	178,844	11,227	146,388	-21,230	1,051,324	1,073,063	21,740	957,806	-93,518
UTILITY EXPENSES	171,300	230,573	59,273	202,735	31,435	1,551,738	1,383,436	168,303	1,567,847	16,109
MAINTENANCE EXPENSES	665,645	556,609	-109,035	582,889	-82,756	3,628,926	3,339,656	289,270	3,454,446	-174,480
PROTECT SERVICE EXPENSES	26,763	50,302	23,539	21,205	-5,558	494,970	301,810	193,161	228,648	-266,322
GENERAL EXPENSES	166,149	78,263	87,887	85,106	-81,043	945,802	469,575	476,227	548,700	-397,102
<b>TOTAL OPERATING EXPENSES</b>	<b>1,506,043</b>	<b>1,422,328</b>	<b>83,715</b>	<b>1,227,295</b>	<b>-278,748</b>	<b>9,669,217</b>	<b>8,533,967</b>	<b>-1,135,250</b>	<b>8,496,600</b>	<b>-1,172,617</b>
<b>NON-OPERATING EXPENSES</b>										
HAP EXPENSES	17,220	14,737	2,483	17,081	-139	92,043	88,422	3,621	85,879	-6,164
DEPR & AMORT EXPENSE	590,283	183,117	407,166	180,951	409,332	1,488,426	1,098,700	389,726	1,101,195	-387,231
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>607,503</b>	<b>197,854</b>	<b>409,649</b>	<b>198,032</b>	<b>-409,471</b>	<b>1,580,469</b>	<b>1,187,122</b>	<b>-393,347</b>	<b>1,187,074</b>	<b>-393,395</b>
<b>TOTAL EXPENSES</b>	<b>2,113,546</b>	<b>1,620,182</b>	<b>493,365</b>	<b>1,425,327</b>	<b>-688,219</b>	<b>11,249,686</b>	<b>9,721,089</b>	<b>-1,528,597</b>	<b>9,683,674</b>	<b>-1,566,012</b>
TOTAL TRANSFERS	-1,724,097	-117,937	1,606,160	-1,736,869	-12,772	-1,565,120	-707,623	857,497	-1,328,748	236,372
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
<b>NET OPERATING INCOME (LOSS)</b>	<b>925,308</b>	<b>-205,921</b>	<b>1,131,229</b>	<b>2,300,264</b>	<b>-1,374,956</b>	<b>-1,518,702</b>	<b>-1,235,528</b>	<b>-283,174</b>	<b>-171,553</b>	<b>-1,347,149</b>
<b>ADJUSTED NET OPERATING INCOME (LOSS)</b>	<b>1,515,591</b>	<b>-22,804</b>	<b>1,538,395</b>	<b>2,481,215</b>	<b>-965,624</b>	<b>-30,276</b>	<b>-136,828</b>	<b>106,552</b>	<b>929,642</b>	<b>-959,918</b>

6.7. Development

6.8. Procurement/Contracting/Capital Budgets

## Capital Improvements Monthly Report – August 2025

### Capital Funds Project Status update as of 07/28/2025

Project	Comments
<i><u>IN PROGRESS</u></i>	
Lead risk assessments	Estimated completion August 2025
Key management system	Estimated completion September 2025
Park South, Jackson boiler rebuilds	Estimated completion September 2025
Site drainage A&E	Estimated completion September 2025
Crown Unit Renovation	Estimated completion September 2025
Jackson Thermostat Replacements	Estimated completed October 2025
Park South Tower window replacements	Estimated completion November 2025
Kay Jay Tower shower replacements	Estimated completion March 2025
Jackson Tower plumbing stack replacements	Estimated completion mid-2026
<i><u>IN DEVELOPMENT</u></i>	
Kay Jay Unit Renovation	Awarded, will commence August 2025
Jackson Unit Renovation	Contract award pending board approval
Annex renovation A&E	Contract award pending board approval
Multifamily exterior repairs	Developing scope
Alamo lead paint remediation	Developing scope
Physical needs assessment / Energy Audit	Planning

Capital Funds Grant Status Update as of 07/28/2025

*ACTIVE GRANTS*

Grant Year	Grant Type	Award Amount	Award Date	Obligation Date	End Date	\$ Expended	% Expended	\$ Obligated	% Obligated	Status
2022	Formula	\$7,114,398	5/12/2022	5/11/2024	5/11/2026	\$7,063,152	99.28%	\$7,086,299	99.61%	Expended, final reconciliation in progress
2022	JT At Risk	\$2,145,000	2/8/2023	1/29/2025	1/29/2027	\$7,102,136	99.83%	\$7,106,857	99.89%	Obligation complete, expending
2023	Formula	\$7,173,205	2/17/2023	2/16/2025	2/16/2027	\$5,232,112	72.94%	\$7,064,289	98.48%	Obligation complete, expending
2024	Formula	\$7,433,097	5/6/2024	5/6/2026	5/6/2028	\$4,652,275	62.59%	\$6,194,016	83.33%	Obligation in progress
2025	Formula	\$7,538,645	5/13/2025	5/12/2027	5/12/2029	\$2,638,525	35.00%	\$2,649,835	35.15%	Obligation in progress

*INACTIVE GRANTS*

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%	Closeout in progress
2019	Lead Based Paint	\$660,000	8/30/2019	8/30/2023	8/30/2025	\$660,000	100.00%	\$660,000	100.00%	Closeout 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%	Closeout in progress
2020	Safety & Security	\$227,273	4/2/2021	4/1/2022	4/1/2023	\$227,273	100.00%	\$227,273	100.00%	Closeout in progress
2021	Formula	\$5,831,495	2/23/2021	2/22/2023	2/22/2025	\$5,831,495	100.00%	\$5,831,495	100.00%	Closeout in progress
2021	Safety & Security	\$247,000	9/1/2021	9/9/2022	9/9/2023	\$146,530	59.32%	\$146,530	59.32%	Closeout in progress

## Procurement Monthly Report – August 2025

<i>FORMAL SOLICITATION ACTIVITY</i>			
<b>Project</b>	<b>Type</b>	<b>Status</b>	<b>Anticipated Board Month</b>

<i>CONTRACT ACTIVITY</i>			
<b>Contract Purpose</b>	<b>Vendor</b>	<b>Action</b>	<b>Diverse-Owned Business</b>
Jackson Unit Renovation	TCI General Contracting	New	100% MBE
Construction Contractors	Multiple (x 15)	Extension / Increase	Multiple - see recommendation
Janitorial	Multiple (x6)	Renewal	5 x 100% MBE; 6 x 100% WBE; 1 x Section 3
A&E	Schemmer Architecture	New	n/a
Laundry Services	Jetz Service Company	Extension	n/a
Kay Jay Shower Renovation	Future Construction Specialties	Extension	100% WBE

<i>OTHER PROCUREMENT ACTIVITY (EXISTING CONTRACTS / BOARD NOTIFICATION)</i>			
<b>Project</b>	<b>Vendor</b>	<b>Amount</b>	<b>Contract #</b>
Jackson Thermostat Replacements	Hayes Mechanical	\$36,000	22-CHVAC-13
Bayview Commercial HVAC	Eyman	\$60,271.00	24-RESHVAC-100B
Bayview Sewer Repair	Plumbrite	\$35,880	21-PLUMB-30B
SFH Foundation Repair	Quality Foundation	\$20,880	QSP

## 6.9. Human Resources

# Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: July 25, 2025

Re: Staffing Report Summary June 18, 2025 – July 25, 2025

## Total Open Positions 9

Position(s)	Number of Positions Open	Department	Status
Project Based Voucher Program Manager	1	HCV	Reviewing Applications
Maintenance Support Assistant	1	Property Management	Reviewing Applications
Senior Accountant	1	Finance	Reviewing Applications
HCV Property Owner Liaison	1	HCV	Interviewing
Inspection Clerk	1	Inspections	Interviewing
Data and Software Specialist	1	IT	Interviewing
Housing Specialist	3	HCV	Interviewing

## Total New Hires 6

Title	Number of Positions Filled	Department/Location
Housing Specialist-Waitlist	1	HCV
Senior Administrative Assistant	1	HCV
Case Manager-Intensive Services	1	Intensive Services
Quality Improvement Director	1	Executive
Accountant	1	Finance
Project Manager	1	Capital Improvements

## Total Transfers 0

Name	Old Title	New Title	Department	Date

## Total Promotions 3

Name	Old Title	New Title	Department	Date
Rachel Otto	Senior Accountant	Accounts Payable Manager	Finance	TBD
Hannah Howell	Maintenance Repairer	Assistant Maintenance Manager	Property Management	TBD
Shy Starks	Admin. Assistant - Talent Acquisition & Benefits	Housing Compliance Specialist	Compliance	TBD

Type of Termination	Number of Employees
Involuntary	8
Voluntary	5

Current Monthly Turnover Rate
7.51%

Annual Turnover Rate (07/2024 – 06/2025)
38.69%

## 6.10. Family and Community Services

*Family and Community Services Department*

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**Synergy of Services = Self-Sufficiency**

Outreach

Academic Achievement

Transportation

Elderly and Disabled Services

Resident Education and Employment

Family Self-Sufficiency

Homeownership

Grants



*Families Towards Self-Sufficiency*

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***Family and Community Services Department***

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***Family Services and Community Outreach (FSCO) Program***

Goal: The primary goal of the Family Services and Community Outreach Program is to assess, upon lease-up, the needs of public housing residents and strategically connect them to community resources and internal OHA programs that stabilize their housing situations; provide access to education and employment opportunities and offer youth tutoring and mentoring as well as quality services that allow 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	200
Study Centers (Youth & Adult)/Computer Lab (SST and TSF)	300+
Outreach Efforts	300+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	22
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	42
New Enrollment (Case Management)	10
Number of New Community Partnerships	9
Number of Cultural/Recreational Activities (Soccer Training)	23
Referral to FSS/HOP	5
Food/Nutrition Program (TSF food program)	500+
Service Coordination with Property Management	25

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

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

- Education
- Employment and Job Training
- Health/Wellness

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

## 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	160
New Enrollments	3
TANF Recipients	0
Face-to-Face Contact Visit	200
Virtual Contact Visit	0
Phone Visit	50
ROSS Employment Goals	10
Job Placement	13
Employed Full-Time	44
Employed Part-Time	10
Employment Referrals	0
Education Goals	0
Education Goals Met	110 MCC/UNO
Education Referrals	50
College Enrollment	0
Healthcare Coverage	40
Program Coordination Committee (PCC)	25
New PCC Partners	0

***Resident Education and Employment Program (REEP)***

Goal: The primary goal of the Resident Education and Employment Program (REEP) is to provide meaningful opportunities for Public Housing and Section 8 residents to receive job readiness training, soft and life skill development, post-secondary education, GED/ABE/ESL, job search assistance, and resume preparation. By connecting residents with Metro-area employers, REEP seeks employment opportunities that lead to economic self-sufficiency.

Snapshot of Service Coordination	The Impact (Households served)
Job Placement (DED-Internship through TSF and Set-up Omaha)	49
Job Readiness Training/Referral and Job Fair	200
Direct Employment Leads/Flyers	Over 300
Post-Secondary Education (Certificate Programs/2/4-year University)	182

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***Family and Community Services Department***

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

Goal: The primary goal of the Family Self-Sufficiency Program is to empower families to become economically self-sufficient. Through intensive case management services, financial literacy counseling, asset development, life skills workshops, goal planning (ITSP), and strategic service coordination 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-140 PH-25
TANF Recipients (Welfare to Work)	HCV-5 PH-3
Recommendation for Graduation	HCV-3 PH-0
Recommendation for Termination w/escrow	HCV-0 PH-0
Recommendation for Termination	HCV-0 PH-0
Program graduates	HCV-0 PH-0
New Enrollment	HCV-2 PH-1
Employment/Job Training/Referrals (YTD)	105
Post-Secondary Education (YTD)	HCV-39 PH-10
Employed full-time (YTD)	HCV-100 PH-19
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	47
Asset Development (Escrows)	<b>HCV-\$518,027.00 PH-\$47,269.00 Total-\$5565,297.00</b>
Life Skills	57
Service Coordination (PCC)	18
In-Person/Zoom/Phone Meetings	52
<b>FSS Forfeiture:</b> 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.	<b>\$73,184.00</b>

**Family and Community Services Department**

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

**ACHIEVEMENTS:**

- *Two tenants were approved for a home mortgage loan this month.*
- *Three HCV/PH tenants enrolled in the FSS program this month.*
- *Three FSS participants graduated this month.*
- *Two FSS participants were recommended for graduation this month.*
- *L. Morris closed on her home through Habitat*
- *A. Johnson closed on a home through US BANK*
- *Y. Riveria closed her home through Habitat*
- *M. Mon closed on her home through Habitat*
- *W. Legon signed a purchase agreement*
- *H. Abdi signed a purchase agreement*
- *3 HCV FSS participants graduated from the FSS program: T. Taliaferro \$24,526.98, D. Price \$3,203.03, and T. Parmar \$2,363.55. 1 PH FSS participant graduated from the FSS program, K. Jackson \$8,418.88*
- *3 FSS participants are being recommended for graduation, with a combined escrow total \$34,818.43.*
- ***During FSS office hours, HUD staff stated:***
  1. *No need to panic: FSS funding is already allocated through 2025 at the housing authority/owner level, and Congress has approved HUD funding for 2026.*
  2. *Participant enrollment should continue—no reason to stop.*
  3. *Office hours will no longer be recorded, and personal recording is not allowed.*
  4. *Old YouTube trainings are temporarily locked down; new shorter training videos are in the works.*
  5. *The FSS guidebook is still down, but they're working on it.*
  6. *The FSS training on HUD Exchange is still accessible.*
  7. *HUD staffing is down 30%, so expect delays from field offices.*
- ***Family Housing Advisory hosted the first PCC, with 30 attendees from different partner organizations. Partners in attendance were: Access Bank, AIM Institute, All Communities Outreach Services, Child Saving Institute, College Possible, Credit Advisors, Creighton's Educational Opportunity Center, EducationQuest, Family Housing Advisory Services, Habitat for Humanity of Omaha, Heart Ministry Center, Heartland Workforce Solutions, Metro Housing Collaborative, Omaha Public Schools, Omaha 100, Salvation Army, The Furniture Project, University of Nebraska at Omaha.***
- *Seven FSS participants were awarded the NHLA scholarship*
- ***The 2025 NASW National Conference*** *convened social work professionals nationwide to celebrate the profession's 70-year legacy while focusing on future challenges and opportunities. The event featured networking opportunities designed to advance social justice, professional development, and community empowerment.*
- ***Keynote Highlights:*** *Deborah Archer, ACLU President: Focused on confronting systemic racism across legal and social systems, urging social workers to lead advocacy efforts for equity and civil rights. Congresswoman Delia Ramirez: Emphasized social work's role in democratic engagement, grassroots organizing, and policy advocacy to address housing, immigration, and mental health crises.*

## Board Report

***Family and Community Services Department***

- **Notable Sessions: Media Influence on Black Communities:** Explored the psychological impact of mainstream media portrayals and strategies for social workers to promote media literacy and resilience. **Financial Empowerment Strategies:** Presented practical tools for social workers to help clients build financial stability beyond traditional literacy, addressing systemic economic barriers.
- **Lost in Translation: The Cultural and Psychological Trauma of Immigration:** Examined the complex cultural and psychological trauma experienced by immigrants, highlighting language barriers, acculturation stress, and intergenerational trauma, and offering culturally responsive support strategies.
- **CEO Speaker Series: Healing While Black: Reimagining Mental Health for Black Men and Boys:** Discussed the unique mental health challenges faced by Black men and boys. The panel explored trauma-informed approaches and culturally grounded healing practices aimed at improving mental health outcomes within this population.
- **Trauma as a Root Driver of Recidivism:** This session examined how trauma contributes to repeated involvement with the criminal justice system. It emphasized trauma-informed interventions as essential for reducing recidivism and supporting successful reentry.
- **The Ethical Obligations of Housing Policy:** The ethical role of social workers in shaping and advocating for just housing policies, calling for a values-driven approach rooted in equity and access.

**Themes & Takeaways:**

1. **Advocacy & Civic Leadership:** Social workers as critical agents for social change, both in direct practice and public policy.
  2. **Systemic Racism & Equity:** Ongoing need to dismantle structural barriers in housing, education, justice, and healthcare.
  3. **Holistic Client Support:** Integrating cultural competency, mental health awareness, financial empowerment, trauma-informed care, and criminal justice reform into services.
  4. **Professional Development:** Emphasis on skill-building, networking, and knowledge-sharing.
  5. **Housing as a Human Right:** Many sessions reinforced the ethical and systemic responsibility to address housing access as a core social work issue.
- **Relevance to Our Work:** The conference's focus on equity, empowerment, and advocacy directly supports the Omaha Housing Authority's mission to provide inclusive, supportive housing while fostering resident self-sufficiency and community engagement. Insights from the event, particularly regarding systemic racism, immigrant trauma, mental health for marginalized groups, financial empowerment, and trauma-informed approaches to recidivism, can inform program development, policy advocacy, and staff training to serve our diverse community better.
  - **Homelessness and Housing in View of the Migrant Crisis:** Examined the intersection of homelessness and immigration, emphasizing the need for responsive housing strategies that acknowledge the unique barriers migrant communities face.
  - Updated-16 OHA students were awarded the prestigious Susan Buffett Scholarship this year, a testament to their hard work, resilience, and academic dedication
  - Met with JCC Foundation and Omaha Chambers to reestablish the Ann Goldstein Outstanding Young Leader Award Scholarship. (Awarded \$2,000 to 3 OHA HS students this month)

## Board Report

***Family and Community Services Department***

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- *Partnership with Operation Hope to reestablish a partnership. Operation HOPE provides expert financial coaching to help you enhance your financial literacy, set realistic goals, and create a plan for achieving economic success.*
- *The Hiring Now Job Fair was a success, drawing over 200 attendees actively seeking new employment opportunities. Community members came with intense interest and high hopes of securing jobs, reflecting the ongoing need for accessible workforce development resources. The strong turnout underscores the importance of continued partnerships with employers and support services to help residents connect with meaningful and sustainable employment. High Employer Participation: Around 20 local and national companies attended, representing industries like healthcare, tech, retail, and manufacturing. During the event, there were 25+ who were hired on the day of or within a week of the event. There were also some employers still considering hiring more job seekers.*
- *Partnership with Goodwill to provide workshops, training sessions, certification programs, and classes throughout OHA towers.*
- *Currently, 25 OHA tenants are still enrolled in either Career Forward or Spring classes at MCC. This partnership strengthens our relationship with MCC, helping pipeline FSS participants and OHA residents 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 community health workers (CHWs) participated in the Douglas County Health Department's bi-weekly training. (City Sprout and MCC Training this month)*
- *Continued our collaboration with The Simple Foundation to provide after-school and summer programs.*
- *Continued partnership with Methodist College Mobile Diabetes Clinic. Nursing students will continue to provide free on-site screenings for blood pressure, body mass index (BMI), pre-diabetes, blood glucose, cholesterol, and other health indicators.*
- *2 Bellevue University Scholarships, 3 Ann Goldstein Leadership Award, 16 students were selected for the Susan Buffett, 17 Goodrich scholarships, 10 Nebraska Promise, and 2 Omega Psi Phi Fraternity scholarships for this academic year. These scholarships were awarded based on a combination of academic merit, community involvement, and demonstrated financial need.*
- *Catholic Charities continue to visit the Towers to host bingo, assist residents with food pantries, and provide rides to medical appointments. (Served over 57 tenants this month)*
- *Youth involvement remains a top priority for our organization. This month, we actively promote scholarship opportunities for 73 OHA high school students pursuing higher education.*
- *Family Self-Sufficiency coordinators continue to develop strategies to connect participating families with public and private resources, increase earned income, and promote financial independence.*

## Board Report

***Family and Community Services Department***

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- *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 70 tenants.)*
- *Archwell Community Health Care hosted Lunch and Learn events at the OHA Towers this month, with over 341 tenants participating.*
- *GOCA/ENCAP continues to serve all our senior residents with commodities at all eleven OHA Towers. With Crown Tower being the most significant population served, ENCAP averages about 15 residents at each location, totaling 51. These numbers change monthly because of new seniors qualifying for benefits and others leaving the program.*
- *The OHA/TSF soccer program reached its highest participation level in history, with over 700 kids engaged in year-round programming. (Over 200 players are playing in the summer league.)*
- *Continued support for 203 OHA/TSF college students across multiple universities, ensuring access to the Scott Foundation Scholarship, which committed over \$300,000 annually.*
- *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.*
- *OHA staff continues to bridge communication barriers regarding CNI and CNP with Sudanese, Somali, and Bantu populations. (16 tenants were served this month.)*
- *Conducted over 60 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 8 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....**

- *KETV Back-2-School event*
- *Omaha Girls Inc. Annual Luncheon*
- *Meeting with Omaha Chambers.*
- *OHA Farmers Market at CT.*
- *Back-to-School event on August 7.*
- *MCC-Momentum Career Empowerment.*
- *Four Tenants' Homeownership closing.*
- *UWM-Community Investment and Program meeting/Site visits.*
- *REACH Bi-weekly Training.*
- *Mental Health services with Charles Drew, New Beginning, and Community Alliance.*
- *Salvation Army - Computer and Leadership Workshop.*
- *Promoting Self-Sufficiency through TANF and WIOA Two-Generation Partnerships*

Board Report

***Family and Community Services Department***

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- *CAC monthly meeting*
- *HUD- Partner with Your Local Community College & Link Residents to Low or No-Cost Higher Education!*
- *Momentum Career Empowerment at MCC*
- *Period Product Drive-TBD*
- *Heartland Workforce Solution meetings*
- *Summer-NAHRO Conference*
- *Methodist College mobile clinic tour*
- *Salvation Army/ Beginner Computer classes/ Resume/ Leadership Training*
- *HUD-Strong Families Resources Webinar*
- *Goodwill Soft skills classes- OHA Towers*
- *High School Seniors meeting*

## 6.11. Legal

# Memorandum



To: OHA Board of Commissioners  
 From: Brian Hansen, General Counsel  
 Date: August 7, 2025  
 Re: Legal Matters

## TORT CLAIMS PENDING PER PSTCA

Chaunci Calloway	Tort	08/13/24	Notice of intent to sue		
Jon Traudt	Tort	04/10/25	Notice		
Bell et al	Tort	05/22/25	Notice		
Hasani Lee	Tort	08/01/25	Notice		

## LITIGATION

OHA v State of NE		06/27/25 07/03/25	Complaint filed Summons served on State	Douglas County District Court	PENDING
Bush v OHA	Class action Hardship etc.	06/27/24 08/06/25 09/18/25	P complaint filed Settlement negotiations pending Settlement status conference Settlement status conference	US District Ct	PENDING
Bell v OHA	Class action Bedbugs etc	01/06/25 03/25/25 04/24/25 05/22/25 07/08/25 08/14/25	P Complaint filed P amended Complaint filed OHA filed motion to dismiss Ps filed notice under PSTCA P reply to motion to dismiss Hearing OHA motion to dismiss	Douglas County District Court	PENDING
Select Contracting v OHA	Contract	08/18/23 11/12/23 09/25/25	P Complaint filed OHA answer filed Mediation	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
OHA v Lide	Eviction rent & Counter claims	04/24/24 05/24/24 08/05/25	Eviction action filed D answer & counterclaims Settlement approved by court	Douglas County County 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	RESOLVED
OHA v Johnson	Eviction	02/03/25 03/10/25 03/21/25 04/10/25 04/29/25	Hearing w/stipulated order D evicted by constable D Motion to plead his case Hearing on D Motion D Motion dismissed denied	Douglas County County Court	RESOLVED
Silence (Harris) v OHA	Employment discrimination	02/11/25 03/10/25	P Complaint filed Dismissed per stipulation	US District Ct	RESOLVED

Cooksey-Timperley v OHA	Tort	04/01/25 05/15/25 07/28/25	Summons & Complaint served OHA answer filed Court notice to dismiss scheduling	Douglas County District Court	PENDING
OHA v Winters	Eviction	06/23/25 07/02/25	Default judgment for OHA T filed appeal No hearing scheduled yet	Douglas County District Court	PENDING
Solomon v. OHA	Small Claims	06/30/25 08/08/25	Small claim filed Hearing	Douglas County County Court	PENDING

#### HASANI LEE & RELATED CASES

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 11/29/24 12/10/24 01/21/25 07/07/25	P Complaint filed OHA motion summary judgment P motion summary judgment Hearing on motions Ruling under advisement P motion for ruling	Douglas County District Court	PENDING
Hasani Lee et al 24-3481		05/03/24 02/24/25 03/26/25 05/16/25 07/09/25	P Complaint filed P multiple motions filed Hearing on P's summary judgment OHA motion summary judgment Hearing on OHA motion Ruling under advisement	Douglas County District Court	PENDING
Hasani Lee et al 25-4085		05/30/25 05/22/25 06/27/25 06/27/25 07/07/25 08/01/25 08/26/25	Service of complaint P motion to recuse Judge Srb Judge denies motion recuse Judge OHA motion to dismiss P motion to consolidate cases P motion reassign to Judge Polk Various P filings Hearing on OHA motion	Douglas County District Court	PENDING
Hasani Lee v OHA		06/03/24 04/02/25	Complaint filed No service on OHA Case dismissed by court	US District Court-Nebraska	RESOLVED
Toni Wiggins v OHA		06/03/24 04/02/25	Complaint filed No service on OHA Case dismissed by court	US District Court-Nebraska	RESOLVED
Sherman Wells v OHA		05/15/24 10/15/24	Complaint filed Dismissed	Douglas County District Court	RESOLVED
Calloway v. OHA		06/14/24 08/13/24	P Complaint filed Dismissed with prejudice	Douglas County District Court	RESOLVED
OHA v Freeman	Eviction rent & Counter claims	08/21/24 08/30/24 09/09/24 03/18/25 04/29/25	Eviction action filed D answer & counterclaims Transferred to district court Settlement agreement signed Dismissed with prejudice	Douglas County District Court	RESOLVED

**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 05/12/25	Date of charge OHA response submitted Settled	OHRRD	RESOLVED
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 05/02/25	Notice of charge OHA response submitted Review evidence	NEOC	PENDING
Powell v. OHA	Discrimination	06/30/25 07/29/25	Notice of charge OHA response submitted	OHRRD	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 06/02/25	Notice of charge OHA Response filed Amended charge served Response to amended charge	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 07/12/25	Charge served OHA response submitted	NEOC	PENDING

## JUNE 2025 EVICTION CASES

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment	14	33	4	16	5	0	72
Lease	12	21	1	5	11	0	50
Criminal/HSW	1	0	1	1	0	0	3
06/25 Totals	27	54	6	22	16	0	125
05/25 Totals	6	3	2	1	1	1	14
04/25 Totals	10	6	0	2	1	0	19
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

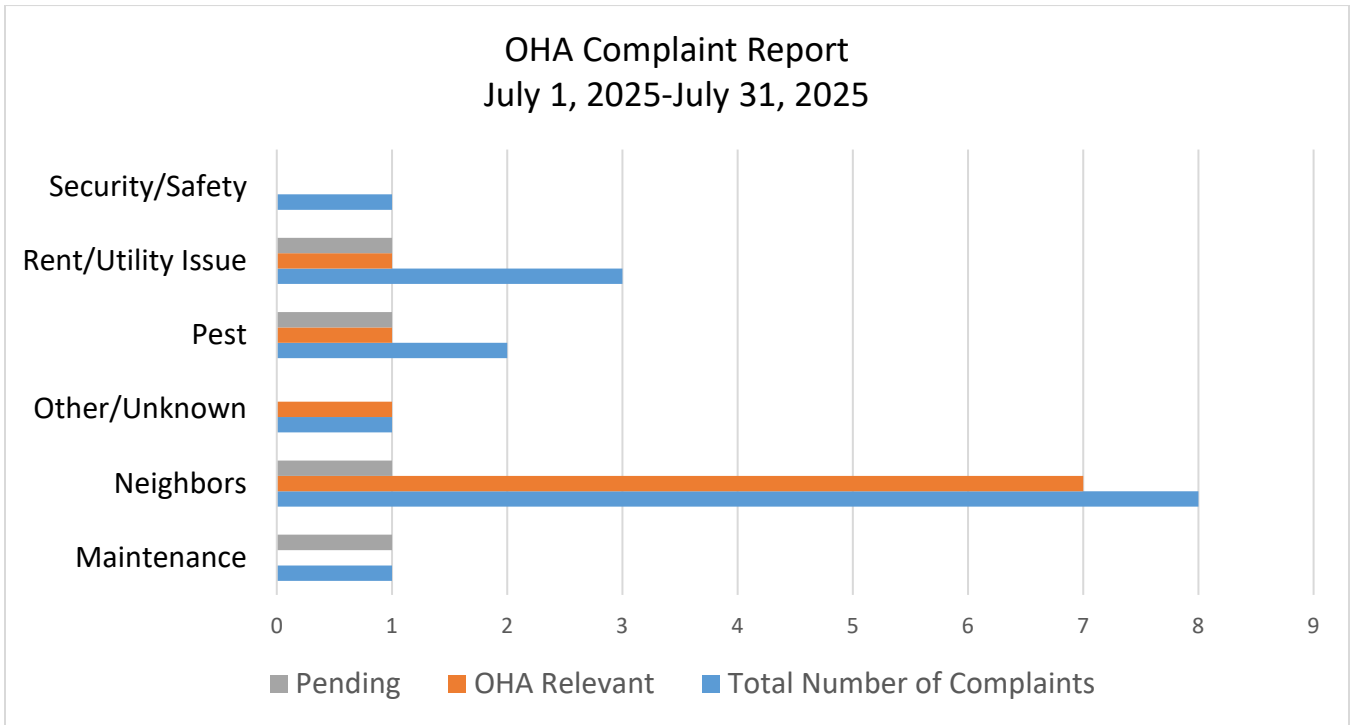
Date: August 7, 2025

Re: Complaint Report-July 2025

<b>Reporting Period</b>	July 1-31, 2025
<b>Total Complaints this Period</b>	16
<b>Total Number of Complaints Relevant to OHA</b>	10 (62%)
<b>Average Resolution Time</b>	5.23 Days

**Observations:**

- Average resolution time down from last month
- Neighbor complaints are up due to multiple complaints regarding one household.



<b>Complaint Type</b>	<b>Total Number of Complaints</b>
Maintenance	1
Neighbors	8
Other/Unknown	1
Pest	2
Rent/Utility Issue	3
Security/Safety	1

# Memorandum

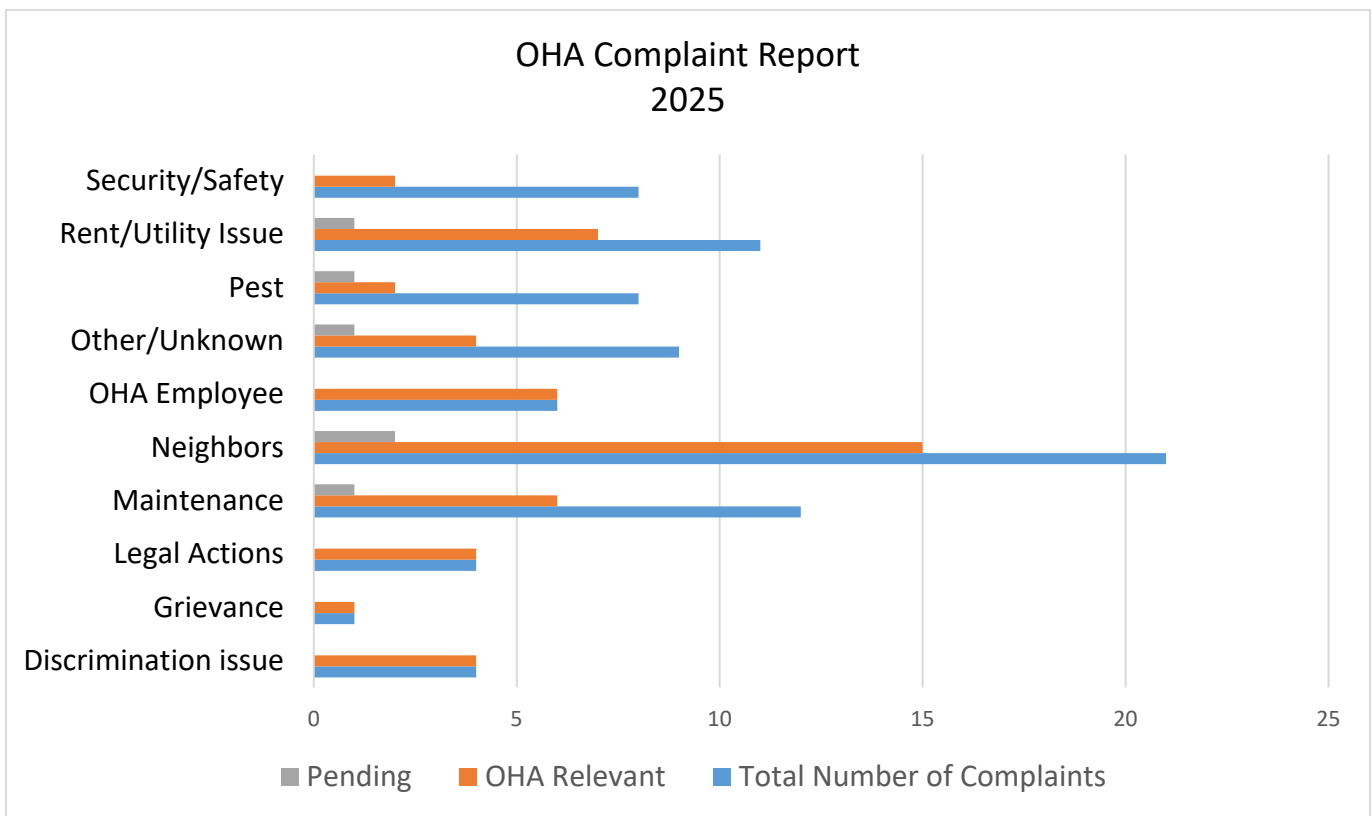


To: OHA Board of Commissioners

Date: August 7, 2025

Re: Complaint Report-2025

<b>Reporting Period</b>	2025
<b>Total Complaints this Period</b>	84
<b>Total Number of Complaints Relevant to OHA</b>	51 (61%)
<b>Average Resolution Time</b>	3.43 Days



<b>Complaint Type</b>	<b>Total Number of Complaints</b>
Discrimination issue	4
Grievance	1
Legal Actions	4
Maintenance	12
Neighbors	21
OHA Employee	6
Other/Unknown	9
Pest	8
Rent/Utility Issue	11
Security/Safety	8

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