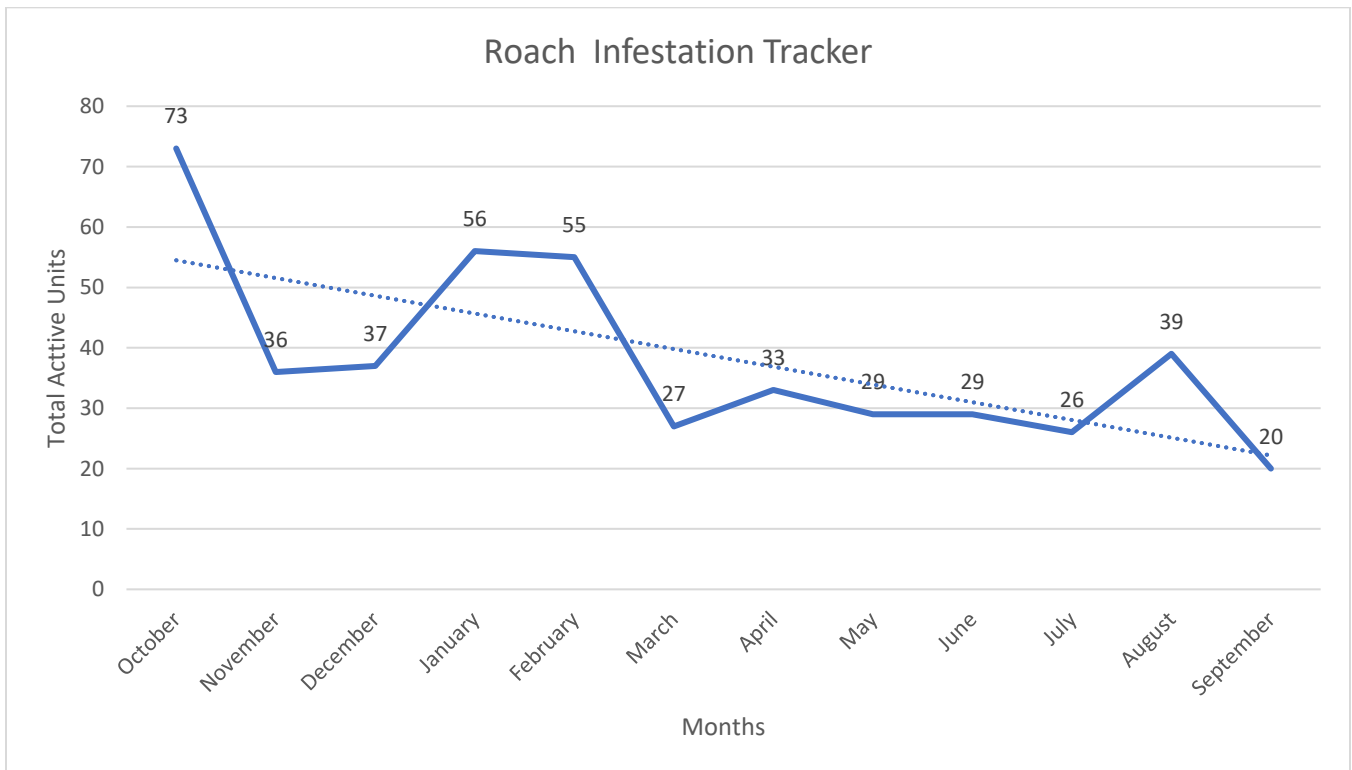
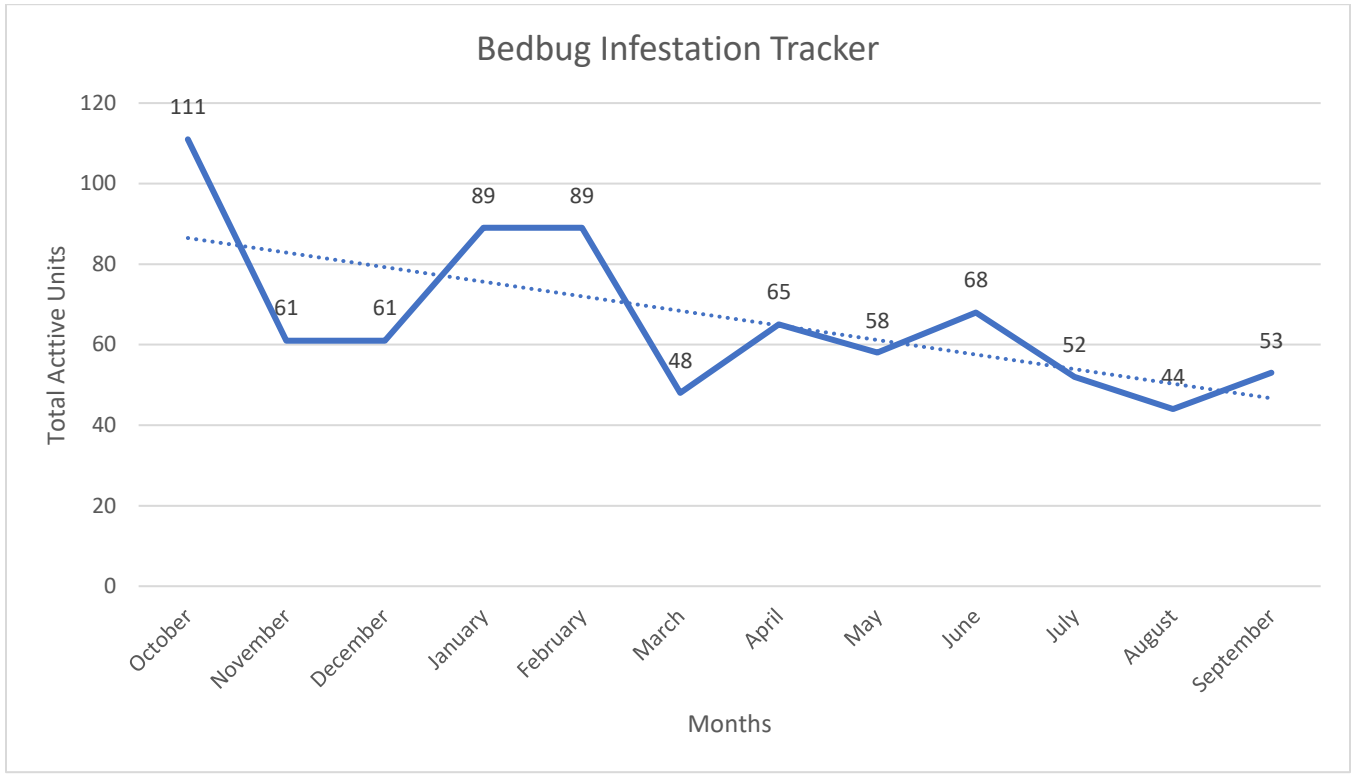


OHA Regular Meeting of the Board of
Commissioners
Thursday, October 2, 2025 8:30 AM
Highland Tower
2500 B Street
Omaha, NE 68105

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

Pest Control Report - September 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 (September 4, 2025)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
Omaha Housing Authority Central Office | 1823 Harney Street | Omaha, NE 68102
September 4, 2025 | 8:30 a.m.

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

The meeting was called to order at 8:3 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 (arrived at 8:39am, after Consent vote)
Christine Johnson
Abdi Hussein

Commissioner Absent:

Tony Veland
Keenya Barnes-Heyward

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. Ms. Balk discussed refining the complaint process and report.

5. ACTION ITEMS

5.1. CONSENT AGENDA ITEMS FOR CONSIDERATION

5.1.1. Minutes of Previous Regular Board Meeting (August 7, 2025)

5.1.2. Finance/Procurement/Operations Committee Resolutions

- 5.1.2.1. Resolution 2025-76 OHA Past Due Write Offs
- 5.1.2.2. Resolution 2025-77 Vacant Unit Security, Contract Extension & Increase
- 5.1.2.3. Resolution 2025-78 A&E Services for Window Replacement, Contract Extension & Increase
- 5.1.2.4. Resolution 2025-79 Trash Services, Contract Extension & Increase
- 5.1.2.5. Resolution 2025-80 Hazmat Abatement, Contract Extension
- 5.1.2.6. Resolution 2025-81 Hazardous Material Consulting, Contract Extension & Increase
- 5.1.2.7. Resolution 2025-83 Inventory Management Policy
- 5.1.2.8. Resolution 2025-84 Motor Vehicle Maintenance and Safety Policy

MOTION by Commissioner Johnson, seconded by Commissioner Dougherty, to approve the Consent Agenda.
Motion passed. Aye-4, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye

Commissioner Johnson – Aye

Commissioner Hussein – Aye

5.2. ADDITIONAL AGENDA ITEMS FOR CONSIDERATION

5.2.1. Resolution 2025-82 Sick Leave Policy Revisions

Discussion ensued regarding necessity of revising the sick leave policy. Ms. Jackson explained that revising the sick leave policy will ensure compliance with the Nebraska Healthy Families & Workplaces Act, which takes effect October 1, 2025. Ms. Jackson confirmed that OHA staff did confirm with outside counsel that the accrual cap is prohibited; however, an annual usage cap is allowable and is in place. Chair Levy questioned whether political subdivisions are subject to the statutes.

MOTION by Commissioner Taylor, seconded by Commissioner Dougherty, to approve Resolution 2025-82 Sick Leave Policy Revisions, unless OHA is not legally required to.

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye

Commissioner Dougherty – Aye

Commissioner Johnson – Aye

Commissioner Hussein – Aye

Commissioner Taylor – Aye

5.2.2. Resolution 2025-85 Move November & December 2025 Board Meetings

Ms. Balk explained that this resolution is to move November's board meeting from November 6th to 13th and December's board meeting from 4th to 18th.

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2025-85 Move November & December 2025 Board Meetings.

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye

Commissioner Dougherty – Aye

Commissioner Johnson – Aye

Commissioner Hussein – Aye

Commissioner Taylor – Aye

5.2.3. Resolution 2025-86 Bond Inducement for Kay Jay and Florence Towers

Mr. Hansen explained this resolution is to issue bonds not to exceed \$18,000,000.

MOTION by Commissioner Johnson, seconded by Commissioner Dougherty, to approve Resolution 2025-86 Bond Inducement for Kay Jay and Florence Towers.

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye

Commissioner Dougherty – Aye

Commissioner Johnson – Aye

Commissioner Hussein – Aye

Commissioner Taylor – Aye

Mr. Hansen explained that Resolution 2025-87 and 2025-88 would be combined into one resolution, as 2025-87. Resolution 2025-88 is withdrawn.

5.2.4. Resolution 2025-87 Lease Option Agreement, Florence Tower

MOTION by Commissioner Dougherty, seconded by Commissioner Johnson, to approve Resolution 2025-87, to now be titled Lease Option Agreement, Florence Tower & Kay Jay Tower

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Johnson – Aye
Commissioner Hussein – Aye
Commissioner Taylor – Aye

5.2.5. Resolution 2025-88 Lease Option Agreement, Kay Jay Tower

This resolution was withdrawn.

5.2.6. Resolution 2025-89 Lease Option Agreement, SST Phase 4

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2025-89 Lease Option Agreement, SST Phase 4.

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Johnson – Aye
Commissioner Hussein – Aye
Commissioner Taylor – Aye

5.2.7. Resolution 2025-90 Revisions to the Administrative Plan Chapter 3

Ms. Smith explained this resolution is to revise Chapter 3 of the Section 8 HCV Administrative Plan. Ms. Smith explained these changes are in regard to denial of assistance, with exceptions extended to current public housing tenants whos units undergo conversion to PBV assistance including RAD conversions.

MOTION by Commissioner Dougherty, seconded by Commissioner Taylor, to approve Resolution 2025-90 Revisions to the Administrative Plan Chapter 3

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye
Commissioner Dougherty – Aye
Commissioner Johnson – Aye
Commissioner Hussein – Aye
Commissioner Taylor – 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:

Chair Levy questioned if there was any new business. Commissioner Hussein discussed OHA's back-to-school event in partnership with Simple Foundation, noting great success.

Chair Levy questioned if there was a need for executive session.

8. EXECUTIVE SESSION:

There was no need for executive session.

9. ADJOURNMENT:

MOTION by Commissioner Taylor seconded by Commissioner Dougherty to adjourn the meeting at 9:00 a.m.

Motion passed. Aye-5, Nay-0

Commissioner Levy – Aye

Commissioner Dougherty – Aye

Commissioner Johnson – Aye

Commissioner Hussein – Aye

Commissioner Taylor – Aye

5.1.2. Finance/Procurement/Operations Committee Resolutions

5.1.2.1. Resolution 2025-91 OHA Past Due Write-Offs

Write Offs as of 09/22/2025												
Property/Units	PID Admin Fees	Unpaid Repayment Agreements	Late Fees	Late Fee PID	Legal Fees	Maintenance Charges	Cleaning	NSF Fee	Rent	Grand Total	Reason for moveout	Charges explanation over \$1200.00
Benson Tower									\$ 330.00	\$ 330.00		
2377									\$ 330.00	\$ 330.00		
Crown Tower									\$ 240.00	\$ 240.00		
6073									\$ 240.00	\$ 240.00		
Evans Tower	\$ 25.00	\$ 2,114.00	\$ 35.00			\$ 220.00	\$ 200.00		\$ 37.00	\$ 2,631.00		
2294			\$ 35.00			\$ 220.00	\$ 200.00		\$ 37.00	\$ 492.00		
PID108	\$ 25.00	\$ 2,114.00								\$ 2,139.00	Evicted for Non-Payment	Unpaid Repayment Agreement
Highland Tower			\$ 1,020.00		\$ 2,135.00	\$ 4,862.00			\$ 8,771.00	\$ 16,788.00		
2775			\$ 635.00		\$ 350.00	\$ 670.00			\$ 2,041.00	\$ 3,696.00	Evicted for Non-Payment	Rent. Legal Fees. Personal, Property removal, Damages
2800			\$ 35.00		\$ 600.00	\$ 775.00			\$ 102.00	\$ 1,512.00	Eviction 30-day lease violation/Houskeeping	Rent. Legal Fees. Personal, Property removal, Damages
2816						\$ 957.00			\$ 136.00	\$ 1,093.00		
2820			\$ 140.00			\$ 535.00			\$ 3,044.00	\$ 3,719.00	Eviction 30-day lease violation/Houskeeping	Rent. Legal Fees. Personal, Property removal, Damages
2826			\$ 70.00			\$ 905.00			\$ 791.00	\$ 1,766.00	Death	Rent, Damage, Personal Property Removal
2831			\$ 140.00		\$ 600.00	\$ 555.00			\$ 2,457.00	\$ 3,752.00	Eviction 30-day lease violation/Houskeeping	Rent. Legal Fees. Personal, Property removal, Damages

2862					\$ 585.00	\$ 465.00			\$ 200.00	\$ 1,250.00	Eviction 30-day lease violation/Houskeeping	Rent. Legal Fees.Personal,Property removal, Damages
Jackson Tower			\$ 2,226.00			\$ 1,549.00	\$ 470.00	\$ 5.00	\$ 5,098.00	\$ 9,348.00		
2937			\$ 449.00			\$ 200.00			\$ 692.00	\$ 1,341.00	Tenant Left/No Notice	Rent, Personal Property Removal, Late Fees,Cleaning
2965									\$ 82.00	\$ 82.00		
3005						\$ 169.00				\$ 169.00		
3023			\$ 140.00			\$ 200.00			\$ 1,493.00	\$ 1,833.00	Tenant Left/No Notice	Rent, Late Fees Personal Property Removal, Cleaning
3036			\$ 602.00			\$ 310.00			\$ 942.00	\$ 1,854.00	Tenant Left/No Notice	Rent, Late Fees Personal Property Removal, Cleaning
3044			\$ 200.00			\$ 570.00		\$ 5.00	\$ 292.00	\$ 1,067.00		
3056			\$ 415.00			\$ 100.00	\$ 420.00		\$ 742.00	\$ 1,677.00	Tenant Left/No Notice	Rent, Late Fees Personal Property Removal, Cleaning
3060									\$ 143.00	\$ 143.00		
3061			\$ 420.00				\$ 50.00		\$ 712.00	\$ 1,182.00		
KayJay Tower			\$ 25.00		\$ 1,200.00	\$ 2,845.00		\$ 25.00	\$ 3,320.00	\$ 7,415.00		
2164									\$ 35.00	\$ 35.00		
2168					\$ 600.00	\$ 1,085.00			\$ 579.00	\$ 2,264.00	Eviction 30-day lease violation/Houskeeping	Rent. Legal Fees.Personal,Property removal, Damages
2199			\$ 25.00		\$ 600.00	\$ 1,760.00		\$ 25.00	\$ 2,653.00	\$ 5,063.00		
2237									\$ 53.00	\$ 53.00		
Park South Tower			\$ 256.00		\$ 1,023.00	\$ 1,420.00			\$ 144.00	\$ 2,843.00		
1947			\$ 186.00		\$ 600.00	\$ 710.00			\$ 81.00	\$ 1,577.00	Eviction 30-day lease violation/Houskeeping	Rent. Legal Fees.Personal,Property removal, Damages

1972			\$ 70.00		\$ 423.00	\$ 710.00			\$ 63.00	\$ 1,266.00	Eviction 30-day lease violation/Houskeeping	Rent. Legal Fees, Personal, Property removal, Damages
PineTower			\$ 105.00		\$ 700.00	\$ 9,909.00	\$ 215.00		\$ 3,290.85	\$ 14,219.85		
2541									\$ 338.00	\$ 338.00		
2546			\$ 105.00		\$ 350.00	\$ 2,115.00			\$ 2,095.50	\$ 4,665.50	Eviction 30-day lease violation/Houskeeping	Rent. Legal Fees, Personal, Property removal, Damages
2561						\$ 1,145.00			\$ 69.00	\$ 1,214.00	Eviction 30-day lease violation/Houskeeping	Rent. & Damages
2566									\$ 42.00	\$ 42.00		
2576									\$ 35.00	\$ 35.00		
2584									\$ 38.00	\$ 38.00		
2587						\$ 1,398.00				\$ 1,398.00	Eviction 30-day lease violation/Houskeeping	Damages
2592						\$ 3,121.00				\$ 3,121.00	Eviction 30-day lease violation/Houskeeping	Damages
2625					\$ 350.00	\$ 1,705.00			\$ 571.35	\$ 2,626.35	Non-Payment Eviction	Rent, Legal Fees, Personal Property Removal, Damages
2630						\$ 425.00	\$ 215.00		\$ 102.00	\$ 742.00		
Scattered Site North East	\$ 25.00	\$ 1,755.00	\$ 70.00	\$ 70.00	\$ 366.00	\$ 8,200.04			\$ 1,229.00	\$ 11,715.04		
1407			\$ 70.00		\$ 366.00	\$ 8,200.04			\$ 771.00	\$ 9,407.04	Non-Payment Eviction	Rent, Legal Fees, Personal Property Removal, Damages, Floor replacement
7767									\$ 458.00	\$ 458.00		
PID5827	\$ 25.00	\$ 1,755.00		\$ 70.00						\$ 1,850.00	Evicted for Non-Payment	Unpaid Repayment Agreement
Scattered Site South East	\$ 25.00	\$ 6,342.00		\$ 280.00					\$ 47.00	\$ 6,694.00		
7727									\$ 47.00	\$ 47.00		
PID4807	\$ 25.00	\$ 6,342.00		\$ 280.00						\$ 6,647.00	Evicted for Non-Payment	Unpaid Repayment Agreement
Scattered Site South West									\$ 238.00	\$ 238.00		

7573									\$ 238.00	\$ 238.00		
Southside Terrace			\$ 27.00				\$ 215.00		\$ 490.00	\$ 732.00		
0010									\$ 287.00	\$ 287.00		
0120			\$ 27.00				\$ 215.00		\$ 50.00	\$ 292.00		
0130									\$ 153.00	\$ 153.00		
Underwood Tower									\$ 25.00	\$ 25.00		
3154									\$ 25.00	\$ 25.00		
Grand Total	\$ 75.00	\$ 10,211.00	\$ 3,764.00	\$ 350.00	\$ 5,424.00	\$ 29,005.04	\$ 1,100.00	\$ 30.00	\$ 23,259.85	\$ 73,218.89		

RESOLUTION 2025-91
AUTHORIZATION TO CHARGE OFF
VACATED TENANT ACCOUNT RECEIVABLES

WHEREAS a list of Charge Off for Vacated Tenant Account Receivables as of September 22, 2025, has been presented to the Board of Commissioners of the Housing Authority of the City of Omaha (Board); and

WHEREAS the total charge-off for this period is \$74,505.89 which represents 46 tenants: and

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

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

This Resolution shall take effect immediately.

Joel Dougherty, Vice Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held on October 2, 2025

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.2.2. Resolution 2025-92 A&E Services for Site Drainage, Contract
Extension

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: October 2nd, 2025
Re: Recommendation for Contract Extension

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 24-A&EDRAIN-88 (A&E Services for Site Drainage) with Leo A Daly LLC.

- Extension of contract term by 12 months

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$135,000	\$135,000	N/A	11/24/2025

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Extension	\$0	\$135,000	N/A	11/24/2026

EXPLANATION:

Company Name	Expended as of 9/25/2025
Leo A Daly INC	\$56,350
TOTAL	\$56,350

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: 2024 Capital Grant

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 - 92
EXTENSION OF CONTRACT FOR A&E SERVICES FOR SITE DRAINAGE

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with Leo A Daly LLC. to provide A&E services for site drainage;

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

WHEREAS, the previous cumulative amount of the contract was \$135,000, and OHA staff has determined that it is not necessary to increase the contract amount; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year extension of the contract with Leo A Daly LLC. to provide A&E services for site drainage with no increase in the contract amount of \$135,000;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year extension of the contract with Leo A Daly LLC. to provide A&E services for site drainage with no increase in the contract amount of \$135,000.

Joel Dougherty, Vice Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held October 2, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.2.3. Resolution 2025-93 Residential HVAC, Contact Renewal

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: October 2nd, 2025
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 24-RESHVAC-100 (Residential HVAC) with three contractors: Hooper Heating & Cooling, Eyman Plumbing and A-1 United Heating & Air.

- Extension of contract term by 12 months
- Increase of contract amount by \$300,000 (jointly and severally)

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$300,000	\$300,000	4	11/24/2025

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 1	\$300,000	\$600,000	3	11/24/2026

PROJECT COST:

Company Name	Expended as 9/25/2025
Hooper Heating & Cooling	\$112,333
Eyman Plumbing	\$168,421
A-1 United Heating & Air	\$0
TOTAL	\$280,754

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Property operating budgets and/or Capital Grants

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 - 93
INCREASE AND RENEWAL OF CONTRACT FOR RESIDENTIAL HVAC SERVICES

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with three vendors: Hooper Heating & Cooling, Eyman Plumbing and A-1 United Heating & Air to provide residential HVAC services;

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

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

WHEREAS, the previous cumulative amount of the contract was \$300,000, and OHA staff recommends increasing the funding by an additional \$300,000, for a total cumulative contract amount of \$600,000 jointly and severally, to provide residential HVAC services;

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with Hooper Heating & Cooling, Eyman Plumbing and A-1 United Heating & Air to provide residential HVAC services, with an increase in the contract amount of \$300,000 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 contract with Hooper Heating & Cooling, Eyman Plumbing and A-1 United Heating & Air to provide residential HVAC services, with an increase in the contract amount of \$300,000 jointly and severally.

Joel Dougherty, Vice Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held October 2, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.2.4. Resolution 2025-94 Legal Services, Contract Renewal

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: October 2nd, 2025
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 24-LEGAL-102 (Legal Services) with three contractors: Spencer Fane LLP, Goosman Law Firm, and Welch Law Firm.

- Extension of contract term by 12 months
- Increase of contract amount by \$150,000

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$100,000	\$100,000	4	11/24/2025

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 1	\$150,000	\$250,000	3	11/24/2026

PROJECT COST:

Company Name	Expended as 9/25/2025
Spencer Fane LLP	\$60,599
Goosman Law Firm	\$27,494
Welch Law Firm	\$11,498
TOTAL	\$99,591

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Operating budget

SPONSOR(S): Charles Karl, Capital Improvements Director
Brian Hansen, General Counsel

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 - 94
INCREASE AND RENEWAL OF CONTRACT FOR LEGAL SERVICES

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with three vendors: Spencer Fane LLP, Goosman Law Firm, and Welch Law Firm PC to provide legal services;

WHEREAS, the contract was procured in 2024 for a one-year term with an option for renew for four additional one-year terms;

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

WHEREAS, the previous cumulative amount of the contract was \$100,000, and OHA staff recommends increasing the funding by an additional \$150,000, for a total cumulative contract amount of \$250,000 jointly and severally, to provide legal services;

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with: Spencer Fane LLP, Goosman Law Firm, and Welch Law Firm PC to provide legal services, with an increase in the contract amount of \$150,000 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 contract with Spencer Fane LLP, Goosman Law Firm, and Welch Law Firm PC to provide legal services, with an increase in the contract amount of \$150,000 jointly and severally.

Joel Dougherty, Vice Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held October 2, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.2.5. Resolution 2025-95 Snow Removal, Contract Renewal

Memorandum



To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: October 2nd, 2025
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 21-SNOWRM-83 (Snow removal) with four contractors: Four Alarm Care, GS Elite Service, Navarro Lawn & Landscape INC, and Panga Lawn & Snow Services.

- Extension of contract term by 12 months

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	\$250,000	\$250,000	4	11/21/2022
Renewal 1	\$250,000	\$500,000	3	11/21/2023
Renewal 2	\$0	\$500,000	2	11/21/2024
Renewal 3	\$0	\$500,000	1	11/21/2025

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 4	\$0	\$500,000	0	11/21/2026

PROJECT COST:

Company Name	Expended as of 9/25/2025
Four Alarm Lawn Care	\$93,314
GS Elite Service	\$93,425
Navarro Lawn & Landscape INC	\$136,703
Panga Lawn & Snow Services	\$25,830
TOTAL	\$349,272

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 - 95
RENEWAL OF CONTRACT FOR SNOW REMOVAL SERVICES

WHEREAS, the Housing Authority of the City of Omaha (“OHA”) currently has a contract with four vendors: Four Alarm Care, GS Elite Service, Navarro Lawn & Landscape INC, and Panga Lawn & Snow Services;

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

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

WHEREAS, the previous cumulative amount of the contract was \$500,000, and OHA staff has determined that it is not necessary to increase the contract amount, jointly and severally, to provide snow removal services and;

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with Four Alarm Care, GS Elite Service, Navarro Lawn & Landscape INC, and Panga Lawn & Snow Services to provide snow removal services, with no increase in the contract amount of \$500,000 jointly and severally;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with Four Alarm Care, GS Elite Service, Navarro Lawn & Landscape INC, and Panga Lawn & Snow Services to provide snow removal services, with no increase in the contract amount of \$500,000 jointly and severally.

Joel Dougherty, Vice Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held October 2, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.1.2.6. Resolution 2025-96 Electronic Communications and Social Media
Usage Policy

Memorandum



To: OHA Board of Commissioners

From: Shannon Mahnke, COO

Date: September 25, 2025

Re: Electronic Communications and Social Media Policy

RECOMMENDATION:

Staff of the Housing Authority of the City of Omaha (hereinafter “OHA”) recommends that the Board of Commissioners approve OHA’s Electronic Communications and Social Media Policy for agency use. This policy will apply to all employees and establish clear guidelines for responsible digital communication and social media use across OHA.

EXPLANATION:

The use of electronic communications and social media is integral to organizational operations, information sharing, and public engagement. However, without a formal policy, there is increased risk of reputational harm, legal exposure, and breaches of confidentiality. The proposed policy addresses these concerns by setting expectations for professional conduct, privacy protection, and ethical boundaries.

POLICY OVERVIEW:

The policy applies to all employees, contractors, and representatives of OHA and includes the following key components:

1. Email Communications
 - Professional tone and content required
 - Prohibited use for offensive or disruptive messages
 - Standardized email formatting with contact details
2. Social Media Use
 - Only authorized personnel may post or respond on behalf of OHA
 - Official accounts managed by Communications/Public Relations
3. Personal Social Media Use
 - Employees may not speak on behalf of OHA
 - Confidential or offensive content related to OHA is prohibited
4. Privacy and Confidentiality
 - No sharing of resident/staff/property information
 - Compliance with Fair Housing and privacy laws
 - Protection of internal and sensitive information
5. Security and Compliance
 - Secure account management practices required
 - Prompt reporting of suspicious activity
 - Adherence to legal and data retention requirements
6. Ethical and Professional Boundaries
 - No personal social media connections with clients or tenants
 - Use of official channels for all work-related communication
 - Clear separation of personal and professional interactions

SUMMARY:

The Housing Authority of the City of Omaha Staff recommends that the Board of Commissioners approve the Electronic Communications and Social Media Policy to safeguard OHA’s digital presence and uphold professional standards.

SPONSORS: Shannon Mahnke, Chief Operating Officer

RECOMMENDED BY: Joanie Balk, CEO

Omaha Housing Authority
Electronic Communications and Social Media Policy

Purpose: This policy outlines expectations for responsible use of digital communication tools and social media platforms to protect the organization’s reputation, ensure compliance with applicable laws, and promote a respectful and secure online environment.

Scope: This policy applies to all employees, contractors, and representatives who use digital communication tools, social media in connection with their work or in a way that may reflect on the organization.

Policy:

1. Email Communications
 - a. All digital communications representing the Housing Authority will be professional, accurate, and respectful
 - b. Emails can be used to:
 - i. Provide instructional, important and timely information.
 - ii. Share detailed information and data
 - iii. Help ensure a record of your communication and log decision-making
 - iv. Direct the recipient to a source of information via link or attachment
 - v. Provide status updates
 - c. Email shall not be used for the creation or distribution of any disruptive or offensive messages, including offensive comments about race, gender, hair color, disabilities, age, sexual orientation, pornography, religious beliefs and practice, political beliefs, or national origin
 - d. Employees who receive any emails with this content from any employee will report it to their supervisor immediately
 - e. Emails will include a greeting, purpose of the written communication, and signatures with appropriate titles and contact information
2. Social Media Use
 - a. Only authorized personnel may post or respond on behalf of the organization
 - b. OHA may maintain official accounts on platforms such as Facebook, X (Twitter), LinkedIn, Instagram, and YouTube.
 - i. Content will be approved by the Communications or Public Relations team before posting
 - ii. Posts will promote community engagement, public services, events, and updates while avoiding political, religious, or controversial content.
 - c. Only authorized individuals may speak on behalf of the organization on public platforms.
3. Personal Use (Social Media)
 - a. Employees may use personal social media but will not:
 - i. Speak on behalf of OHA
 - ii. Share confidential or proprietary information
 - iii. Post discriminatory, harassing, or offensive content related to the organization
 - b. Personal social media accounts must not imply official representation of OHA

4. Privacy and Confidentiality
 - a. Do not post photos, videos, or information about residents, staff, or properties without written consent.
 - b. Follow Fair Housing and other privacy regulations
 - c. Do not share internal communications or documents, confidential, proprietary, or sensitive information online or via digital channels
 - d. Respect the privacy of colleagues, clients, and partners
5. Security and Compliance
 - a. Use secure passwords and two-factor authentication for official accounts.
 - b. Report any suspicious activity, hacking attempts, or inappropriate content immediately
 - c. Comply with all applicable federal, state, and local laws, including public records and data retention policies
6. Ethical and Professional Boundaries: These standards help protect both employees and those we serve by maintaining clear lines between personal and professional interactions, reducing the risk of conflicts of interest, favoritism, or breaches of confidentiality. Employees are expected to observe the following boundaries when using social media:
 - a. Do not initiate or accept friend or connection requests from tenants, clients, program participants, or other individuals served by the organization on personal social media accounts
 - b. Avoid engaging in personal conversations or interactions with clients or tenants via social media platforms, messaging apps, or other informal digital channels
 - c. If a client or tenant attempts to connect via personal social media, employees will politely decline and redirect communication to official channels
 - d. Use designated organizational communication channels for all work-related interactions to ensure transparency, accountability, and professionalism

Violations and Disciplinary Action

Policy Violations: OHA reserves the right to monitor digital communications and social media activity related to its operations. 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.

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

Effective Date: October 2, 2025

Last Reviewed:

Approved By:

RESOLUTION NO. 2025 - 96
ELECTRONIC COMMUNICATIONS AND SOCIAL MEDIA POLICY

WHEREAS, the Omaha Housing Authority (OHA) seeks to implement an Electronic Communications and Social Media Policy outlining expectations for responsible use of digital communication tools and social media platforms to protect the organization’s reputation ensuring compliance with all laws;

WHEREAS, the Omaha Housing Authority (OHA) Electronic Communication and Social Media Policy will apply to all employees, contractors, and representatives who use digital communication tools and social media in connection with the organization, and;

WHEREAS, staff recommends that the OHA Board of Directors approve the Electronic Communications and Social Media Policy that will apply to all employees, contractors, and representatives who use digital communication tools and social media platforms to protect the organization ensuring compliance with all laws;

NOW, THEREFORE, BE IT RESOLVED THAT, the OHA Board of Commissioners approves the Electronic Communications and Social Media Policy that will apply to all employees, contractors, and representatives who use digital communication tools and social media platforms to protect the organization ensuring compliance with all laws.

Joel Dougherty, Vice Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held October 2, 2025

Joanie Balk, Secretary

5.1.3. Development/External Affairs/Public Relations Committee Resolutions

5.1.3.1. Resolution 2025-98 Annual Plan for 2026 and Five Year Plan for 2026-2030

Memorandum



To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: October 2, 2025

Re: OHA'S 5-Year Plan for 2026-2030 and Annual Plan for 2026

RECOMMENDED ACTION

Staff of the Housing Authority of the City of Omaha (OHA) recommends that the Board of Commissioners approve OHA's Five-Year Plan for 2026-2030 and OHA's Annual Plan for 2026.

EXPLANATION

HUD requires housing authorities to submit Five-Year Plans and Annual Plans. The Five-Year Plan is intended to state an agency's goals and objectives for the next five-year period. The Annual Plan includes a status report of OHA's progress on its goals, as well as a statement of OHA's key policies and major activities planned for the next year. OHA's plans are due to HUD on October 18, 2025.

Housing authorities are required to consult with the Resident Advisory Board to foster meaningful tenant participation in its planning. OHA's Resident Advisory Board is the Central Advisory Committee (CAC). OHA staff met with the CAC on September 4, 2025.

Housing authorities are required to hold a public hearing with notice of the hearing published at least 45 days in advance. A public hearing was held on September 26, 2025 at 2:00 pm in OHA's Board Room at 1823 Harney Street. Notice of the hearing was published in the Daily Record on August 12, 2025 to provide 45 days' notice and comment period, as required by HUD regulations.

RECOMMENDED BY: Joanie Balk, CEO

5-Year PHA Plan <i>(for All PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

A.	PHA Information.														
A.1	<p>PHA Name: <u>Omaha Housing Authority</u> PHA Code: <u>NE001</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u></p> <p>The Five-Year Period of the Plan (i.e. 2019-2023): <u>2026-2030</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p>Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p>How the public can access this PHA Plan: OHA's Five-Year Plan for 2026-2030 and its Annual Plan for 2026, including all related documents and information, are available upon request at OHA's main office at 1823 Harney Street or by email to contactus@ohauthority.org. OHA's plan documents also are available upon request at any OHA property management office: Florence Tower (5100 Florence Blvd); Underwood Tower (4850 Underwood Ave); Evans Tower (3600 N. 24th Street); Benson Tower (60th & NW Radial Hwy); Crown Tower (5904 Henninger Ave); Kay Jay Tower (4500 S. 25th Street); Park North & South (1501 Park Ave); Highland Tower (2500 B Street); Pine Tower (1500 Pine Street); Jackson Tower (600 S. 27th Street); and Keystone (8777 Sahler Street).</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1" data-bbox="196 1404 1474 1514"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
B.	Plan Elements. Required for all PHAs completing this form.														
B.1	<p>Mission. State the PHA's mission for serving the needs of low-, very low-, and extremely low-income families in the PHA's jurisdiction for the next 5 years.</p> <p>The mission of the Housing Authority of the City of Omaha is to provide quality affordable housing for low-income households in our community.</p>														
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next 5 years.</p> <p>Attachment B.2.GOALS provides OHA's goals and objectives for 2026-2030.</p>														

<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Attachment B.3 provides OHA's Progress Report for meeting its goals and objectives for 2021-2025. It is provided as an attachment to OHA's Annual Plan for 2026.</p>
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of survivors of domestic violence, dating violence, sexual assault, or stalking.</p> <p>OHA has implemented policies and procedures in accord with the VAWA Reauthorization Acts and HUD implementing regulations. OHA's VAWA policies are provided in the public housing ACOP Chapter 16 and HCV Administrative Plan Chapter 16. These VAWA policies are provided in Attachment B.4. This attachment also contains OHA's forms and informational documents. OHA will continue to adapt its VAWA policies and reporting in accord with requirements of the VAWA reauthorizations and HUD implementing regulations and guidance.</p>
<p>B.5</p>	<p>Project-Based Activities. If a PHA intends to select one or more projects for project-based assistance without competition in accordance with 24 CFR 983.51(c), the PHA must include a statement of this intent.</p> <p>During 2026-2030, OHA intends to provide project-based assistance without competition for properties in which OHA or an OHA-controlled affiliate has an ownership interest. This includes OHA's Choice Neighborhoods redevelopment; PBV conversion of public housing units; RAD/Section 18 blend conversions of OHA towers; and PBV commitments to non-ACC units in the Farnam Building and the North Villas (which properties are owned by OHA-controlled affiliates). OHA's plans regarding project-based assistance are stated in OHA's Annual Plan Attachment B.2.DEV regarding development and repositioning.</p>
<p>C.</p>	<p>Other Document and/or Certification Requirements.</p>
<p>C.1</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>OHA defines a "substantial deviation" as a change in the mission, goals, or objectives stated in OHA's approved Five-Year Agency Plan. OHA defines a "significant amendment or modification" to its agency plan to mean changes to rent or admissions policies or organization of the waiting list, with the exception of PBV project-specific preferences and selection criteria. A significant amendment or modification also includes changes in the use of replacement reserve funds under the Capital Fund, and any changes with regard to demolition or disposition, designation, homeownership programs, or conversion activities. OHA's definitions of "substantial deviation" and "significant amendment" exclude the following RAD-specific items: (a) The decision to convert to either Project Based Rental Assistance or Project Based Voucher Assistance; (b) Changes to the Capital Fund Budget produced as a result of each approved RAD Conversion, regardless of whether the proposed conversion will include use of additional Capital Funds; (c) Changes to the construction and rehabilitation plan for each approved RAD conversion; and (d) Changes to the financing structure for each approved RAD conversion.</p>
<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4 Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

(a) Did the public challenge any elements of the Plan?

Y N

(b) If yes, include Challenged Elements.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals, and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.23 hours per year per response or 6.15 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.

Form identification: *NE001 - Omaha Housing Authority form HUD-50075-5Y (Form ID - 4126) printed by MAUREEN NOVAK in HUD Secure Systems/Public Housing Portal at 09/27/2025 01:19PM EST*

OHA GOALS AND OBJECTIVES 2026-2030

GOAL #1: Redevelop aged & deteriorated family properties

- 1.1 Complete Choice Neighborhood redevelopment of Spencer Homes
- 1.2 Complete Choice Neighborhood redevelopment of Southside Terrace

GOAL #2: Reposition properties for OHA long-term financial stability

- 2.1 Sell Chambers Court
- 2.2 Continue repositioning of OHA towers, including RAD conversions
- 2.3 Continue repositioning of scattered-site units
- 2.4 Develop and implement plans for other properties

GOAL #3: Improve program operations to achieve & maintain standard performance status

- 3.1 Comply and improve operations in accord with Recovery Agreement with HUD
- 3.2 Comply and improve operations in accord with HUD Compliance Management Review
- 3.3 Achieve and maintain agency standard performer status (overall PHAS score of 60%)
- 3.4 Achieve and maintain PHAS scores of 60% for all indicators

GOAL #4: Pursue legal matters to protect the agency's interests

- 4.1 OHA v. State of Nebraska
- 4.2 Bush v. OHA
- 4.3 Bell v. OHA
- 4.4 Other cases

CENTRAL ADVISORY COMMITTEE MEETING
September 4, 2025, 1:30 p.m., at Crown Tower

OHA'S 5-YEAR PLAN FOR 2026-2030 & ANNUAL PLAN FOR 2026

NOTE: The agenda for this meeting has errors. It fails to state that the discussion includes OHA's proposed 5-Year Plan for 2026-2030. In addition, it references OHA's Annual Plan for the wrong year (2025) when it should have stated 2026. OHA staff brought to the meeting draft copies of both the 5-Year Plan and the Annual Plan for 2026 and discussed both with CAC leaders.

OHA staff present included: Sal Isaaka, Director of Family and Community Services; Tyrone Brice, Elderly Services Coordinator; Anna Ferguson, FSS Coordinator; Denise Burmood, Senior Legal Assistant; and Maureen Novak, Paralegal.

OHA passed out draft copies of the proposed 5-Year Plan for 2026-2030 and draft copies of select sections of the proposed Annual Plan for 2026. The complete Annual Plan with all attachments is more than 200 pages long. OHA brought copies of the complete Annual Plan, but also provided the abbreviated version for easier reference during discussion.

Maureen Novak led the discussion of OHA Plans. OHA revised its Annual Plan multiple times during 2025, so many resident leaders are already very familiar with the plan, its format and contents. OHA's plans have not changed a lot since we last discussed the plan. So I might give background that many of you are already familiar with. But we have some new resident leaders here today--and also this year OHA is preparing a 5-Year Plan.

HUD requires OHA to prepare a 5-Year Plan every 5 years. The primary purpose of the 5-Year Plan is to state our agency's goals and objectives for the next 5-year period. Ms. Novak referenced the 5-Year Plan document and the attached goals and objectives.

Then each year, OHA must prepare an Annual Plan. Ms. Novak referenced the Annual Plan document & attachments. The Annual Plan states OHA's progress in meeting its goals and objectives. It also states key policies and policy changes planned for the next year. Ms. Novak referenced the sections of Form 50075 pertaining to policies and policy changes. For the most part, OHA is continuing policy changes that we have been pursuing for the past couple of years. OHA will continue to develop policies related to our RAD conversions and PBV conversions. Also OHA will continue to develop policy changes required by the HOTMA laws. You probably remember CAC meetings when Susan Gilroy (OHA Director of Compliance) spoke about HOTA policy changes.

One policy change that OHA plans is about a new preference in our Section 8 voucher program. Ms. Novak explained that during COVID, HUD issued Emergency Housing Vouchers to provide extra help during this difficult time. The federal funding for EHV's will end during 2026. OHA wishes to implement a preference in its Section 8 voucher program so that when a family's EHV expires, the family can receive the next available Section 8 voucher. So that families who are already receiving assistance can continue receiving assistance.

Resident leaders raised questions and we discussed how the preference would work. Resident leaders were concerned that families who were already receiving EHV assistance should get priority over other people on the wait list who didn't yet have any voucher assistance. OHA agrees—that this is our intent in implementing the preference.

There were questions about when the Section 8 wait list might open again. We discussed how OHA usually opens its Section 8 wait list roughly every 2 years—and that it has been about 2 years since it was last opened. Ms. Novak stated that, right now, she doesn't know when to estimate that the Section 8 wait list will open next. We still have a large number of families on our current wait list. The Section 8 staff have extra work these recent years & forward in handling vouchers for relocation for our Choice Neighborhoods redevelopments, also going forward for PBV conversions of scattered sites and the RAD conversions upcoming for towers. Also OHA staff are working with HUD to manage our wait lists and voucher issuance. We have to be sure we use the HUD funds timely. Also we don't want to open the wait list too early because then families are waiting too long with expectations.

The Annual Plan also states OHA's plans regarding development and repositioning. Ms. Novak referenced the Annual Plan attachment B.2.DEV, which describes OHA's development and repositioning plans, and also the attachment B.2.RAD, which describes OHA's plans for RAD conversions. Ms. Novak gave an overview (the notes below are just a brief summary);

- Spencer Homes CNI development is largely done. We are proud it is being completed on schedule!
- Southside Terrace CNI development will take longer because it's so large—but it is proceeding well and timely.
- Chambers Court: HUD approved OHA's application for sale.
- Scattered sites: OHA's plans are proceeding. We wish they were proceeding more quickly. It may take longer than we initially intended because OHA has added additional priorities—namely to begin RAD conversions of towers.
- RAD conversions of Pine Tower: OHA received initial HUD approval of RAD/Section 18 conversion. Also OHA was awarded state LIHTC funds for renovations. The closing (legal/financial matters) is planned to be done in 2025, with renovations beginning in 2026.
- RAD conversions of Florence and KayJay Towers: When we met in May, OHA wished to put in applications for 2 more towers during 2025. We did—we submitted applications to HUD for RAD/Section 18 conversions. Also we are planning to submit applications to the state for LIHTC funding for renovations. This application will be submitted in September/Fall.
- RAD conversions of other towers: OHA hopes to begin the process of RAD conversions of two or more towers per year. We are not sure if that is feasible, given staff capacity and limited funding. However, you see how long every process takes. So we want to keep the pipeline moving forward. We do not know exactly which towers we will proceed with next. The draft Annual Plan states the towers considered for applications in 2026 & 2027.

The above notes describe our discussions in an orderly narrative to state the critical information I wanted to be sure we discussed. The meeting actually proceeded back and forth, mainly by questions and comments from resident leaders. Below is a summary of other questions and comments and answers and discussions.

QUESTIONS/COMMENTS: A lot of people are scared that OHA is selling its towers and everyone will have to move out.

Ms. Novak stated that the HUD RAD requirements include a right-to-return. This is a HUD requirement. Also it is an OHA commitment. The RAD conversions will require a change in ownership of the towers. Ms. Novak explained that the state LIHTC funding requires ownership by a corporate entity (not a government agency). The ownership structure will include River City Housing, which is a nonprofit corporation created and controlled by OHA. Ms. Novak reiterated that OHA's purpose is to improve our housing, and our first priority is the tenants we already serve. Ms. Novak asked resident leaders—please help explain to your residents to help minimize these worries. Ms. Novak stated that we hope that, as the Pine Tower project moves forward, it will help show residents of other towers.

QUESTIONS/COMMENTS regarding relocation.

Ms. Novak explained that OHA's aim is that tower conversions would require only temporary relocation within the tower. I can't guarantee, but that is our intent. When we get HUD's initial approval, we are saving vacancies. At Pine Tower, you might have noticed this already. So that current tenants can be moved within the building during construction. That is our hope. The construction work would be done 2 floors at a time. A resident leader from Jackson Tower described how OHA had recently done temporary relocation within her building while OHA did CFP work on plumbing stacks, and that it had been handled pretty well. Ms. Novak confirmed that it likely would require tenants to move twice. Ms. Novak answered questions about moving—that OHA would provide moving services. Resident leaders asked whether tenants would be able to move back to their current units or get to choose. Ms. Novak answered that she doesn't yet have an answer—but honestly it is probably unlikely that tenants would get to choose. OHA will need to develop a system that is fair, and also it will need to consider costs. Ms. Novak stated that, no matter how this is handled, honestly it is not likely that everyone will be happy. But we'll do our best, and our main priority is to have a system that treats everyone the same.

QUESTIONS/COMMENTS: Since all the towers need renovations, and since everything takes so long, why don't you start the process for all of the towers now?

Ms. Novak answered, OHA has limited staff who can handle this work. Also, our only viable source of funding for renovations is the state LIHTC funding. Ms. Novak briefly explained how LIHTC works. The state has a limited amount of funding each year, it is intended to serve the whole state. It can't all go to Omaha and to OHA projects. That's why we can only pursue a couple projects each year.

QUESTIONS/COMMENTS; A resident leader asked why OHA doesn't pursue other funding sources. We had lengthy discussion on this subject & the limited funding resources available, especially for government programs. Sal Isaaka stated that in a recent back-to-school community event, the OHA Foundation was able to raise about \$30,000—which is great—and resident leaders are encouraged to organize fund-raising events. We talked about whether such activities might need to be coordinated with OHA, depending on where activities were held & insurance issues, etc., and should be coordinated with Sal's staff. We discussed how \$30,000 could be really significant for helping to address some needs, but tower renovation needs require much higher funding, The renovations work for each tower will be millions. \$30,000 might renovate a few bathrooms.

QUESTIONS/COMMENTS: How do you decide which towers?

There are a number of factors. Ms. Novak explained that the state LIHTC funding gives bonus points for projects located in certain neighborhoods. Other factors include the size of the tower (number of units), and the capital needs (the dollar amount required for meeting state and HUD approvals).

QUESTIONS/COMMENTS: A resident leader recommended that OHA should put central air in all towers. It is the norm in most rental housing.

Ms. Novak answered, OHA agrees we would prefer central air for all of our towers, but I don't know if it's feasible. Our towers were built in the 1970s. I don't know if the existing HVAC structures could be converted to central air without a big cost. But I Maureen don't know—I Maureen don't know specifics about this construction stuff, and it likely will be different for each tower. Each project begins with a capital needs assessment that states the capital needs of the property per HUD requirements—the critical needs that must be addressed within first few years, plus the projected needs over a 20-year time frame. The construction-people will need to prioritize critical work per funds available. To be honest, we won't be able to do everything we wish. We will have to set priorities based on the capital needs assessments, and HUD requirements, and the funding available. The funding won't be enough to do everything we wish. Also these decisions will be different for each tower. As a side note, a resident of Park Sout/Park North towers spoke about OHA's recent window replacements including window A/Cs, and that it has been good.

QUESTIONS/COMMENTS: Will the lease change? Will rents change?

Ms. Novak answered that RAD & PBV conversions will require a new lease. Ms. Novak explained that the rent formulas under RAD & PBV conversions are the same rent formulas as used by the Section 8 voucher program: Rents (TTP) are roughly 30% of monthly income. There will be some changes for higher-income residents who pay a flat rent in the public housing program. This is not a large number of families that we serve, but the changes will be important for those families. OHA will meet with those families individually when conversion is pending.

QUESTIONS/COMMENTS: These changes we've discussed don't include the OHA property where I live. Shouldn't these discussions be held at the properties with the tenants affected? Why do we need to discuss this here?

First, because it is a HUD requirement. HUD requires OHA to consult with our resident leaders. This HUD requirement is intended as a protection to you and your fellow tenants--that OHA must consult with resident leaders in our major decisions. It's a HUD requirement, but also it's an OHA commitment. You are resident leaders, and OHA's planning is better when we consult with you all. I Maureen agree that there are a lot of discussions about specifics that are better done at each tower or property. OHA is holding those property-specific meetings too. For example, we've had I think 4 meetings this year with Pine Tower residents, and 2 meetings each at Florence and KayJay. I agree and understand that these property-specific meetings are more directly relevant to our tenants' lives and our tenants' questions. As a resident leader and member of the CAC, your knowledge about these plans will help you to inform tenants in your building about future changes. What you learn about RAD conversions will be helpful to you in communicating with your fellow

residents. What you learn about the experience at Pine Tower—and at Florence and KayJay towers—will be helpful to you in communicating with your fellow residents.

OHA welcomes comments and questions. OHA has established an email address specifically for tenant comments and questions about OHA's plans. This email address is stated on the agenda. Ms. Novak referenced the agenda. The agenda also states other ways that residents can provide comments and questions.



Omaha Housing Authority

1823 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

CENTRAL ADVISORY COMMITTEE MEETING September 4, 2025, 1:30 p.m., at Crown Tower

OHA'S ANNUAL PLAN FOR 2025

1. Purpose of the Annual Plan and process
2. Overview of HUD Annual Plan documents
3. Policy Changes for the Public Housing and Section 8 programs
4. Redevelopment and repositioning activities

We welcome your feedback!

Please provide any written comments and suggestions to:

OHAPlans@OHAauthority.org

Or by mail to:
OHA Attn: Annual Plan
1823 Harney Street
Omaha, NE 68102

Or written comments may be submitted at any OHA office.
Please make sure your comments state Attn: Annual Plan



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CENTRAL ADVISORY COMMITTEE MEETING

September 4, 2025 at 1:30 p.m., Crown Tower, 5904 Henninger Drive

PLEASE SIGN IN

NAME	DEVELOPMENT
Kristine Wright	JACKSON
Julie Schermerhorn	Kay-Jay
John Wells	←
Kendra Smith	JACKSON



Omaha Housing Authority

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CENTRAL ADVISORY COMMITTEE MEETING

September 4, 2025 at 1:30 p.m., Crown Tower, 5904 Henninger Drive

PLEASE SIGN IN

NAME	DEVELOPMENT
David Moore	Park North Tower
Francesca Peters	
Anna Ferguson	OHA employee
Jennifer Burnett	Evans



Omaha Housing Authority

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CENTRAL ADVISORY COMMITTEE MEETING

September 4, 2025 at 1:30 p.m., Crown Tower, 5904 Henninger Drive

PLEASE SIGN IN

NAME	DEVELOPMENT
Michael D'aley	Benson Tower
Ashleigh R Morris	Scattered Site HUD I.A.



Omaha Housing Authority

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CENTRAL ADVISORY COMMITTEE MEETING

September 4, 2025 at 1:30 p.m., Crown Tower, 5904 Henninger Drive

PLEASE SIGN IN

NAME	DEVELOPMENT
Rebecca Lyons	Park South
Ashley Johnson	Crown
Michael Daulty	Benson

Annual PHA Plan <i>(Standard PHAs and Troubled PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 9/30/2027
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-ST is to be completed annually by **STANDARD PHAs or TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA **do not** need to submit this form. Note: PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Type: <input type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____</p> <p>Total Combined Units/Vouchers _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p>

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. Plan Elements

B.1 Revision of Existing PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

Y N

- Statement of Housing Needs and Strategy for Addressing Housing Needs.
- Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
- Financial Resources.
- Rent Determination.
- Operation and Management.
- Grievance Procedures.
- Homeownership Programs.
- Community Service and Self-Sufficiency Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Asset Management.
- Substantial Deviation.
- Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

(c) The PHA must submit its Deconcentration Policy for Field Office review.

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- Choice Neighborhoods Grants.
- Modernization or Development.
- Demolition and/or Disposition.
- Designated Housing for Elderly and/or Disabled Families.
- Conversion of Public Housing to Tenant-Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Homeownership Program under Section 32, 9 or 8(Y)
- Occupancy by Over-Income Families.
- Occupancy by Police Officers.
- Non-Smoking Policies.
- Project-Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

B.3

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C. Other Document and/or Certification Requirements.	
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

C.5 Troubled PHA.

(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?

Y N N/A

(b) If yes, please describe:

ATTACHMENT B.2 DEVELOPMENT & REPOSITIONING ACTIVITIES

CNI REDEVELOPMENT: SPENCER HOMES & NORTH 30th STREET NEIGHBORHOOD: Spencer Homes was OHA's second oldest existing public housing development, built in the 1940s, with 111 units. In 2019, OHA and partners including the City of Omaha were awarded a \$25 million HUD Choice Neighborhoods Implementation (CNI) grant for revitalization of the North 30th Street neighborhood including OHA's public housing development, Spencer Homes. Relocation of all residents was completed in 2022. All Spencer units west of the North Freeway (Highway 75) were demolished in 2022. Redevelopment includes 3 phases with Spencer replacement units. The first phase—now known as The Overlook and Burdette + Wade—began leasing in 2023. The second phase—now known as Malcolm's Place—also is fully leased. The third phase—now known as MLK Square—is complete and begins leasing in 2025-26. Former Spencer residents have right-of-return to the new properties. As each phase of construction is completed and ready for occupancy, former Spencer residents are notified and invited to exercise their right to lease replacement units & are assisted by OHA's relocation consultant, CVR Associates, and OHA's Intensive Services staff.

Per CNI plans and LIHTC requirements, new developments are owned by one or more LLCs or other entities. The ownership structure includes OHA's controlled affiliate, River City Housing. OHA may retain ownership of the underlying lands or may dispose of lands through sale or long-term ground lease to the owner entities or to an OHA controlled affiliate. OHA has committed PBV vouchers to this project.

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

CNI REDEVELOPMENT: SOUTHSIDE TERRACE & NEIGHBORHOOD: Southside Terrace is OHA's oldest existing public housing development, built in 1943, with 358 public housing units. In September 2022, OHA and partners including the City of Omaha were awarded a \$50 million HUD Choice Neighborhoods Implementation (CNI) grant for this revitalization project including the Southside Terrace development. The CNI plans include mixed-income housing of more than 1,000 units including 358 replacement units. Redevelopment activities will be conducted in phases. At present, redevelopment plans include 8 total phases including 6 phases on the Southside Terrace site. Southside Terrace residents have right-of-return to the new properties. As each phase of construction is completed and ready for occupancy, former residents will be notified and invited to exercise their right to lease replacement units & are assisted by OHA's relocation consultant, CVR Associates, and OHA's Intensive Services staff.

Per CNI plans and LIHTC requirements, developments will be owned by one or more LLCs or other entities. The ownership structure will include OHA's controlled affiliate, River City Housing. OHA may retain ownership of the underlying lands or dispose of lands through sale or long-term ground lease to the owner entities. Any Southside Terrace lands not used for housing development may be sold to a CNI partner, an OHA affiliate, or another community organization for uses supporting the neighborhood revitalization goals. OHA intends to submit application(s) to HUD for approval for disposition in accord with the CNI revitalization plans. OHA may pursue acquisition of other properties in the neighborhood in support of the CNI redevelopment plan. OHA and its partners will pursue all available funding and resources for revitalization, including mixed finance opportunities, private funding, commitment of project-based voucher funding, RAD conversion, and any other resources and opportunities to support this neighborhood revitalization. OHA has committed PBV vouchers to this project.

CHAMBERS COURT DISPOSITION: Chambers Court (NE001000021) repositioning is a very high priority because the property operates with deficits of hundreds of thousands of dollars per year, for years. This is a historic property, built in about 1905-1910. It has 70 total units including 32 public housing units. The property is subject to LURA restrictions through 2045. Throughout 2021-2022, OHA and its co-developer, Brinshore Development, reviewed repositioning options that would allow OHA to retain Chambers Court in its affordable housing stock, including RAD conversion with renovations needed to address capital needs to reduce maintenance and operating costs. However, OHA and Brinshore ultimately determined that RAD conversion was not feasible. OHA determined that disposition of the Chambers Court property was necessary. OHA subsequently reviewed various Section 18 options with HUD.

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

In 2025, OHA received HUD approval for Section 18 disposition of Chambers Court to Hoppe Development. Hoppe intends to maintain the property as affordable housing. Hoppe has received LIHTC funds for renovations. During 2025-2026, OHA will take actions to effectuate the sale of Chambers Court to Hoppe Development or affiliate and its removal from OHA's public housing program and inventory.

If this disposition requires displacement of any families, OHA will provide relocation services in accord with HUD and other federal requirements. OHA has contracted with CVR Associates to coordinate relocation actions in accord with HUD and other federal requirements. CVR is a nationwide firm and is also contracted to handle relocation of OHA's CNI redevelopments.

OHA'S TOWERS: OHA's towers were built decades ago, in the 1960s and 1970s, and have significant capital needs. OHA wishes to improve its towers for long-term preservation as part of OHA's affordable housing stock, as feasible. OHA's plans for 2026 and subsequent years include pursuing RAD conversion of its towers, namely RAD/Section 18 blends, with LIHTC funding and other funding for renovations. This will be a multi-year project.

OHA will review each property individually to identify and implement the best repositioning strategy. OHA does not have capacity to manage repositioning of all towers at once, and the need for LIHTC funding for capital improvements also limits the number and timing of projects that OHA can pursue. In 2025, OHA submitted RAD/Section 18 blend applications to HUD for Pine Tower, Florence Tower, and Kay Jay Tower. Going forward, OHA hopes to submit applications for 2 or more towers per year, if feasible. OHA's selection is based on multiple factors, including NIFA neighborhood priorities, limits of LIHTC funding, the size (number of units) of each tower, renovation needs, and capacity of funding, staff, and partners. At present, our estimate for applications in 2026-2027 includes Benson Tower, Evans Tower, Highland Tower, Underwood Tower, and Crown Tower. These estimates may change according to the factors stated above. OHA intends to proceed with repositioning of its towers, including RAD conversion and RAD/Section 18 blends, as quickly as staff capacity and funding permits.

RAD repositioning will require OHA to submit RAD applications to HUD for approval in accord with RAD requirements. In most cases, OHA anticipates that our repositioning actions will involve RAD/Section 18 blend applications to HUD, which may include higher subsidies for a percent of units. When RAD/Section 18 blends provide for Section 18 TPVs, OHA intends to project-base the TPVs in the tower to the maximum amount permitted.

RAD conversion requires OHA to demonstrate that OHA can address current and projected capital needs over a 20-year term, with financing plans that demonstrate financial viability of capital improvements as well as operations. Ongoing operations and rental subsidies will be funded by HUD under a 20-year Section 8 PBV contract according to a RAD-specified formula. In some cases, capital improvements may be funded with HUD public housing Capital Fund Program allocations. More extensive renovations will require additional funds, namely LIHTC funding and/or private financing. OHA has contracted with Brinshore Development to serve as our co-developer for these projects. LIHTC funding would involve disposition to a private ownership entity with an ownership structure that will include River City Housing, a 501(c)(3) nonprofit corporation created and controlled by OHA.

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

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

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

HIO LIHTC PROPERTIES: OHA's housing stock includes mixed-finance properties owned by OHA's affiliate, Housing in Omaha, Inc. (HIO), which were acquired as part of OHA's resolution of the Hawkins lawsuit. Some of these properties have proven excessively costly to maintain and operate with significant deficits. OHA is evaluating repositioning options for all of its HIO LIHTC properties, including Section 18 disposition, mixed-finance redevelopment, RAD conversion and RAD/Section 18 blend, PBV conversion or other commitment of project-based voucher funding, and any other available resources and opportunities. In the meantime, OHA will retain these units in its public housing stock for future repositioning.

- **NOAH (NE001000023):** NOAH includes 24 single-family homes built in about 2005. These are units that OHA wishes to retain in its affordable housing stock. (See OHA's plans for scattered site units.) In June 2024, OHA submitted a Section 18 application to HUD for PBV conversion of 19 NOAH units. Five NOAH units do not meet HUD's definition of "scattered site" units. OHA may pursue RAD conversion and RAD/Section 18 blend of these 5 units or, alternately, OHA may retain these units in its public housing stock for future repositioning. The NOAH units

have LURA restrictions stating that any disposition action must include all 24 units at the same time. OHA may consult with HUD to request that its SAC Section 18 application approve only removal of units from the public housing program and PBV conversion without disposition so that OHA may implement its PBV conversion of the 19 units without transfer of ownership, which would permit earlier PBV conversion of the 19 units.

- **Farnam Building** (NE001000028): OHA may pursue RAD conversion and RAD/Section 18 blend of the Farnam Building. Alternately, OHA may retain the Farnam Building units in its public housing portfolio and consider other repositioning options. Note that the HUD-approved Section 18 disposition application for Chambers Court includes OHA's commitment of PBVs to the 10 non-ACC units in the Farnam Building, which OHA anticipates for 2026.
- **Bayview** (NE001000027): OHA may pursue RAD conversion and RAD/Section 18 blend. Alternately, OHA may retain Bayview in its public housing portfolio and consider other repositioning options.
- **Crown I & Crown II** (NE001000025 & NE001000026): Crown I and Crown II include 28 single-family homes built by OHA in about 2008 in response to the Hawkins lawsuit. These are units that OHA wishes to retain in its affordable housing stock. (See OHA's plans for scattered site units.) OHA intends to submit a Section 18 application to HUD for PBV conversion of 23 units. Five units do not meet HUD's definition of "scattered site" units. In addition, the Crown I and II units are subject to NIFA requirements that may restrict disposition required by PBV or RAD conversions, which may delay OHA repositioning actions. OHA may consult with HUD to request that its SAC Section 18 application approve only removal of units from the public housing program and PBV conversion, without disposition, so that OHA may implement its PBV conversion without transfer of ownership, which would permit earlier PBV conversion. OHA may pursue RAD conversion and RAD/Section 18 blend of these 5 units or, alternately, OHA may retain these units in its public housing stock for future repositioning.
- **Keystone Crown** (NE001000029): This is a 37-unit development that includes multifamily buildings as well as some single-family homes located in west Omaha. In addition, OHA's scattered site stock includes 3 single-family homes adjacent to the Keystone Crown units. These units were built in early 2000s and are sited in a desirable West Omaha location. OHA wishes to retain the Keystone Crown and adjacent units in its affordable housing stock. OHA may pursue RAD conversion and RAD/Section 18 blend of these units or, alternately, OHA may retain these units in its public housing stock for future repositioning. OHA notes that the Keystone Crown units may be subject to NIFA requirements that may restrict disposition required by PBV or RAD conversions, which may delay OHA repositioning actions.

PBV UNITS AT FARNAM & NORTH VILLAS: The HUD-approved Section 18 disposition application for Chambers Court includes OHA's commitment of PBVs to the 10 non-ACC units in the Farnam Building and 14 non-ACC units at the North Villas (Binney, Emmet, and Pinkney). OHA intends to implement these PBV units in 2026.

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

MAINTENANCE SHOP: Southside Terrace redevelopment will eliminate much-needed maintenance workshop and storage space. In prior years, OHA considered options to purchase new shop space. Now, OHA instead is pursuing renovations of its Annex Building at 4402/4412 N. 21st Street. This property is owned by OHA, OHA has recorded a Deed of Trust on the property, and OHA intends to add it to our PIC inventory supporting our affordable housing developments.

PROJECT-BASED VOUCHERS: OHA plans PBV conversions of public housing units, and commitment of PBVs to its development & repositioning projects, as described above in Attachment B.2 DEVELOPMENT & REPOSITIONING ACTIVITIES.

In addition: RFP FOR PBV PROPOSALS: During 2024, OHA issued an RFP for proposals for OHA commitment of PBVs to rental units owned by private owners. OHA's purpose is to support affordable housing development, neighborhood redevelopment efforts, and projects that provide supportive housing for homeless persons and persons with disabilities. OHA does not have a specific number limit of PBVs, but OHA's actions will comply with HUD requirements, including program caps on the number of HCV vouchers that may be committed to PBV projects. In February 2024, OHA received HUD approval that OHA commitment of up to 300 vouchers would be within program cap rules. OHA's RFP is not limited to any specific neighborhoods or general locations within our jurisdiction. OHA's RFP and actions and any awards of PBVs will be conducted in accord with HUD regulations and guidance at 24 CFR Part 983 and PIH Notice 2017-21, as well as with civil rights requirements, Housing Quality Standards (HQS), and other HUD and federal requirements. OHA may re-issue and close this RFP on a periodic basis.

ATTACHMENT B.2: PROPOSED RAD CONVERSIONS

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

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

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

OHA's Five-Year CFP Plan includes funds for activities to support OHA's RAD repositioning including capital improvements and relocation. OHA's CFP plans may change as needed for proposed RAD conversions, in accord with HUD requirements.

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

RAD/SECTION 18 BLENDS

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

For both RAD and Section 18 conversions, HUD will change the way it provides rental assistance to the property from public housing to long-term Section 8 assistance contracts. Units that are converted via Section 18 are eligible to receive higher contract rents than units that are converted via RAD. Units

converted under RAD will receive roughly the same funding level that was provided through the public housing program. The higher contract rents provided by Section 18 will support greater financing.

The portion of units that can be converted under Section 18 is based on HUD’s guidelines for “housing construction cost” as compared to the level of rehabilitation or construction that would be required to renovate the property. Higher levels of renovation costs provide for higher percent of Section 18 units.

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

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

PROPOSED RAD CONVERSIONS: OHA TOWERS

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

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

OHA will review each property individually to identify and implement the best repositioning strategy. This will be a multi-year project. OHA does not have capacity to manage repositioning of all towers at once, and the need for LIHTC funding for capital improvements also limits the number and timing of projects that OHA can pursue.

In 2025, OHA submitted RAD/Section 18 blend applications to HUD for Pine Tower, Florence Tower, and Kay Jay Tower. Going forward, OHA hopes to submit applications for 2 or more towers per year, if feasible. OHA’s selection is based on multiple factors, including NIFA neighborhood priorities, limits of LIHTC funding, the size (number of units) of each tower, renovation needs, and capacity of funding, staff, and partners. At present, our estimate for applications in 2026-2027 includes Benson Tower, Evans Tower, Highland Tower, Underwood Tower, and Crown Tower. These estimates may change according to the factors stated above. OHA intends to proceed with repositioning of its towers, including RAD conversion and RAD/Section 18 blends, as quickly as staff capacity and funding permits.

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

At present, OHA does not have specific renovation plans for each property. OHA will review each property individually to identify and implement the best repositioning strategy. The specific renovation plans for each property will be determined based on property needs including capital needs assessments. At present, OHA cannot estimate the rehabilitation plans and costs for each property and the resulting percent of units to be converted under Section 18 versus units converted under RAD. In addition, for some properties, renovations may include combining units to create larger units, which would result in a reduction of the total units in the property. The total unit counts and bedroom sizes resulting from renovation work generally cannot be confirmed until construction plans are finalized.

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

KAY JAY TOWER

Public Housing Project: 4500 S 25th ST
 PIC Development ID: NE00100005
 Conversion Type: RAD PBV OR RAD/SECTION 18 BLEND
 Transfer of Assistance: n/a
 Total Units: 118
 Pre-RAD Unit Type: General Occupancy
 Post-RAD Unit Type: General Occupancy
 Capital Fund allocation: \$211.05 per ACC unit per month est; \$296,314 total per year est

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

EVANS TOWER

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

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

PARK SOUTH & PARK NORTH

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

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

BENSON TOWER

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

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

PINE TOWER

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

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

FLORENCE TOWER

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

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

HIGHLAND TOWER

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

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

JACKSON TOWER

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

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

UNDERWOOD TOWER

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

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

CROWN TOWER

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

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

GOAL #1: Redevelop aged & deteriorated family properties.

1.1 Complete Choice Neighborhood redevelopment of Spencer Homes.

Spencer Homes was OHA's second oldest existing public housing development, built in the 1940s, with 111 units. In 2019, OHA and partners including the City of Omaha were awarded a \$25 million HUD Choice Neighborhoods Implementation (CNI) grant for revitalization of the North 30th Street neighborhood including OHA's public housing development, Spencer Homes. Relocation of all residents was completed in 2022. All Spencer units west of the North Freeway (Highway 75) were demolished in 2022. Redevelopment includes 3 phases with Spencer replacement units. The first phase—now known as The Overlook and Burdette + Wade—began leasing in 2023. The second phase—now known as Malcolm's Place—also is fully leased. The third phase—now known as MLK Square—is complete and begins leasing in 2025-26. Former Spencer residents have right-of-return to the new properties. As each phase of construction is completed and ready for occupancy, former Spencer residents are notified and invited to exercise their right to lease replacement units & are assisted by OHA's relocation consultant, CVR Associates, and OHA's Intensive Services staff.

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

1.2 Complete Choice Neighborhood redevelopment planning for Southside Terrace.

This objective has been completed.

In 2019, OHA and partners including the City of Omaha were awarded a \$1.3 million Choice Neighborhoods Planning (CNP) grant to plan revitalization of the Southside Terrace and Indian Hills neighborhood. CNP redevelopment planning was completed, and in September 2022 HUD awarded OHA and its partners a \$50 million HUD CNI grant for this revitalization project.

1.3 Begin redevelopment of Southside Terrace neighborhood.

Southside Terrace is OHA's oldest existing public housing development, built in 1943, with 358 public housing units. In September 2022, OHA and partners including the City of Omaha were awarded a \$50 million HUD Choice Neighborhoods Implementation (CNI) grant for this revitalization project including the Southside Terrace development. The CNI plans include mixed-income housing of more than 1,000 units including 358 replacement units. Redevelopment activities will be conducted in phases. At present, redevelopment plans include 8 total phases including 6 phases on the Southside Terrace site.

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

GOAL #2: Reposition properties that are disproportionately costly.

2.1 Develop & implement repositioning plan for Securities Building.

This objective has been completed.

OHA's housing stock includes HIO-owned LIHTC properties that have proven disproportionately costly to maintain. OHA's first priority was disposition of the Securities Building. In August 2021, OHA submitted a Section 18 application for market disposition of the property. This application was approved by HUD. During 2022, all tenants were relocated. The Securities Building was sold in August 2022. The property will remain affordable housing under the LURA which requires continued operation as affordable housing.

2.2 Develop & implement repositioning plans for other HIO LIHTC properties.

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

OHA's objectives for 2021-2025 made a priority of repositioning the HIO LIHTC properties due to excessive capital needs and operational costs and deficits. During 2021-2025, OHA obtained HUD approval for disposition of two most critical properties: Securities Building (see 2.1 above) and Chambers Court (see below). With plans for disposition of these two properties, during 2024-2025, OHA's priorities shifted. During 2024-2025, OHA began prioritizing repositioning of scattered site units (see 2.3 below) and repositioning of its towers. This change in priorities to include repositioning of OHA tower is reflected in the multiple amendments of OHA's Annual Plans for 2025. Repositioning of the other HIO LIHTC is still a critical component of OHA's repositioning plans, but it became a lower priority in 2024-2025. Below are key accomplishments.

Chambers Court (NE001000021) repositioning is a very high priority because the property operates with deficits of hundreds of thousands of dollars per year, for years. This is a historic property, built in about 1905-1910. It has 70 total units including 32 public housing units. The property is subject to LURA restrictions through 2045. Throughout 2021-2022, OHA and its co-developer, Brinshore Development, reviewed repositioning options that would allow OHA to retain Chambers Court in its affordable housing stock, including RAD conversion with renovations needed to address capital needs to reduce maintenance and operating costs. However, OHA and Brinshore ultimately determined that RAD conversion was not feasible. OHA determined that disposition of the Chambers Court property was necessary. OHA subsequently reviewed various Section 18 options with HUD.

In June 2024, OHA submitted a Section 18 disposition application for sale of the Chambers Court property to Hoppe Development. In 2025, OHA received HUD approval for Section 18 disposition of Chambers Court to Hoppe Development. Hoppe intends to maintain the property as affordable housing. Hoppe has received LIHTC funds for renovations. During 2025-2026, OHA will take actions to effectuate the sale of Chambers Court to Hoppe Development or affiliate and its removal from OHA's public housing program and inventory.

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

2.3 Evaluate scattered site portfolio & implement disposition plans.

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

For scattered site units that OHA wishes to retain in its housing stock, OHA's first priority is PBV conversion. OHA has begun and will continue to submit Section 18 applications to HUD for PBV conversion of 400+ scattered site units. OHA's PBV conversion applications are limited to units that meet HUD's definition of "scattered site" units (4 or fewer OHA units per block). The Section 18 applications will provide for removal of the units from the public housing program, conversion to PBV funding, and transfer of ownership to OHA's affiliate entity, River City Housing. In some cases (e.g., units currently owned by HIO LLCs), OHA's Section 18 application may request only removal of units from the public housing program and PBV conversion without disposition. Some OHA scattered site units do not meet HUD's definition of "scattered site." In addition, OHA's scattered site

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

public housing AMPs include some multi-unit properties. OHA intends to pursue all repositioning options available, including Section 18 disposition, RAD conversion and RAD/Section 18 blend, PBV conversion, mixed finance redevelopment, privately-financed redevelopment, or any other repositioning & funding options.

2.4 Develop & implement long-term plan for HIO56 properties.

OHA and HIO's housing stock includes 56 rental units originally developed under HUD's Section 8 New Construction program, a program that HUD discontinued in about 1983. In 2020, OHA exited the HUD contract. Current tenants of these units were offered the opportunity to remain in their current unit or, alternately, to move to another rental unit in the private market, with Enhanced Tenant Protection Vouchers. The 56 units no longer receive any subsidy except for units that remain occupied by tenants with Enhanced Tenant Protection Vouchers. OHA and HIO will plan repositioning of these HIO56 properties.

Park Villa (24 units): OHA pursued acquisition and renovations of this property with RHF funds. Park Villa was converted to ACC public housing units beginning January 1, 2024. See 3.1 below.

Arbor Villa (18 units): Since OHA exited the former HUD HAP contract, this property receives no HUD project-based subsidies. It is occupied by tenants paying the market rent including tenants with HCV vouchers. The Arbor Villa site is planned for off-site redevelopment as part of the Southside Terrace CNI revitalization (see 1.3 above).

North Villas (14 units): The North Villas include 3 small properties (Binney, Emmet, & Pinkney Villas) with 14 total units. Since OHA exited the former HUD HAP contract, these units have received no project-based subsidies. They are occupied by tenants paying the market rent including tenants with HCV vouchers. OHA wishes to retain these units in its affordable housing stock. The HUD-approved Section 18 disposition application for Chambers Court includes OHA's commitment of PBVs to the 14 non-ACC units at the North Villas.

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

GOAL #3: Maintain & increase the number of low-income families served.

3.1 Complete RHF development.

This objective has been completed.

OHA had accumulated Replacement Housing Factor (RHF) funds for development of new public housing units. In 2021, HUD approved a Development Proposal to use the RHF grant funds to purchase Park Villa for renovation and conversion to public housing. During 2021, Park Villa was sold by HIO to OHA, and all RHF grant funds were timely expended. The project involved significant exterior and interior renovations. Renovations were completed, and the property was converted to ACC public housing units effective January 1, 2024.

3.2 Apply for replacement housing vouchers for redevelopment and disposition projects.

Repositioning and disposition activities may result in a reduction of public housing units. For many repositioning activities, HUD permits PHAs to apply for replacement tenant protection vouchers. The replacement housing vouchers may be used by current tenants for relocation, and replacement housing vouchers not used by tenants for relocation are added to OHA's Housing Choice Voucher stock. The purpose is to minimize the loss of affordable housing subsidies, as much as possible.

In its repositioning and disposition activities, OHA has applied for and been awarded the maximum number of replacement housing vouchers to maximize its resources for providing affordable housing.

3.3 Apply for grants of additional Mainstream & other vouchers.

At the time that OHA established these five-year goals & objectives for 2021-2025, OHA did not anticipate COVID requirements, Emergency Housing Vouchers, and OHA's award of a second CNI grant for Southside Terrace (see 1.3 above). In addition, OHA's current plans include more aggressive pursuit of repositioning options, including PBV & RAD conversions. OHA's development and repositioning activities require significant staff time and resources. OHA determined that its staff time and resources are better dedicated to these activities rather than to applying for additional voucher grant programs.

3.4 Plan development of new LIPH units.

At the time that OHA established these five-year goals & objectives for 2021-2025, OHA did not anticipate its award of a second CNI grant for Southside Terrace (see 1.3 above) and its more aggressive pursuit of repositioning options, including PBV & RAD conversions. OHA's CNI redevelopment and other repositioning activities are now OHA's top priorities rather than development of new public housing units. OHA remains committed to development of affordable housing, however our most immediate priority is long-term preservation of our current housing stock through OHA's planned development and repositioning activities.

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

GOAL #4: Improve physical condition & quality of life in OHA properties.

4.1 Maintain PHAS PASS/REAC overall score of 24 points (60%).

During 2021, there were no REAC inspections due to COVID.
 For 2022, OHA’s overall REAC score is 27 (68%).
 For 2023, OHA’s overall REAC score is 27 (68%). Note that, in 2023/2024, REAC inspections were completed for some properties but not all.
 For 2025, most REAC inspections are pending, and no overall score is available yet.

4.2 Achieve REAC scores of 60% for each property & strive for 80+%.

Below are REAC scores by percentage. Scores for 2020 are provided for comparison. During 2021, there were no REAC inspections due to COVID. In 2023, REAC inspections were completed for some properties but not all. The column labeled “2023/24” provides the most current scores for each property. For 2025, most REAC inspections are in the process of being scheduled, and scores are not available for most properties. Some of the 2025 scores reported below are not final.

AMP	Property	2020	2021	2022	2023/24	2025	NOTES
NE001000001	Southside	36	n/a	53	84		CNI REDEVELOPMENT IN PROCESS
NE001000002	Spencer	80	n/a	n/a	n/a	n/a	CNI UNITS REMOVED IN 2022
NE001000005	KayJay	29	n/a	72	72		
NE001000006	Evans	57	n/a	72	94		
NE001000008	Park South	73	n/a	78	95		
NE001000009	Benson	72	n/a	85	85	77	
NE001000010	Pine	62	n/a	86	86	73	
NE001000011	Florence	65	n/a	83	83	83	
NE001000012	Highland	80	n/a	72	72		
NE001000013	Jackson	54	n/a	58	88		
NE001000014	Underwood	51	n/a	82	82		
NE001000015	Crown Tower	92	n/a	88	88		
NE001000016	SCNE	65	n/a	64	64		
NE001000017	SCSE	59	n/a	68	68		
NE001000018	SCNW	45	n/a	70	70		
NE001000019	SCSW	69	n/a	43	59	57	
NE001000021	Chambers	61	n/a	26	92		DISPOSITION APPLICATION 06/2024
NE001000022	Keystone	51	n/a	62	62		
NE001000023	NOAH	45	n/a	64	64		
NE001000024	Securities	39	n/a	54	n/a	n/a	SOLD 08/2022
NE001000025	Crown1	45	n/a	40	92		
NE001000026	Crown2	74	n/a	63	83		
NE001000027	Bayview	68	n/a	69	90		
NE001000028	Farnam	54	n/a	56	80		
NE001000031	Park Villa	n/a	n/a	n/a	n/a	78	ACC UNITS BEGINNING 01/2024

4.3 Continue to implement security improvements.

During 2021-2025, OHA made significant capital investments in camera surveillance for OHA properties. Our new camera system is sophisticated and much superior to our former security cameras. The new camera system increases the capacity and investigative ability of property management and public safety staff to address security issues, and it provides strong support for police and legal actions. In addition, OHA has been in the process of upgrading access controls, such as badge access to tower properties. OHA continues to upgrade access controls and procedures.

During 2021-2025, OHA reorganized its public safety staffing and contracts. Our intent was to develop an in-house public safety staff. After nearly five years, in 2025, OHA changed course, and OHA is contracting for security staffing and scheduled patrols. This change is recent. OHA will continue to refine communication and organizational matters to improve services with the ongoing goal of ensuring the safety and security and comfort of OHA residents.

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

GOAL #5: Improve public housing management & operations to maintain standard performance & work toward high performance status.

5.1 Maintain PHAS FASS overall score of 15 points (60%).

HUD did not provide FASS scores for 2020.

For 2021, OHA’s overall FASS score is 11.70.

For 2022, OHA’s overall FASS score is 9.20.

For FY 2023, OHA’s overall FASS score is 8.58.

FY 2023 scores are the most recent scores available as OHA’s FY 2024 audit is still pending.

5.2 Achieve PHAS FASS score of 15 points (60%) for each property.

HUD did not provide FASS scores in 2020.

For 2023, OHA anticipates that HUD will publish final FASS scores in Fall 2024.

FY 2024 FASS scores are not available; the audit is still pending.

AMP	Property	2020	2021	2022	2023	FY 2023 2024	NOTES
NE001000001	Southside	n/a	10.02	21.67	24.60	22.46	CNI REDEVELOPMENT IN PROCESS
NE001000002	Spencer	n/a	21.44	25.00	25.00	25.00	CNI UNITS REMOVED IN 2022
NE001000005	KayJay	n/a	2.00	2.00	2.00	2.00	
NE001000006	Evans	n/a	2.00	2.00	2.00	2.0	
NE001000008	Park South	n/a	6.53	2.00	2.00	2.0	
NE001000009	Benson	n/a	9.25	2.00	2.00	2.0	
NE001000010	Pine	n/a	21.41	11.50	11.17	21.52	
NE001000011	Florence	n/a	9.30	2.00	2.00	2.0	
NE001000012	Highland	n/a	11.65	2.00	2.00	2.0	
NE001000013	Jackson	n/a	2.00	2.00	2.00	2.0	
NE001000014	Underwood	n/a	21.64	9.25	2.00	2.0	
NE001000015	Crown Tower	n/a	22.87	22.40	10.59	10.16	
NE001000016	SCNE	n/a	11.31	9.58	2.00	2.0	
NE001000017	SCSE	n/a	24.75	18.04	21.54	9.49	
NE001000018	SCNW	n/a	25.00	25.00	25.00	25.00	
NE001000019	SCSW	n/a	2.00	2.00	9.49	9.78	
NE001000031	Park Villa	n/a	n/a	n/a	n/a	2.0	ACC UNITS BEGINNING 01/2024

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

5.3 Maintain PHAS MASS overall score of 15 points (60%).

For 2021, HUD did not issue PHAS MASS scores. As of July 2021, OHA's internal measures projected an overall MASS score of 15.48.

For 2022, OHA's MASS score is 13.

For 2023, as of August 2024, OHA has not received final HUD MASS scores. As of August 2023, OHA projected an overall MASS score of 16.50.

For 2024, MASS scores are still pending. As of June 2024, OHA projects an overall MASS score of 16.17.

5.4 Achieve PHAS MASS score of 15 points (60%) for each property.

For 2021, HUD did not issue PHAS MASS scores. MASS scores are based on OHA internal measures.

For 2023, OHA has not received final HUD MASS scores.

For 2024, MASS scores are still pending.

AMP	Property	2021	2022	2023	2024	2025	NOTES
NE001000001	Southside	13	10				CNI REDEVELOPMENT IN PROOCESS
NE001000002	Spencer	18	n/a	n/a	n/a	n/a	CNI UNITS REMOVED IN 2022
NE001000005	KayJay	21	10				
NE001000006	Evans	17	10				
NE001000008	Park South	21	22				
NE001000009	Benson	13	10				
NE001000010	Pine	17	22				
NE001000011	Florence	17	14				
NE001000012	Highland	21	10				
NE001000013	Jackson	9	10				
NE001000014	Underwood	21	10				
NE001000015	Crown Tower	17	10				
NE001000016	SCNE	10	11				
NE001000017	SCSE	12	11				
NE001000018	SCNW	20	25				
NE001000019	SCSW	12	10				
NE001000031	Park Villa	n/a	n/a	n/a			ACC UNITS BEGINNING 01/2024

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

5.5 Achieve & maintain occupancy rate of 96% & strive for 98%.

OHA achieved this objective during 2021-2025.

In previous years, OHA's occupancy rate was generally well below 96%. As of July 2021, the YTD occupancy rate (unit months leased/unit months available) was roughly 91%. Beginning in 2021, OHA's occupancy rates increased steadily each month. As of July 2021, the occupancy rate was 95.9%. OHA has continued to maintain its increased occupancy rates.

- For 2022-2025, as of June 30 each year, OHA achieved occupancy rates at 98%.
- For 2022, OHA's occupancy rate for the whole year (unit months leased/unit months available) was 96.6%.
- For 2023, as of August 2023, the occupancy rate was 96.9% and developments had an occupancy rate of 98% or higher.
- For 2024, as of June 30, 2024, OHA's occupancy rate was 98%.
- For 2025, as of June 30, 2025, OHA's occupancy rate was 98%.

5.6 Achieve & maintain TARs rate of below 1.5%.

"TARs" is an acronym for Tenant Accounts Receivable. It is a measure of unpaid balances owed by current tenants.

OHA expects that it cannot meet this objective during the 5-year period of 2021-2025. However our TARs rates are declining. As of June 30, 2025, OHA has a TARs rate of 6.4%. As of June 30, 2024, OHA had a TARs rate of 8.6%. TARs rates for 2021-2023 were even higher.

During the COVID period's moratoriums on evictions, many OHA tenants accrued large balances of unpaid rent. Subsequent CDC-related policies essentially prevented evictions for nonpayment of rent and resulted in continued accrual of unpaid rent. During the COVID period, OHA made every effort to assist tenants, including repayment agreements and Emergency Rental Assistance. For many families, these resources were not a long-term solution. COVID Emergency Rental Assistance funds were ended in 2023.

Beginning during the COVID period, HUD required PHAs to provide 30-days' notice and opportunity to cure in its nonpayment notices. In addition, during COVID, OHA initiated a routine practice of offering stipulated agreements that would provide tenants with additional time to cure nonpayment even following the housing court hearing. These procedures that provide extra time have helped some tenants to cure and to retain their housing. At the same time, these procedures affect OHA's TARs.

5.7 Achieve & maintain PHAS MASS Accounts Payable score below 0.75.

As of June 30, 2025, OHA's Accounts Payable score is 1.39. This number is artificially high at present because of timing of receipt of 2025 CFP grants. We expect the score to be reduced below 0.75 prior end of 2025. OHA's MASS Accounts Payable score was below 0.75 in all prior years.

5.8 Obligate 90% or more of CFP funds by the required date & timely expend CFP funds.

All annual allocation of CFP funds have been timely obligated & timely expended.

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

GOAL #6: Effectively manage HCV & other voucher assistance programs.

6.1 Maintain high-performing SEMAP rating.

OHA currently has a standard SEMAP rating. During the 2024 SEMAP review, it was found that OHA had more than 10% of all annual reexaminations overdue. This means that OHA did not meet the SEMAP requirement of having less than 5% of annual reexaminations overdue. OHA has revised current recertification procedures to increase efficiency and effectiveness. All staff will be trained to review the applicable PIH notices and the pertinent HCV Guidebook chapters on annual recertifications. Our agency will identify and train additional staff to timely transmit to PIC and correct errors. OHA strives to return to high-performing SEMAP rating. OHA is working with HUD TA services provided in 2024.

6.2 Maintain HCV lease-up rate & strive for increased lease-up rate.

OHA has a lease-up rate of 53% and is striving to increase the lease-up rate. OHA is working with HUD TA services provided in 2024.

6.3 Effectively manage OHA's Mainstream, VASH, HOME, and PBV programs.

OHA continues to effectively manage these programs and work toward improvement in coordination with funding partners and the administration of their programs.

GOAL #7: Other agency-wide service objectives

7.1 Ensure compliance with fair housing & equal opportunity requirements.

OHA continues its commitment to fair housing, nondiscrimination, and equal opportunity, and its compliance with nondiscrimination laws and goals. During 2022 -2024, OHA staff in both the public housing program and HCV program participated in HUD’s fair housing training webinars. OHA will continue ongoing staff training regarding fair housing and accommodations of disability. Beginning in 2024, OHA requires fair housing and accommodations training for all property management staff upon hire. OHA will continue to expand training requirements for program staff. OHA is working to strengthen procedures and staff capacity at all levels. During 2025, a lead administrative staff person in the property management department completed Nan McKay’s training for fair housing and accommodations. In September 2025, all Section 8 program staff participated in fair housing and accommodations training conducted by the City’s Office of Human Rights and Relations.

7.2 Continue to develop electronic program access for participants.

It had long been a goal for OHA to make program activities and documents accessible electronically so that program participants could handle their business with OHA electronically, rather than OHA requiring in-person appointments & submission of paper documents. The COVID pandemic restrictions made this a top priority. Improvements include:

- All applicant/resident forms have been converted to DocuSign.
- Resident Portal where residents can pay rent online, submit maintenance requests, get their rent ledger, check inspection status.
- Most forms for applicants/tenants/program participants have been converted to forms available & usable on our online portal.
- Applicant Portal – applicants can apply for PH/HVC and check their status online.
- Landlord portal – landlords can submit info online, check HAP payment status, get needed documents, check inspection status.
- Residents/participants will be able to do interims/annuals online, submit docs online.

OHA’s applicants, tenants, and program participants are now able to handle most business with OHA electronically, however OHA provides in-person appointments & services & submission of paper documents as needed.

7.3 Provide top-notch customer service to participants & public.

COVID dictated OHA’s customer service strategies with the need for quick and extensive expansion of electronic/online access to services. Thereafter, this has become OHA’s primary priority for customer service. From 2020 forward, OHA’s customer service improvements have focused on electronic/online access to services, as described in 7.2 above. OHA will continue to make improvements to provide strong and effective customer service to our program participants and the public. Meanwhile, OHA’s expansion of its online resources is a very beneficial customer service improvement for OHA’s tenants, program participants, and applicants.

7.4 Promote self-sufficiency of assisted households.

OHA is dedicated to fostering a vibrant and mutually beneficial relationship between our residents and our staff, with the ultimate aim of enhancing the well-being and economic prosperity of all residents, spanning from the youngest to the elderly and all those in between. OHA collaborates with residents, community groups, business partners, resettlement organizations, and other key stakeholders, and our primary objective is to ensure the delivery of high-quality services and programs to the diverse populations we serve. At the heart of our resident services are our dedicated Service Coordinators. These professionals provide essential support, including case management and coaching, as well as facilitate access to community-based providers offering a wide array of social services and enriching activities. OHA’s continuous efforts are concentrated on expanding and strengthening programs for both public housing and voucher families. This includes a significant focus on broadening enrichment initiatives, sports, educational opportunities, and college placement services for youth and families. Additionally, we prioritize soft skills training, job readiness preparation, and facilitating job placement and career development.

Our overarching mission is to empower individuals and families to attain economic stability and personal well-being. Resident Service Programs are designed to foster community engagement, promote economic growth, ensure financial stability, and create opportunities for self-sufficiency among all residents. Moreover, Resident Service Coordinators at our senior properties play a pivotal role in assisting residents to achieve self-sufficiency while successfully aging in place. Programs encompass various facets of quality of life and wellness, including resident engagement and community participation, health and wellness, housing stability, and financial stability. Health and Wellness initiatives include health screenings, physical fitness classes, and opportunities for socialization, while housing stability services encompass vital support for housing inspections and lease education.

Resident Service Coordinators fulfill a range of core functions:

- Comprehensive Assessments: Resident Service Coordinators conduct comprehensive, non-clinical assessments of residents for wellness and social needs. This ensures that our services are tailored to meet individual requirements.
- Service Access and Coordination: Resident Service Coordinators help residents identify, access, and coordinate services, including closely monitoring services provided and maintaining consistent communication with service providers. This ensures that residents receive the necessary support and follow through with services.
- Monitoring and Follow-Through: Resident Service Coordinators continuously monitor the receipt and follow-through of services. They play a crucial role in encouraging and motivating residents to engage with providers and actively participate in their own care.

PROGRESS REPORT: OHA GOALS & OBJECTIVES FOR 2021-2025

and services management.

- Educational and Preventative Health Programs: We proactively develop and arrange educational and preventative health programs and services for residents. This includes initiatives aimed at improving their overall well-being and quality of life.
- Community Partnerships: Resident Service Coordinators are dedicated to developing and sustaining partnerships with community-based supportive service providers and other community stakeholders. These partnerships enhance our ability to meet the diverse needs of our residents.
- Resource Directory: We maintain an up-to-date resource directory of local service providers. This ensures that residents have easy access to information about available services and resources.
- Advocacy and Resident Empowerment: Resident Service Coordinators advocate on behalf of residents to ensure equitable access to services and support systems. They also empower residents by promoting self-advocacy and independence. Through individualized goal setting, skill development, and ongoing support, Resident Service Coordinators help residents build greater self-sufficiency, enabling them to manage their needs more confidently and reduce long-term reliance on support services.

OHA's dedicated staff remains steadfast in its commitment to forging and expanding critical community partnerships and resources that align with the agency's self-sufficiency and service objectives. Simultaneously, we are tirelessly working towards developing additional resources to support resident services through the Omaha Housing Authority Foundation.

HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION
YEAR ENDED DECEMBER 31, 2023
WITH
REPORT OF INDEPENDENT AUDITORS

**HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS
FOR THE YEAR ENDED DECEMBER 31, 2023**

I. Summary of Auditors' Results

Financial Statements

- | | | |
|----|---|---------------|
| 1. | Type of auditors' report issued: | Unmodified |
| 2. | Internal control over financial reporting | |
| | a. Material weakness(es) identified? | Yes |
| | b. Significant deficiency(ies) identified? | None reported |
| 3. | Noncompliance material to the financial statements? | No |

Federal Awards

- | | | |
|----|--|------------|
| 1. | Internal control over compliance: | |
| | a. Material weakness(es) identified? | No |
| | b. Significant deficiency(ies) identified? | Yes |
| 2. | Type of auditors' report on compliance for major programs: | Unmodified |
| 3. | Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)? | Yes |
| 4. | Identification of major program: | |

<u>ALN Number</u>	<u>Name of Federal Program</u>
14.871	Housing Voucher Cluster
14.879	Housing Choice Voucher Program
14.EHV	Mainstream Program
	Emergency Housing Vouchers Program
14.850	Public and Indian Housing Program
14.872	Public Housing Capital Fund Program

- | | | |
|----|--|-------------|
| 5. | Dollar threshold used to distinguish between Type A and Type B Programs: | \$1,852,521 |
| 6. | Auditee qualified as low-risk Auditee? | No |

**HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)
FOR THE YEAR ENDED DECEMBER 31, 2023**

II. Financial Statement Findings

Finding 2023-001

Statement of condition: The unaudited account balances of cash, accounts receivable, construction in progress, inter-program loans, accrued interest payable, accounts payable, other current liabilities, and noncurrent liabilities were misstated. In addition, there were numerous journal entries proposed during the audit.

Criteria: The Authority must ensure that proper internal controls are in place to initiate, authorize, record, process and report financial data reliably in accordance with generally accepted accounting principles.

Condition: There is a reasonable possibility that a misstatement of the Authority's financial statements will not be prevented or detected by the Authority's internal control.

Cause: Controls are not in place to ensure the Authority records and reports financial data reliably in accordance with generally accepted accounting principles.

Recommendation: The Authority should ensure proper internal controls, which include timely monthly reconciliations of account balances, are in place to prevent material weaknesses from occurring.

Authority Response: Auditee agrees with the auditor and management will be responsible for implementing the corrective action plan.

III. Federal Award Findings and Questioned Costs

Finding 2023-002

Federal Agency: U.S. Department of Housing and Urban Development
Federal Program Titles: Section 8 Housing Choice Vouchers Program,
Federal Catalog Numbers: 14.871
Noncompliance - E - Eligibility
Non Compliance Material to the Financial Statements: No
Significant Deficiency in Internal Control over Compliance

Criteria: Tenant Files. The PHA must do the following: As a condition of admission or continued occupancy, require the tenant and other family member to provide necessary information, documentation, and releases for the PHA to verify income eligibility (24 CFR sections 5.230, 5.609, and 982.516).

Condition: Based upon inspection of the Authority's files and on discussion with management, there were documents that were unavailable for examination at the time of audit.

Context: Of a sample size of forty-three (43) tenant files, the following information was unavailable for examination at the time of audit:

- (3) Verification of Income
- (2) Verification of Assets
- (1) HUD Form 50058

Our sample size is statistically valid.

**HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)
FOR THE YEAR ENDED DECEMBER 31, 2023**

III. Federal Award Findings and Questioned Costs (continued)

Finding 2023-002 (continued)

Known Questioned Costs: 7,162

Cause: There is a significant deficiency in internal controls over the compliance for the eligibility type of compliance related to the maintenance of tenant files. The Authority has not properly considered, designed, implemented, maintained and monitored a system of internal controls that reasonably assures the program is in compliance.

Effect: The Section 8 Housing Choice Voucher Program is in non-compliance with the eligibility type of compliance requirements of the program.

Recommendation: We recommend the Authority design and implement internal control procedures that will reasonably assure compliance with the Uniform Guidance and the compliance supplement.

View of Responsible Officials and Corrective Actions: The Authority accepts the recommendation of the auditor. The Authority will increase oversight in the Section 8 Housing Choice Vouchers Program to ensure that established internal control policies are being followed on a timely basis.

Finding 2023-003:

Federal Agency: U.S. Department of Housing and Urban Development

Federal Program Titles: Section 8 Housing Choice Vouchers Program

Federal Assistance Listing Numbers: 14.871

Noncompliance – N. Special Tests and Provisions – Housing Quality Standards (HQS) Enforcement

Non Compliance Material to the Financial Statements: No

Significant Deficiency in Internal Control over Compliance for Special Tests and Provisions

Criteria: HQS Enforcement. For units under a HAP contract that fail to meet HQS, the PHA must require the owner to correct all life threatening HQS deficiencies within 24 hours after the inspections and all other deficiencies within 30 days or within a specified PHA-approved extension.

Condition: Based upon inspection of the Authority's files and on discussion with management, the Authority did not properly abate one (1) out of twenty-five (25) annual failed inspections selected for testing.

Context: The Authority did not properly abate one (1) out of twenty-five (25) failed inspections selected for testing. As a result, the Authority was not in compliance with the HQS as required by 24 CFR sections 982.158(d) and 982.405(b).

Known Questioned Costs: \$1,532

Cause: There is a significant deficiency in internal controls over the compliance for the special tests and provisions type of compliance related to HQS enforcement. The Authority has not properly considered, designed, implemented, maintained and monitored a system of internal controls that assures the program is in compliance.

Effect: The Section 8 Housing Choice Vouchers Program is in non-compliance with the special tests and provisions type of compliance related to HQS enforcement.

Recommendation: We recommend the Authority design and implement internal control procedures that will reasonably assure compliance with the Uniform Guidance and the compliance supplement.

**HOUSING AUTHORITY OF THE CITY OF OMAHA, NEBRASKA
SCHEDULE OF FINDINGS AND QUESTIONED COSTS (continued)
FOR THE YEAR ENDED DECEMBER 31, 2023**

III. Federal Award Findings and Questioned Costs (continued)

Finding 2023-003 (continued):

View of Responsible Officials and Corrective Actions: The Authority accepts the recommendation of the auditor. The Authority will increase oversight in the Section 8 Housing Choice Vouchers Program to ensure that established internal control policies are being followed on a timely basis.

IV. Summary of Prior Audit Findings

Finding 2022-001

Observation: Several material adjusting journal entries were required in order to reconcile beginning net position to the prior year's audited financial statements.

Status: This finding remains open. See audit Finding 2023-001

Finding 2022-002

Observation: Tenant file documentation was not found during examination of Section 8 Housing Choice Vouchers tenant files.

Status: This finding remains open. See audit Finding 2023-002.

CENTRAL ADVISORY COMMITTEE MEETING
September 4, 2025, 1:30 p.m., at Crown Tower

OHA'S 5-YEAR PLAN FOR 2026-2030 & ANNUAL PLAN FOR 2026

NOTE: The agenda for this meeting has errors. It fails to state that the discussion includes OHA's proposed 5-Year Plan for 2026-2030. In addition, it references OHA's Annual Plan for the wrong year (2025) when it should have stated 2026. OHA staff brought to the meeting draft copies of both the 5-Year Plan and the Annual Plan for 2026 and discussed both with CAC leaders.

OHA staff present included: Sal Isaaka, Director of Family and Community Services; Tyrone Brice, Elderly Services Coordinator; Anna Ferguson, FSS Coordinator; Denise Burmood, Senior Legal Assistant; and Maureen Novak, Paralegal.

OHA passed out draft copies of the proposed 5-Year Plan for 2026-2030 and draft copies of select sections of the proposed Annual Plan for 2026. The complete Annual Plan with all attachments is more than 200 pages long. OHA brought copies of the complete Annual Plan, but also provided the abbreviated version for easier reference during discussion.

Maureen Novak led the discussion of OHA Plans. OHA revised its Annual Plan multiple times during 2025, so many resident leaders are already very familiar with the plan, its format and contents. OHA's plans have not changed a lot since we last discussed the plan. So I might give background that many of you are already familiar with. But we have some new resident leaders here today--and also this year OHA is preparing a 5-Year Plan.

HUD requires OHA to prepare a 5-Year Plan every 5 years. The primary purpose of the 5-Year Plan is to state our agency's goals and objectives for the next 5-year period. Ms. Novak referenced the 5-Year Plan document and the attached goals and objectives.

Then each year, OHA must prepare an Annual Plan. Ms. Novak referenced the Annual Plan document & attachments. The Annual Plan states OHA's progress in meeting its goals and objectives. It also states key policies and policy changes planned for the next year. Ms. Novak referenced the sections of Form 50075 pertaining to policies and policy changes. For the most part, OHA is continuing policy changes that we have been pursuing for the past couple of years. OHA will continue to develop policies related to our RAD conversions and PBV conversions. Also OHA will continue to develop policy changes required by the HOTMA laws. You probably remember CAC meetings when Susan Gilroy (OHA Director of Compliance) spoke about HOTA policy changes.

One policy change that OHA plans is about a new preference in our Section 8 voucher program. Ms. Novak explained that during COVID, HUD issued Emergency Housing Vouchers to provide extra help during this difficult time. The federal funding for EHV's will end during 2026. OHA wishes to implement a preference in its Section 8 voucher program so that when a family's EHV expires, the family can receive the next available Section 8 voucher. So that families who are already receiving assistance can continue receiving assistance.

Resident leaders raised questions and we discussed how the preference would work. Resident leaders were concerned that families who were already receiving EHV assistance should get priority over other people on the wait list who didn't yet have any voucher assistance. OHA agrees—that this is our intent in implementing the preference.

There were questions about when the Section 8 wait list might open again. We discussed how OHA usually opens its Section 8 wait list roughly every 2 years—and that it has been about 2 years since it was last opened. Ms. Novak stated that, right now, she doesn't know when to estimate that the Section 8 wait list will open next. We still have a large number of families on our current wait list. The Section 8 staff have extra work these recent years & forward in handling vouchers for relocation for our Choice Neighborhoods redevelopments, also going forward for PBV conversions of scattered sites and the RAD conversions upcoming for towers. Also OHA staff are working with HUD to manage our wait lists and voucher issuance. We have to be sure we use the HUD funds timely. Also we don't want to open the wait list too early because then families are waiting too long with expectations.

The Annual Plan also states OHA's plans regarding development and repositioning. Ms. Novak referenced the Annual Plan attachment B.2.DEV, which describes OHA's development and repositioning plans, and also the attachment B.2.RAD, which describes OHA's plans for RAD conversions. Ms. Novak gave an overview (the notes below are just a brief summary);

- Spencer Homes CNI development is largely done. We are proud it is being completed on schedule!
- Southside Terrace CNI development will take longer because it's so large—but it is proceeding well and timely.
- Chambers Court: HUD approved OHA's application for sale.
- Scattered sites: OHA's plans are proceeding. We wish they were proceeding more quickly. It may take longer than we initially intended because OHA has added additional priorities—namely to begin RAD conversions of towers.
- RAD conversions of Pine Tower: OHA received initial HUD approval of RAD/Section 18 conversion. Also OHA was awarded state LIHTC funds for renovations. The closing (legal/financial matters) is planned to be done in 2025, with renovations beginning in 2026.
- RAD conversions of Florence and KayJay Towers: When we met in May, OHA wished to put in applications for 2 more towers during 2025. We did—we submitted applications to HUD for RAD/Section 18 conversions. Also we are planning to submit applications to the state for LIHTC funding for renovations. This application will be submitted in September/Fall.
- RAD conversions of other towers: OHA hopes to begin the process of RAD conversions of two or more towers per year. We are not sure if that is feasible, given staff capacity and limited funding. However, you see how long every process takes. So we want to keep the pipeline moving forward. We do not know exactly which towers we will proceed with next. The draft Annual Plan states the towers considered for applications in 2026 & 2027.

The above notes describe our discussions in an orderly narrative to state the critical information I wanted to be sure we discussed. The meeting actually proceeded back and forth, mainly by questions and comments from resident leaders. Below is a summary of other questions and comments and answers and discussions.

QUESTIONS/COMMENTS: A lot of people are scared that OHA is selling its towers and everyone will have to move out.

Ms. Novak stated that the HUD RAD requirements include a right-to-return. This is a HUD requirement. Also it is an OHA commitment. The RAD conversions will require a change in ownership of the towers. Ms. Novak explained that the state LIHTC funding requires ownership by a corporate entity (not a government agency). The ownership structure will include River City Housing, which is a nonprofit corporation created and controlled by OHA. Ms. Novak reiterated that OHA's purpose is to improve our housing, and our first priority is the tenants we already serve. Ms. Novak asked resident leaders—please help explain to your residents to help minimize these worries. Ms. Novak stated that we hope that, as the Pine Tower project moves forward, it will help show residents of other towers.

QUESTIONS/COMMENTS regarding relocation.

Ms. Novak explained that OHA's aim is that tower conversions would require only temporary relocation within the tower. I can't guarantee, but that is our intent. When we get HUD's initial approval, we are saving vacancies. At Pine Tower, you might have noticed this already. So that current tenants can be moved within the building during construction. That is our hope. The construction work would be done 2 floors at a time. A resident leader from Jackson Tower described how OHA had recently done temporary relocation within her building while OHA did CFP work on plumbing stacks, and that it had been handled pretty well. Ms. Novak confirmed that it likely would require tenants to move twice. Ms. Novak answered questions about moving—that OHA would provide moving services. Resident leaders asked whether tenants would be able to move back to their current units or get to choose. Ms. Novak answered that she doesn't yet have an answer—but honestly it is probably unlikely that tenants would get to choose. OHA will need to develop a system that is fair, and also it will need to consider costs. Ms. Novak stated that, no matter how this is handled, honestly it is not likely that everyone will be happy. But we'll do our best, and our main priority is to have a system that treats everyone the same.

QUESTIONS/COMMENTS: Since all the towers need renovations, and since everything takes so long, why don't you start the process for all of the towers now?

Ms. Novak answered, OHA has limited staff who can handle this work. Also, our only viable source of funding for renovations is the state LIHTC funding. Ms. Novak briefly explained how LIHTC works. The state has a limited amount of funding each year, it is intended to serve the whole state. It can't all go to Omaha and to OHA projects. That's why we can only pursue a couple projects each year.

QUESTIONS/COMMENTS; A resident leader asked why OHA doesn't pursue other funding sources. We had lengthy discussion on this subject & the limited funding resources available, especially for government programs. Sal Isaaka stated that in a recent back-to-school community event, the OHA Foundation was able to raise about \$30,000—which is great—and resident leaders are encouraged to organize fund-raising events. We talked about whether such activities might need to be coordinated with OHA, depending on where activities were held & insurance issues, etc., and should be coordinated with Sal's staff. We discussed how \$30,000 could be really significant for helping to address some needs, but tower renovation needs require much higher funding, The renovations work for each tower will be millions. \$30,000 might renovate a few bathrooms.

QUESTIONS/COMMENTS: How do you decide which towers?

There are a number of factors. Ms. Novak explained that the state LIHTC funding gives bonus points for projects located in certain neighborhoods. Other factors include the size of the tower (number of units), and the capital needs (the dollar amount required for meeting state and HUD approvals).

QUESTIONS/COMMENTS: A resident leader recommended that OHA should put central air in all towers. It is the norm in most rental housing.

Ms. Novak answered, OHA agrees we would prefer central air for all of our towers, but I don't know if it's feasible. Our towers were built in the 1970s. I don't know if the existing HVAC structures could be converted to central air without a big cost. But I Maureen don't know—I Maureen don't know specifics about this construction stuff, and it likely will be different for each tower. Each project begins with a capital needs assessment that states the capital needs of the property per HUD requirements—the critical needs that must be addressed within first few years, plus the projected needs over a 20-year time frame. The construction-people will need to prioritize critical work per funds available. To be honest, we won't be able to do everything we wish. We will have to set priorities based on the capital needs assessments, and HUD requirements, and the funding available. The funding won't be enough to do everything we wish. Also these decisions will be different for each tower. As a side note, a resident of Park Sout/Park North towers spoke about OHA's recent window replacements including window A/Cs, and that it has been good.

QUESTIONS/COMMENTS: Will the lease change? Will rents change?

Ms. Novak answered that RAD & PBV conversions will require a new lease. Ms. Novak explained that the rent formulas under RAD & PBV conversions are the same rent formulas as used by the Section 8 voucher program: Rents (TTP) are roughly 30% of monthly income. There will be some changes for higher-income residents who pay a flat rent in the public housing program. This is not a large number of families that we serve, but the changes will be important for those families. OHA will meet with those families individually when conversion is pending.

QUESTIONS/COMMENTS: These changes we've discussed don't include the OHA property where I live. Shouldn't these discussions be held at the properties with the tenants affected? Why do we need to discuss this here?

First, because it is a HUD requirement. HUD requires OHA to consult with our resident leaders. This HUD requirement is intended as a protection to you and your fellow tenants--that OHA must consult with resident leaders in our major decisions. It's a HUD requirement, but also it's an OHA commitment. You are resident leaders, and OHA's planning is better when we consult with you all. I Maureen agree that there are a lot of discussions about specifics that are better done at each tower or property. OHA is holding those property-specific meetings too. For example, we've had I think 4 meetings this year with Pine Tower residents, and 2 meetings each at Florence and KayJay. I agree and understand that these property-specific meetings are more directly relevant to our tenants' lives and our tenants' questions. As a resident leader and member of the CAC, your knowledge about these plans will help you to inform tenants in your building about future changes. What you learn about RAD conversions will be helpful to you in communicating with your fellow

residents. What you learn about the experience at Pine Tower—and at Florence and KayJay towers—will be helpful to you in communicating with your fellow residents.

OHA welcomes comments and questions. OHA has established an email address specifically for tenant comments and questions about OHA's plans. This email address is stated on the agenda. Ms. Novak referenced the agenda. The agenda also states other ways that residents can provide comments and questions.



Omaha Housing Authority

1823 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

CENTRAL ADVISORY COMMITTEE MEETING September 4, 2025, 1:30 p.m., at Crown Tower

OHA'S ANNUAL PLAN FOR 2025

1. Purpose of the Annual Plan and process
2. Overview of HUD Annual Plan documents
3. Policy Changes for the Public Housing and Section 8 programs
4. Redevelopment and repositioning activities

We welcome your feedback!

Please provide any written comments and suggestions to:

OHAPlans@OHAuthority.org

Or by mail to:
OHA Attn: Annual Plan
1823 Harney Street
Omaha, NE 68102

Or written comments may be submitted at any OHA office.
Please make sure your comments state Attn: Annual Plan



Omaha Housing Authority

1823 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

CENTRAL ADVISORY COMMITTEE MEETING

September 4, 2025 at 1:30 p.m., Crown Tower, 5904 Henninger Drive

PLEASE SIGN IN

NAME	DEVELOPMENT
Kristine Wright	JACKSON
Julie Schermerhorn	Kay-Jay
John Wells	JACKSON
Ronda Smith	JACKSON



Omaha Housing Authority

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CENTRAL ADVISORY COMMITTEE MEETING

September 4, 2025 at 1:30 p.m., Crown Tower, 5904 Henninger Drive

PLEASE SIGN IN

NAME	DEVELOPMENT
David Moore	Park North Tower
Francesca Peters	
Anna Ferguson	OHA employee
Jennifer Burnett	Evans



Omaha Housing Authority

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CENTRAL ADVISORY COMMITTEE MEETING

September 4, 2025 at 1:30 p.m., Crown Tower, 5904 Henninger Drive

PLEASE SIGN IN

NAME	DEVELOPMENT
Michael Daily	Benson Tower
Ashleigh R. Morris	Scattered Site HUD I.A.



Omaha Housing Authority

1823 Harney Street ~ Omaha, NE 68102 ~ 402.444.6900 ~ www.ohauthority.org

CENTRAL ADVISORY COMMITTEE MEETING

September 4, 2025 at 1:30 p.m., Crown Tower, 5904 Henninger Drive

PLEASE SIGN IN

NAME	DEVELOPMENT
Rebecca Lyons	Park South
Ashley Johnson	Crown
Michael Daulty	Benson

RESOLUTION NO. 2025 – 98
AMENDMENTS TO OHA’s ANNUAL PLAN FOR 2026 & FIVE-YEAR PLAN FOR 2026 -2030

WHEREAS, HUD regulations require OHA to prepare Annual and Five-Year Plans, and submit to HUD for approval, following specific public process requirements which also are applicable to amendments to OHA’s plans;

WHEREAS, OHA proposes amendments to its Annual Plan for 2026 and Five-Year Plan for 2026-2030;

WHEREAS, on August 12, 2025, OHA published notice of proposed amendments to its Annual and Five-Year Plan and notice of public hearing;

WHEREAS, housing authorities are required to consult with a Resident Advisory Board (RAB) to foster tenant participation in the preparation of the PHA Plans, and OHA staff met with the Central Advisory Committee, OHA’s RAB, on September 4, 2025, to consult with resident leaders regarding proposed amendments to OHA’s Annual and Five-Year Plan;

WHEREAS, OHA staff held a public hearing regarding the proposed amendments to OHA’s Annual and Five-Year Plan on September 26, 2025, at OHA’s Central Office, as advertised; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve the amendments to OHA’s Annual Plan for 2026 and Five-Year Plan for 2026-2030, including the PHA Certifications of Compliance with PHA Plan and Related Regulations including Required Civil Rights Certifications, contained in HUD form 50077-ST-HCV-HP, as required by the Department of Housing and Urban Development;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves the amendments to OHA’s Annual Plan for 2026 and Five-Year Plan for 2026-2030, including the PHA Certifications of Compliance with PHA Plan and Related Regulations including Required Civil Rights Certifications, contained in HUD form 50077-ST-HCV-HP, as required by the Department of Housing and Urban Development.

Joel Dougherty, Vice Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held October 2, 2025.

Joanie Balk, Secretary

5.1.3.2. Resolution 2025-99 Central at Columbus Park Bond Issuance

RESOLUTION NO. 25-_____

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE OMAHA HOUSING AUTHORITY (THE “AUTHORITY”) AUTHORIZING THE ISSUANCE AND DELIVERY BY THE AUTHORITY OF ITS MULTIFAMILY HOUSING REVENUE BONDS (CENTRAL AT COLUMBUS PARK PROJECT) SERIES 2025 IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$28,000,000 (THE “BONDS”) TO FINANCE A PORTION OF THE COSTS OF THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF A MULTIFAMILY HOUSING APARTMENT DEVELOPMENT LOCATED IN OMAHA, NEBRASKA AND TO FUND CERTAIN COSTS ASSOCIATED WITH THE DELIVERY OF THE BONDS; SPECIFYING THAT THE BONDS ARE NOT A DEBT OF THE CITY OF OMAHA OR THE STATE OF NEBRASKA; APPROVING AND AUTHORIZING THE EXECUTION OF A TRUST INDENTURE, A FUNDING LOAN AGREEMENT, A BOND PURCHASE AGREEMENT, A LOAN AGREEMENT, A PROJECT LOAN AGREEMENT, A MULTIFAMILY NOTE, A TAX REGULATORY AGREEMENT AND OTHER RELATED DOCUMENTS; MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH REFERENCE TO THE BONDS; PROVIDING FOR REPEAL OF ANY INCONSISTENT PRIOR RESOLUTIONS OF THE AUTHORITY; AND PROVIDING FOR THE EFFECTIVE DATE OF THIS RESOLUTION.

WHEREAS, the Authority 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, the Authority is authorized by the Act to enter into, execute and perform contracts, instruments and agreements of every kind and description within or without its area of operation except where otherwise expressly provided in furtherance of the purposes of the Act and in connection with the exercise of any of its powers and to issue bonds and other debt instruments for any purpose permitted under the Act; and

WHEREAS, for the purposes set forth in the Act, it has been deemed appropriate and necessary that the Authority issue and deliver its Multifamily Housing Revenue Bonds (Central at Columbus Park Project) Series 2025 in the aggregate principal amount not to exceed \$28,000,000 pursuant to the terms and provisions of a Trust Indenture (the “Indenture”) by and between the Authority and UMB Bank, National Association, as trustee, or such other trustee named therein (the “Trustee”); and

WHEREAS, the Authority desires to loan the proceeds of the Bonds (the “Loan”) to Central at Columbus Park, LP, an Indiana limited partnership (the “Borrower”) pursuant to the terms and provisions of a Loan Agreement (the “Loan Agreement”) by and between the Authority and the Borrower for the purpose of financing the acquisition, construction

and equipping of a multifamily rental housing development known as Central at Columbus Park, a 156-unit rental housing project located at 1014 South 20th Street in Omaha, Douglas County, Nebraska (the “Project”) to be owned by the Borrower; and

WHEREAS, the Bonds will be publicly offered by Wells Fargo Securities, LLC or an affiliate thereof (the “Underwriter”) pursuant to the terms of a Bond Purchase Agreement relating to the Bonds among the Authority, the Borrower and the Underwriter (the “Bond Purchase Agreement”); and

WHEREAS, it is anticipated that upon conversion of the Loan from the construction phase to the permanent phase, all remaining Bonds will be subject to mandatory tender and will be converted to a Multifamily Housing Revenue Note (the “Governmental Note”) and will be purchased by Wells Fargo Bank, National Association (the “Initial Funding Lender”) pursuant to the terms of a Funding Loan Agreement (the “Funding Loan Agreement”) among the Authority, the Initial Funding Lender and the Trustee in its capacity as fiscal agent thereunder (in such capacity, the “Fiscal Agent”); and

WHEREAS, the Bonds and the Governmental Note shall be special obligations of the Authority payable solely from and secured by a lien on the proceeds, moneys, revenues, rights, interests and collections pledged therefor under the Indenture and the Funding Loan Agreement, and shall not be a general obligation of the Authority, the City of Omaha, Douglas County, the State of Nebraska or any public agency thereof or a loan of the faith or credit or the taxing power (if any) of any of them within the meaning of any constitutional or statutory provision, nor shall the Bonds or the Governmental Note be construed to create any moral obligation on the part of the Authority, the City of Omaha, Douglas County, the State of Nebraska or any public agency thereof; and

WHEREAS, it has been deemed appropriate and necessary that the Authority authorize the execution and delivery of the Bond Purchase Agreement, the Indenture, a Tax Regulatory Agreement (the “Regulatory Agreement”) among the Authority, the Trustee and the Borrower, the Loan Agreement, the Funding Loan Agreement and a Project Loan Agreement (the “Project Loan Agreement”) among the Authority, the Fiscal Agent and the Borrower, and to ratify the use of a preliminary official statement (the “Preliminary Official Statement”) relating to the Bonds; and

WHEREAS, the Authority hereby determines that it is in the Authority’s best interest to delegate to its Chair (the “Chair”) or in his absence, the Vice-Chair (the “Vice-Chair”) certain of the specific powers enumerated in the Act as more specifically provided in this Resolution; and

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

1. Words used in the foregoing recitals shall have the same meanings when used in the body of this resolution.
2. The Authority has determined that the issuance and delivery of the Bonds and loaning the proceeds thereof to the Borrower will promote the public purposes of

providing, and continuing to provide, adequate housing facilities for persons of eligible income within the jurisdiction of the Authority and in compliance with the provisions of the Act.

3. For the purpose of making a loan to the Borrower to pay the costs of the Project and all or part of the costs of issuing and delivering the Bonds and the Governmental Note, there is hereby authorized to be issued and delivered the Bonds in one or more series in an aggregate principal amount not to exceed \$28,000,000 to be designated the “Omaha Housing Authority Multifamily Housing Revenue Bonds (Central at Columbus Park Project) Series 2025, and to deliver the Governmental Note upon conversion in an aggregate principal amount not to exceed \$28,000,000 to be designated the “Omaha Housing Authority Multifamily Housing Revenue Note (Central at Columbus Park Project) Series 2025. The Bonds and the Governmental Note shall (a) bear such dates and interest rates, (b) mature and be payable as to principal or redemption price and interest at such place and in such form, (c) carry such registration privileges, (d) be subject to prepayment, (e) be executed, (f) be in such form, and (g) contain such other terms, covenants and conditions as shall be set forth in the Indenture or the Funding Loan Agreement, as applicable.

The Bonds and the Governmental Note shall be executed on behalf of the Authority by the manual or facsimile signature of the Chair and attested by the Chief Executive Officer of the Authority, who are authorized to execute, seal, attest and deliver the Bonds and the Governmental Note on behalf of the Authority. The Trustee or the Fiscal Agent, as applicable, shall manually authenticate the Bonds and the Governmental Note and the seal of the Authority shall be impressed or imprinted on the Bonds and the Governmental Note.

THE BONDS AND THE GOVERNMENTAL NOTE ARE SPECIAL, LIMITED OBLIGATIONS OF THE AUTHORITY. PAYMENT OF THE PRINCIPAL OF AND PREMIUM, IF ANY, AN INTEREST ON THE BONDS AND THE GOVERNMENTAL NOTE IS A VALID CLAIM ONLY AS AGAINST THE FUNDS PLEDGED THEREFOR UNDER THE INDENTURE OR THE FUNDING LOAN AGREEMENT, AS APPLICABLE, IS NOT A DEBT OR AN INDEBTEDNESS OR A GENERAL OBLIGATION OF THE AUTHORITY, THE CITY OF OMAHA (THE “CITY”), DOUGLAS COUNTY (THE “COUNTY”), THE STATE OF NEBRASKA (THE “STATE”) OR ANY PUBLIC AGENCY THEREOF OR A LOAN OF THE FAITH OR CREDIT OR THE TAXING POWER (IF ANY) OF ANY OF THEM WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY PROVISIONS NOR SHALL THE BONDS OR THE GOVERNMENTAL NOTE BE CONSTRUED TO CREATE ANY MORAL OBLIGATION ON THE PART OF THE AUTHORITY, THE CITY, THE COUNTY, THE STATE, OR ANY PUBLIC AGENCY THEREOF.

4. The Bonds shall be sold to the Underwriter at a price not less than 97% of the principal amount thereof plus accrued interest, if any. The Chair and the Vice-Chair are hereby authorized to execute and deliver a Bond Purchase Agreement in form approved by the Chair or the Vice-Chair for and on behalf of the Authority. The Authority hereby consents to the use of the Preliminary Official Statement in connection with the offering of

the Bonds. The Authority hereby authorizes the use and distribution by the Underwriter of a final official statement, substantially in the form of the Preliminary Official Statement with such changes as are necessary or appropriate, in connection with the offering of the Bonds.

5. The Chair, Vice-Chair, or Chief Executive Officer of the Authority or their assigned designees are each separately and individually hereby authorized, empowered and directed to approve, execute, acknowledge and deliver the Bonds, the Governmental Note, the Indenture, the Funding Loan Agreement, the Loan Agreement, the Project Loan Agreement, the Tax Regulatory Agreement, the Bond Purchase Agreement (collectively, the "Authority Documents"), including counterparts thereof, in the name and on behalf of the Authority. Each Authority Document shall be in substantially the form now before this meeting and hereby approved, subject to such changes therein as shall be approved by the officers of the Authority executing the same, such execution thereof to constitute conclusive evidence of the Authority's approval of any and all changes or revisions therein from the form of the Authority Documents now before this meeting. From and after the execution and delivery of the Authority Documents by the Authority, the officers, agents and employees of the Authority are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Authority Documents.

6. The Chair, Vice-Chair, or Chief Executive Officer of the Authority or their assigned designees are each severally hereby authorized to execute and deliver for an on behalf of the Authority any and all additional certificates, documents and other papers and to perform all other acts as the party signing may deem necessary or appropriate to implement and carry out the purposes and intent of this resolution, including the recitals hereto. The Chair, Vice-Chair or Chief Executive Officer of the Authority are each severally hereby authorized to determine, in conjunction with authorized representatives of the Borrower: (a) the date of the Authority Documents, (b) the aggregate principal amount of the Bonds and the Governmental Note to be issued and delivered, not to exceed \$28,000,000, and the maturity thereof, (c) the interest rate to be carried on the Bonds and the Governmental Note or the manner of determining such interest rates, (d) the prepayment provisions applicable to the Bonds and the Governmental Note, and (e) the purchase price of the Bonds, which shall not be less than 97%.

7. 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.

8. The Chair and the Vice-Chair are hereby authorized and directed to execute and deliver for and on behalf of the Authority any or all additional certificates, documents and other papers and to perform all other acts they may deem necessary or appropriate in order to implement and carry out the matters authorized in this resolution and the documents authorized and approved herein.

9. All prior actions taken by the Authority, the Chair or the Vice-Chair to carry out the intent and purpose of this Resolution are hereby ratified.

10. That all prior resolutions or portions thereof of the Authority which are inconsistent with the contents hereof are hereby repealed.

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

Adopted and approved this 2nd day of October, 2025, at a regular meeting of the Board of Commissioners of the Omaha Housing Authority.

By: _____
Chair

ATTEST:

Vice-Chair

5.1.3.3. Resolution 2025-100 Admin Plan Changes-Flat Rent Phasing

18-VIII.D. PHASE-IN OF TENANT RENT INCREASES [Notice PIH 2019-23; PHA Asset Repositioning “Phase-in of Tenant Rents” Webinar]

For in-place tenants, if the amount the tenant would pay for rent and utilities (TTP) would increase by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over three years. To implement this provision, HUD is waiving section 3(a)(1) of the 1937 Act, as well as 24 CFR 983.3 (definition of *total tenant payment (TTP)*) only to the extent necessary to allow for the phase-in of tenant rent increases. For families who were on EID at the time of conversion to RAD PBV, upon the expiration of the EID, the rent adjustment is not subject to rent phase-in.

The PHA must communicate this policy in writing to affected residents. Any legacy non-RAD PBV units located in the same covered project are subject to the terms of the phase-in provisions.

PHA Policy

The PHA will use the family’s public housing tenant rent (reflected on line 10f of the family’s most recent 50058) at the date of conversion to calculate the family’s tenant rent in PBV. The PHA will implement a three-year phase-in for in-place families whose TTP increases by more than the greater of 10 percent or \$25 purely as a result of the conversion as follows:

Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion: 33 percent of the difference between the most recently paid TTP and the currently calculated PBV TTP. (If the family was paying flat rent immediately prior to conversion, the PHA will use the flat rent amount to calculate the phase-in for Year 1.)

Year 2: Year 2 annual recertification and any interim recertification: 50 percent of the difference between the most recently paid TTP and the currently calculated PBV TTP

Year 3: Year 3 annual recertification and all subsequent recertifications: Full calculated TTP

Once the standard TTP is equal to or less than the previous TTP, the phase-in ends, and tenants will pay full TTP from that point forward.

If the family’s income falls during the phase-in period such that the currently calculated PBV TTP falls below the amount that would otherwise be the phased-in rent, the family pays the currently calculated PBV TTP and the phase-in ends.

The PHA will communicate the PHA’s phase-in policy in writing to the family at the time the PHA first determines that the family qualifies for a rent phase-in.

Any legacy non-RAD PBV units located in the same project are also subject to rent phase-in requirements.

Memorandum



To: OHA Board of Commissioners
From: Brian Hansen, General Counsel
Date: October 2, 2025
Re: RAD Phase-in of Tenant Rent Increases

RECOMMENDED ACTION

Staff of the Housing Authority of the City of Omaha (OHA) recommends that the Board of Commissioners authorize changes to the Administrative Plan.

EXPLANATION

Most public housing residents pay an income-based rent (roughly 30% of monthly income). When public housing properties convert to RAD, tenant contributions are governed by HCV requirements, which use the same income-based formula. So there should be little or no change in tenant contributions as a result of the conversion.

However, some public housing residents with higher incomes may pay a “flat rent” which is not income-based. Public housing residents would choose to pay a flat rent when the flat rent amount is lower than the income-based amount (roughly 30% of their monthly income). For these residents, there may be an increase in tenant contributions as a result of RAD conversion.

OHA staff recommend that OHA adopt policies to phase in rent increases. These policies apply only to current public housing tenants in-place at the time of RAD conversion. They apply only when the increase would be more than the greater of 10% or \$25. They apply only to increases that occur as a result of RAD conversion and the change to HCV rules. They do not apply to increases due to changes in income or family composition.

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 – 100
REVISIONS TO THE SECTION 8 HCV ADMINSTRATIVE PLAN

WHEREAS, the Housing Authority of the City of Omaha (OHA) seeks to make revisions to specific policies in the Administrative Plan for the Section 8 Housing Choice Voucher Program;

WHEREAS, the administrative plan has been brought current with all recent HUD requirements and guidance;

WHEREAS, OHA staff recommends that the Board of Commissioners adopt the changes for the RAD Phase-in of Resident Rent Increase to the Administrative Plan for the Section 8 Housing Choice Voucher Program;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners adopts the changes for the RAD Phase-in of Resident Rent Increase to the Administrative Plan for the Section 8 Housing Choice Voucher Program.

Joel Dougherty, Vice Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held October 2, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.2. ADDITIONAL ITEMS FOR CONSIDERATION

5.2.1. Resolution 2025-97 Immigrations and Customs Enforcement Policy

Omaha Housing Authority Immigration and Customs Enforcement Policy

Purpose: To establish a clear and legally compliant protocol for responding to visits or enforcement actions by U.S. Immigration and Customs Enforcement (ICE) at Omaha Housing Authority (OHA) properties. This policy ensures minimal disruption, protects the rights of employees and residents, and facilitates coordination with legal counsel.

Scope: This policy applies to all OHA employees, contractors, and management personnel at any property operated by the organization. It covers all types of ICE visits, including:

- Form I-9 inspections
 - Employee or resident inquiries
 - Enforcement actions (e.g., raids)
-

Policy: OHA is committed to complying with federal immigration laws while safeguarding the legal rights of its employees, residents, and business operations. All ICE interactions will be handled professionally, respectfully, and in coordination with the Legal department. No documents or access to nonpublic areas shall be granted without proper legal authorization.

Guidelines

1. Immediate Actions

- Notify Director of Property Management Operations, Chief Operating Officer, or Chief Executive Officer
- If unavailable, notify the internal Legal Department

2. Interaction with ICE Agents

- Remain calm and professional.
- Request identification from the lead ICE agent and confirm their agency
- Record contact information (i.e.-photograph of identification)
- Legal representatives will verify the purpose of the visit

3. If ICE Serves a Notice of Inspection (NOI)

- Sign the Certificate of Service only
- Do not provide documents or any information to ICE
- OHA has three days to respond to an NOI
- Legal will lead all communications

4. If ICE Is Conducting an Enforcement Action

- Request and review any warrants or subpoenas:
 - Judicial (criminal) warrants (signed by a judge) allow access to private areas
 - Administrative (civil) warrants do not grant access to private areas, property, records or camera footage
- Do not allow access to private areas or documents without a valid judicial warrant
- Send warrant photos for review to supervisor **and** the legal department at legal@ohauthority.org
- Escort agents to a private area away from public view
- Do not accompany agents into areas specified in a warrant—only provide directions

5. Documenting the Visit

- Take detailed notes of the event
- Record names of agents, especially the lead agent

- Request business cards and lists of seized items
- If individuals are taken into custody, record identifying details
- Take photos or videos if possible (without interfering)

6. Prohibited Actions

- Do not lie, conceal, or mislead ICE agents
- Do not alter, destroy, or fabricate documents
- Do not discard or modify records in anticipation of ICE visits

7. Post-Visit Support

- HR will provide support to affected employees, including access to the Employee Assistance Program (EAP).

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.

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

Effective Date: October 2, 2025

Last Reviewed:

Approved By:

Memorandum



To: OHA Board of Commissioners

From: Shannon Mahnke, COO

Date: September 25, 2025

Re: Immigration and Customs Enforcement Policy

RECOMMENDATION:

Staff of the Housing Authority of the City of Omaha (hereinafter “OHA”) recommends that the Board of Commissioners approve OHA’s Immigration and Customs Enforcement policy for agency use. The policy establishes a clear, legally compliant protocol for responding to ICE visits or enforcement actions at OHA properties. It is designed to protect the rights of employees and residents, ensure organizational compliance with federal law, and minimize operational disruption.

EXPLANATION:

This policy will be reviewed and updated annually. Currently, there is no formal policy or established guidelines defining protocol for responding to ICE visits.

POLICY OVERVIEW:

Applies to all OHA employees, contractors, and management personnel across all properties.

- **Types of ICE Interactions Covered:**
 - Form I-9 inspections
 - Employee or resident inquiries
 - Enforcement actions (e.g., raids)
- **Immediate Response Protocol:**
 - Notify senior leadership or Legal Department immediately.
 - Legal will lead all communications and document reviews.
- **Interaction Guidelines:**
 - Professional conduct and verification of ICE agent credentials.
 - No access to nonpublic areas or documents without judicial warrant.
 - Legal review of warrants and subpoenas is required.
- **Documentation Requirements:**
 - Detailed notes, agent identification, and seizure records.
 - Visual documentation when possible.
- **Prohibited Actions:**
 - No misleading or destruction of documents.
 - No unauthorized access granted to ICE agents.
- **Post-Visit Support:**
 - HR will provide support and EAP access to affected employees.
- **Compliance and Enforcement:**
 - Violations may result in disciplinary action or legal consequences.
 - Annual review and updates to maintain legal alignment.

SUMMARY:

The policy is comprehensive, legally sound, and aligns with OHA’s commitment to protecting its community while complying with federal regulations. It also includes a thoughtful provision for employee support and legal oversight. The Housing Authority of the City of Omaha Staff recommends that the Board of Commissioners approve the Immigration and Customs Enforcement Policy.

SPONSORS: Shannon Mahnke, Chief Operating Officer

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 - 97
IMMIGRATION AND CUSTOMS ENFORCEMENT POLICY

WHEREAS, the Omaha Housing Authority (OHA) seeks to implement an Immigration and Customs Enforcement Policy for responding to actions by U.S. Immigration and Customs Enforcement (ICE) at Omaha Housing Authority (OHA) properties;

WHEREAS, the Omaha Housing Authority (OHA) Immigration and Customs Enforcement Policy will apply to all employees, contractors, and management personnel to protect the rights of employees and residents in coordination with legal counsel, and;

WHEREAS, staff recommends that the OHA Board of Directors approve the Immigration and Customs Enforcement Policy that will apply to all employees, contractors, and management personnel at all properties operated by the organization complying with federal immigration laws while safeguarding the legal rights of employees, residents, and business operations;

NOW, THEREFORE, BE IT RESOLVED THAT, the OHA Board of Commissioners approves the Immigration and Customs Enforcement Policy that will apply to all employees, contractors, and management personnel at all properties operated by the organization complying with federal immigration laws while safeguarding the legal rights of employees, residents, and business operations.

Joel Dougherty, Vice Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held October 2, 2025

Joanie Balk, Secretary

5.2.2. Resolution 2025-101 Admin Plan Changes-Exception for Repayment Agreement Balances

Previous Behavior in Assisted Housing [24 CFR 982.552(c)]

HUD authorizes the PHA to deny assistance based on the family's previous behavior in assisted housing:

The PHA **will not** deny assistance to an otherwise eligible family because the family previously failed to meet its obligations under the Family Self-Sufficiency (FSS) program [24 CFR 982.552(c)]

PHA Policy

The PHA **will** deny assistance to an applicant family if:

- Any member of the family is withdrawn from the Section 8 wait list within the last 6 months.
- Any member of the family was terminated from the Section 8 program within the last 6 months.
- The family does not provide information that the PHA or HUD determines is necessary in the administration of the program.
- The family does not provide complete and true information to the PHA.
- Any family member has been evicted from federally assisted housing in the last three years.
- Any family member has committed fraud, bribery, or any other corrupt or criminal act in connection with any federal housing program.
- The family owes rent or other amounts to any PHA in connection with Section 8 or other public housing assistance under the 1937 Act, unless the family repays the full amount of the debt prior to being selected from the waiting list. * See EXCEPTION below.
- If the family has not reimbursed the PHA for any amounts the PHA paid to an owner under a HAP contract for rent, damages to the unit, or other amounts owed by the family under the lease, unless the family repays the full amount of the debt prior to being selected from the waiting list.

The family has breached the terms of a repayment agreement entered into with the PHA, unless the family repays the full amount of the debt covered in the repayment agreement prior to being selected from the waiting list.

When denying admission due to family debts as shown in HUD's EIV system, the PHA will provide the family with a copy of the EIV Debt Owed to PHA and Termination report.

If the family wishes to dispute the information in the report, the family must contact the PHA that entered the information in EIV in writing, explaining why EIV information is disputed. The family must also provide a copy of the letter and all applicable verification to the PHA to support the family's claim. The PHA will consider the information provided by the family prior to issuing a notice of denial.

- A family member has engaged in or threatened violent or abusive behavior toward PHA personnel.

Abusive or violent behavior includes verbal as well as physical abuse or violence. Use of racial epithets, or other language, written or oral, that is customarily used to intimidate may be considered abusive or violent behavior.

Threatening refers to oral or written threats or physical gestures that communicate intent to abuse or commit violence.

* EXCEPTION FOR PBV & RAD CONVERSION OF OHA PUBLIC HOUSING UNITS & PUBLIC HOUSING RESIDENTS OF CHAMBERS COURT

As stated above, it is OHA's routine policy to deny eligibility to families with debt owed to federal housing programs.

OHA makes a specific & time-limited exception to this policy for (1) current public housing tenants whose units undergo conversion to PBV assistance including RAD conversions and (2) current public housing residents of Chambers Court. Some current public housing tenants of units intended for PBV or RAD conversion and of Chambers Court may have existing repayment agreements. OHA's routine policies would deny eligibility to tenants with any unpaid repayment agreement balance. For purposes of OHA repositioning of its housing portfolio, OHA is making an exception to this routine policy, as follows:

For current public housing residents of Chambers Court and current public housing tenants whose units are being converted to PBV assistance including RAD conversion, OHA will not deny eligibility to families who have a debt to OHA under a repayment agreement with OHA provided that tenants are current and compliant in payments of OHA repayment agreement. Tenants also must have no balance owed on their tenant rent ledger.

This is a one-time exception limited to the time of PBV conversion and/or RAD conversion. For current public housing residents of Chambers Court, this one-time exception is limited to the time residents are awarded a voucher due to OHA's disposition of the property. This exception will not be applicable to any subsequent moves.

Memorandum



To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: October 2, 2025

Re: Admin Plan policy changes for PBV & RAD conversions regarding tenant debts

RECOMMENDED ACTION

Staff of the Housing Authority of the City of Omaha (OHA) recommends that the Board of Commissioners authorize changes to the Administrative Plan.

EXPLANATION

Under OHA's current policies for the Section 8 programs, eligibility for assistance is denied to households who have an existing debt to OHA or another housing authority. Applicants are required to pay debts in full prior to being selected from the wait list. This is an appropriate criteria for new admissions to OHA housing assistance programs.

OHA plans conversions of public housing units to Section 8 assistance through PBV or RAD. Some current public housing residents have an existing repayment agreement with OHA. Under OHA's current policies, public housing tenants with a repayment agreement would not be eligible for Section 8 assistance, because they have a debt to OHA, regardless of whether or not the household is compliant with payments under the repayment agreement. OHA's repositioning activities are intended to benefit current residents, and OHA wishes to minimize displacement due to the conversions.

OHA staff recommends a policy change--a limited exception to this eligibility requirement--for current OHA public housing residents whose units are being converted to Section 8 assistance under PBV or RAD. The draft proposed policy change is attached, with revisions highlighted in yellow.

Under the policy change proposed here, these residents would not be denied eligibility if they have an existing repayment agreement with OHA, provided that the resident is current in all payments required under the repayment agreement. The resident also must have no unpaid balance owed on their tenant rent ledger. This exception is limited to the time of conversion. This exception is not applicable prior to conversion (for example, if a household is chosen from the existing HCV wait list) and is not applicable later, after conversion (for example, if a household later requests a tenant-based voucher under the mobility features of PBV and RAD programs).

OHA also recommends this policy change include public housing residents of Chambers Court at the time they are admitted to the voucher program in anticipation of OHA's sale of the property.

OHA staff recently received Nan McKay Admin Plan updates including policies for RAD & PBV conversions. The Nan McKay updates may provide better language for this policy change. The attachment provided here states the substance of our proposed policy change, but OHA staff may wish to modify wording.

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2025 – 101
REVISIONS TO THE SECTION 8 HCV ADMINISTRATIVE PLAN

WHEREAS, the Housing Authority of the City of Omaha (OHA) seeks to make revisions to specific policies in the Administrative Plan for the Section 8 Housing Choice Voucher Program;

WHEREAS, the administrative plan has been brought current with all recent HUD requirements and guidance;

WHEREAS, OHA staff recommends that the Board of Commissioners adopt the eligibility for assistance changes to the Administrative Plan for the Section 8 Housing Choice Voucher Program;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners adopts the eligibility for assistance changes to the Administrative Plan for the Section 8 Housing Choice Voucher Program.

Joel Dougherty, Vice Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held October 2, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.2.3. Resolution 2025-102 HAI Commercial Property & Liability Insurance
Policy Extension

Memorandum



To: The Board of Commissioners
From: Brian Hansen, General Counsel
Date: October 2, 2025
Re: Commercial Property and Liability Insurance Renewal Extension

RECOMMENDED ACTION:

Staff of the Housing Authority of the City of Omaha (OHA) recommend that the Board of Commissioners approve the extension of OHA's policy with the Housing Authority Insurance Group (HAIG) for commercial property insurance covering all OHA properties. The current policy expires on January 1, 2026, and this extension will move the expiration to April 1, 2026. This pro-rated premium amount is \$193,123.

Staff also recommend that the Board of Commissioners approve its policy extension with HAIG for commercial liability insurance covering all OHA properties. The current policy expires on January 1, 2026, and this extension will move the expiration to April 1, 2026. The pro-rated premium amount is \$44,939.

EXPLANATION:

OHA has obtained its property and liability insurance through HAIG for several years. HAIG is an insurance cooperative formed to insure the specific needs of housing authorities. Because HAIG is a HUD-approved vendor, these insurance policies do not require further procurement.

SOURCE OF FUNDS: Operations Budgets

RECOMMENDED BY: Brian Hansen, General Counsel
Joanie Balk, CEO

RESOLUTION NO. 2025 - 102
RENEWAL EXTENSION OF OHA PROPERTY AND LIABILITY INSURANCE
POLICY

WHEREAS, the Housing Authority of the City of Omaha (OHA) wishes to extend the commercial property and liability insurance renewal date to April 1, 2026, for properties owned by OHA;

WHEREAS, OHA's current insurance policies are provided by the Housing Authority Insurance Group (HAIG) which is a HUD-approved vendor and therefore renewal of policies does not require procurement; and

WHEREAS, staff recommends that the Board of Commissioners approve extension of the renewal of OHA's commercial property insurance policy to April 1, 2026, for a pro-rated premium amount of \$193,123, and that the Board of Commissioners approve extension of renewal of OHA's commercial liability insurance policy to April 1, 2026, for a pro-rated premium amount of \$44,939;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves extension of the renewal of OHA's commercial property insurance policy to April 1, 2026, for a pro-rated premium amount of \$193,123, and that the Board of Commissioners approve extension of renewal of OHA's commercial liability insurance policy to April 1, 2026, for a pro-rated premium amount of \$44,939.

Joel Dougherty, Vice Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary, 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 October 2, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.2.4. Resolution 2025-103 Employee Benefits Renewal for CY 2026

Memorandum



To: OHA Board of Commissioners
From: Latina Jackson, HR Director
Date: September 30, 2025
Re: Contracts & Renewals for Group Health Insurance and Other Employee Benefits

RECOMMENDED ACTION:

Omaha Housing Authority (OHA) staff recommends that the OHA Board of Commissioners approve contracts for the renewal of OHA’s group health insurance for OHA employees and other employee benefits policies.

Renewal information was gathered and presented to OHA by our insurance broker, Marsh McLennan Agency. Details on about estimated annual renewal premiums is summarized below.

Benefit	Provider	2025	2026	Increase/Decrease \$	Increase/Decrease %
Group Health	Medica	\$2,898,730	\$3,064,831	+\$200,593	7%
Dental	Ameritas	\$84,677	\$89,297	+\$4,620	5%
Vision	Ameritas	\$23,027	\$23,965	+\$939	4%
Life & AD&D	LFG (2025) MetLife (2026)	\$53,003	\$38,778	-\$14,225	-27%
LTD	LFG (2025) MetLife (2026)	\$23,501	\$17,209	-\$6,292	-27%
EAP	Best Care	\$3,515	\$3,588	+\$73	2%

EXPLANATION:

Group Health Insurance

OHA recommends the Board authorize renewal of the current fully funded plan with a 7% increase, or a change from a fully funded plan to a Medical Expense Reimbursement Plan (MERP) with NonStop Health with a renewal cost of no equal to or less than the fully funded plan for the 2026 year. OHA’s current policies with Medica will remain the same and switching insurance carriers is not recommended.

Other Employee Benefits

OHA recommends renewing dental and vision plans with no policy changes. Dental premiums will increase by 5% and vision by 4%. Increases are both below market trend and attributed to inflation.

The Employee Assistance Program (EAP) renewal is recommended with a 3-year rate lock with a 2% rate increase, based upon employee census.

A change in carrier is recommended for Group Life, AD&D, and Long-Term Disability policies, switching from Lincoln Financial Group to MetLife, resulting in a 27% annual premium reduction compared to 2025.

SPONSORS: Latina Jackson, HR Director

RECOMMENDED BY: Joanie Balk, CEO
Shannon Mahnke, COO

RESOLUTION NO. 2025 - 103
RENEWAL OF GROUP HEALTH INSURANCE & OTHER EMPLOYEE BENEFITS

WHEREAS, the Housing Authority of the City of Omaha (OHA) wishes to provide group health insurance and other benefits for its employees;

WHEREAS, OHA contracted with Marsh McLennan Agency to serve as insurance broker for OHA's group health and other employee benefit policies, and Marsh McLennan Agency reviewed options and provided recommendations for renewals and changes;

WHEREAS, OHA offers other employee benefits including dental insurance, vision insurance and EAP programs, and OHA staff has determined to renew the current policies with increases below market trend attributed to inflation and employee census;

WHEREAS, OHA recommends switching to MetLife for Group life insurance, AD&D, and Long-Term Disability policies, resulting in a 27% premium reduction, and;

WHEREAS, OHA staff recommends that the Board of Commissioners of the Housing Authority of the City of Omaha approve renewal of OHA's contract with Medica to provide group health insurance and contracts with Ameritas, Best Care, and MetLife to provide other employee benefits;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves renewal of OHA's contract with Medica to provide group health insurance and contracts with Ameritas, Best Care, and MetLife to provide other employee benefits;

Joel Dougherty, Vice Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary, 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 October 2, 2025.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.2.5. Resolution 2025-104 Authorization of Settlement Agreement, Select Contracting v. OHA

RESOLUTION NO. 2025 - 104
SETTLEMENT AGREEMENT WITH SELECT CONTRACTING

WHEREAS, OHA entered into a contract with Select Contracting LLC in September 2022, which contract expired in March 2023;

WHEREAS, there are disagreements between OHA and Select Contracting regarding work performed and payments owed under the contract;

WHEREAS, on September 25, 2025, OHA and Select Contracting engaged in mediation which resulted in a Memorandum of Understanding between the parties that provides for OHA payment only for specific work performed, and conditioned upon approval by OHA's Board;

WHEREAS, for the purpose of ending further OHA costs including staff time, OHA staff recommends that the OHA Board of Commissioners authorize OHA staff to enter into a settlement agreement with Select Contracting LLC in accord with the terms of the September 25, 2025, Memorandum of Understanding;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby authorizes OHA staff to enter into a settlement agreement with Select Contracting LLC in accord with the terms of the September 25, 2025, Memorandum of Understanding.

Joel Dougherty, Vice Chair
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held October 2, 2025.

Joanie Balk, Secretary

6. DEPARTMENT REPORTS AND DISCUSSION ITEMS

6.1. Housing Choice Voucher Program

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: October 2, 2025
 Re: Monthly Utilization Report

PERIOD ENDING AUGUST 31, 2025

VOUCHER UTILIZATION SUMMARY

All Vouchers	Utilization 2025	Allocation	Jun	Jul	Aug	Current Mo % Leased
	All Other Vouchers	5331	3587	3573	3570	68%
	Emergency Vouchers	142	79	85	82	55%
	Fair Share Vouchers	24	17	17	17	70%
	HA Owned Vouchers	27	25	26	27	100%
	Home Ownership Vouchers	63	59	61	63	100%
	Incremental Vouchers	20	1	1	1	5%
	Mainstream Vouchers	115	89	89	88	77%
	Portable Vouchers	102	98	100	102	100%
	Project Based Vouchers	274	262	265	274	100%
	Tenant Protection Vouchers	233	229	233	233	100%
	VASH Vouchers	157	147	146	146	93%
	VASH Vouchers (PBV)	26	25	26	26	100%
Total Vouchers	6487	4616	4622	4622	71%	

Other Housing	Utilization 2025	Allocation	Issued	Jun	Jul	Aug	Current Mo % Leased
	HOME TBRA	30	0	17	16	16	53%
	Mod Rehab	11	0	9	9	9	81%

HUD Delinquency Rate			SEMAP	Jun	Jul	Aug
			95%	95.81%	95.03%	94.17%

Memorandum



To: Board of Commissioners
 From: Philisa Smith HCV Director
 Date: October 2, 2025
 Re: Monthly Utilization Report

PERIOD ENDING AUGUST 31, 2025

HQS/NSPIRE INSPECTION SUMMARY

2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	251	175	220	214	386	245	195	207				
Section 8 Fail	179	204	159	152	233	202	212	188				
Section 8 Follow ups	221	179	261	193	208	188	229	261				
Quality Control Pass	6	10	6	7	9	7	5	7				
Quality Control Fail	1	2	2	3	2	1	4	1				
Special, Complaint, Inconclusive	44	4	6	14	28	24	2	26				
Monthly Total S8 Inspections Conducted	702	574	654	583	866	667	647	690	0	0	0	0

2025 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted	-	46	67	77	59	53	79	58				

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: October 2, 2025
Re: Monthly Utilization Report

PERIOD ENDING AUGUST 31, 2025

HCV 2025 ANNUAL RECERTIFICATION SUMMARY

Annual Recertifications 2025	Annuals Due Monthly	Annuals Incomplete
1	336	0
2	338	0
3	326	2
4	376	0
5	337	4
6	332	4
7	323	29
8	307	66
9	360	185
10	392	0
11	379	0
12	377	0
Totals	4183	290

Memorandum



To: Board of Commissioners
From: Philisa Smith HCV Director
Date: October 2, 2025
Re: Monthly Utilization Report

PERIOD ENDING JULY 31, 2025

WAITLIST SUMMARY

In August, the HCV Waitlist Department briefed eligible families from the 2021 waiting list. Each family is allowed two briefing appointments; if a family does not attend a briefing, they may be removed from the waiting list.

Currently, there are 1,426 applicants on the 2023 HCV waitlist.

The mainstream program has a total of 95 leases and requires 25 more to reach full occupancy of 120. However, OHA will pause the issuance of new vouchers from the mainstream program based on budget utilization.

According to HUD's two-year plan, the goal is to reduce leasing from the waiting list. Only families who attend their second appointments from the 2021 waiting list will continue to be briefed. OHA and HUD will keep monitoring leasing potential.

Waitlist Issuance	Goal	Jun	Jul	Aug	Issued
2021 Waitlist	30	23	7	0	0%

6.2. Asset Management (Public Housing)

OHA Board Report Summary

Public Housing – August 2025 Board Summary

PHAS (Public Housing Assessment System)

During the reporting period, our MASS score declined from 16.17 to 14.56. While this places us slightly below our minimum target of 15 points, our broader objective remains to reach 20 points overall. The decrease is primarily due to Pine, KayJay, and Florence Towers no longer being rented, which impacts occupancy metrics.

We are actively pursuing exemptions for these properties under a new Designation. HUD's review and approval are currently pending. Once finalized, we anticipate a corresponding increase in scores for these sites, which will positively affect our overall MASS performance.

Public Housing:

Occupancy declined from 96.3% to 95.5% during the reporting period. While this remains slightly above our target threshold of 96%, the decrease reflects two key challenges: delays in HUD's review process and the extended time required to turn over units following housekeeping-related evictions. Many of these units required significant cleaning and repair before they could be made ready for re-rental.

Affordable and Market-Rate Housing:

- Affordable housing occupancy slightly increased to **91.6%**. While this reflects overall improvement, the rate is expected to continue decreasing until we have HUD approvals for the exemption of vacant units
- Market Rate Housing is currently at **85.7%**. Staff is actively focused on filling vacancies at North Side Villas and is working to improve overall occupancy levels.

Maintenance & Inspection Update

Maintenance & Work Order Status

Our maintenance team has successfully completed REAC preparations and inspections for Scattered Site Southwest. Focus has now shifted to Scattered Site Northeast, where we are preparing units for Project-Based Voucher (PBV) conversion. Phase 1A, which includes 25 units, is scheduled for inspection by the end of September 2025. Phase 1B, covering 35 units, is slated for inspection before November 1, 2025. These inspections are critical milestones in the PBV conversion process, and our team is working diligently to ensure all units meet readiness standards.

Across the broader portfolio, 14 of our 22 Asset Management Properties (AMPs) currently have fewer than 50 open work orders, reflecting steady progress in addressing maintenance needs. However, attracting qualified maintenance repair technicians remains an ongoing challenge for both our Multifamily division and Maintenance Managers.

To address this, collaborative efforts are underway:

- Cross-functional teams are being organized to work AMP-by-AMP, targeting and resolving outstanding work orders.
- The Multifamily team is providing additional support to Scattered Site Northeast (SCNE), assisting with work orders following the completion of Make Ready units.

We remain focused on reducing backlog, improving response times, and ensuring all properties are inspection ready.

PBV Training & Capacity Building

A designated team from OHA—including four representatives from Property Management—is currently attending specialized training focused on Project-Based Voucher (PBV) implementation. These sessions provide in-depth guidance on regulatory requirements, operational procedures, and compliance strategies essential for a successful PBV conversion.

This training is a key investment in our internal capacity, ensuring staff are well-prepared to manage the transition, support residents, and uphold program integrity as we move forward with PBV designations across targeted properties.

We're super excited to take these next steps and continue building the foundation for long-term success in our PBV strategy.

6.3. Housing in Omaha, Inc.

6.4. River City Housing Connections

6.5. Compliance

Memorandum



To: The Board of Commissioners
From: Susan Gilroy, Director of Compliance
Date: October 2, 2025
Re: Compliance Department Update- July 2025

Intake Department

During July, there were 217 applications submitted through the on-line portal. 36 of the applications met the criteria for one-bedroom senior households. A total of 44 applications were approved in July with 32 for one bedroom, 5 for two bedrooms, 7 for three bedrooms and 0 for four bedrooms.

In addition to the 181 applications not eligible to apply, there were an additional 190 applicants who were withdrawn during the full application process for no response, failed background checks, applicant requests, over income and unit refusals.

Currently, the Intake staff are contacting applicants on the Chambers wait list to notify them that the wait list is now closed. Applicants are being offered to apply for the Villas and also LIHTC units at Farnam Apartments.

We are starting the interview process to replace our Administrative Assistant who has recently been promoted into the IT department.

Reexaminations

HUD's monthly Reexamination Delinquency Report for July increased from 78.18% to 84.61%. Staff all worked together, and we finished August with a score 99.50%. The Compliance teams have been assessing what went well and where are trouble spots are so that we can continue to be successful in completing the required annuals each month and keep our scores in the high 90s if not at 100%. The interim completion rate is at 90% for the interims reported through July 2025. We are looking at our current procedures to improve our completion percentage for interims also. We are training new staff and starting the interview process for our open positions.

Our ACOP chapters went out for public comment on 9/24/25 so we are on track to bring the revised chapters for HOTMA regulations to the board meeting in November.

Process Improvements

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

Section 8- applicant screening implementation, PBV wait lists, Rent Café request approvals, guides for landlords in Rent Café, set up for Online RFTA demo and Yardi upgrades

Public Housing Intake- applicant screening implementation and Yardi upgrades

Property Management- applicant screening implementation, non-payment notice and Yardi upgrades

Finance- set up profile as Yardi admin to enter cases

Legal- non-payment notice

HR- set up profile as Yardi admin to enter cases

Training was provided to new staff in Section 8, Compliance and PH Intake in the areas of RentCafe 101- Accounts, recertifications and troubleshooting. Also, HR and Finance staff in Yardi Client Central to add Cases.

New procedures were created for How to troubleshoot Invite to Sign in RentCafe. How to Inactivate an employee in Yardi and How to create Yardi cases.

There were 10 cases submitted to Yardi. There were 83 requests from staff for assistance:

Percentage of Requests by department:

Capital Improvements	2%
Compliance	15%
Executive	1%
Finance	19%
Family Self Sufficiency	2%
HR	4%
Inspections	2%
IT	1%
Intensive Services	0%
Legal	0%
Maintenance	8%
PH Intake	4%
Procurement	4%
Property Management	18%
Public Safety	0%
Section 8	10%
Section 8 Intake	10%

Memorandum



To: The Board of Commissioners
 From: Susan Gilroy, Director of Compliance
 Date: October 2, 2025
 Re: Intake Approved Applications July 2025

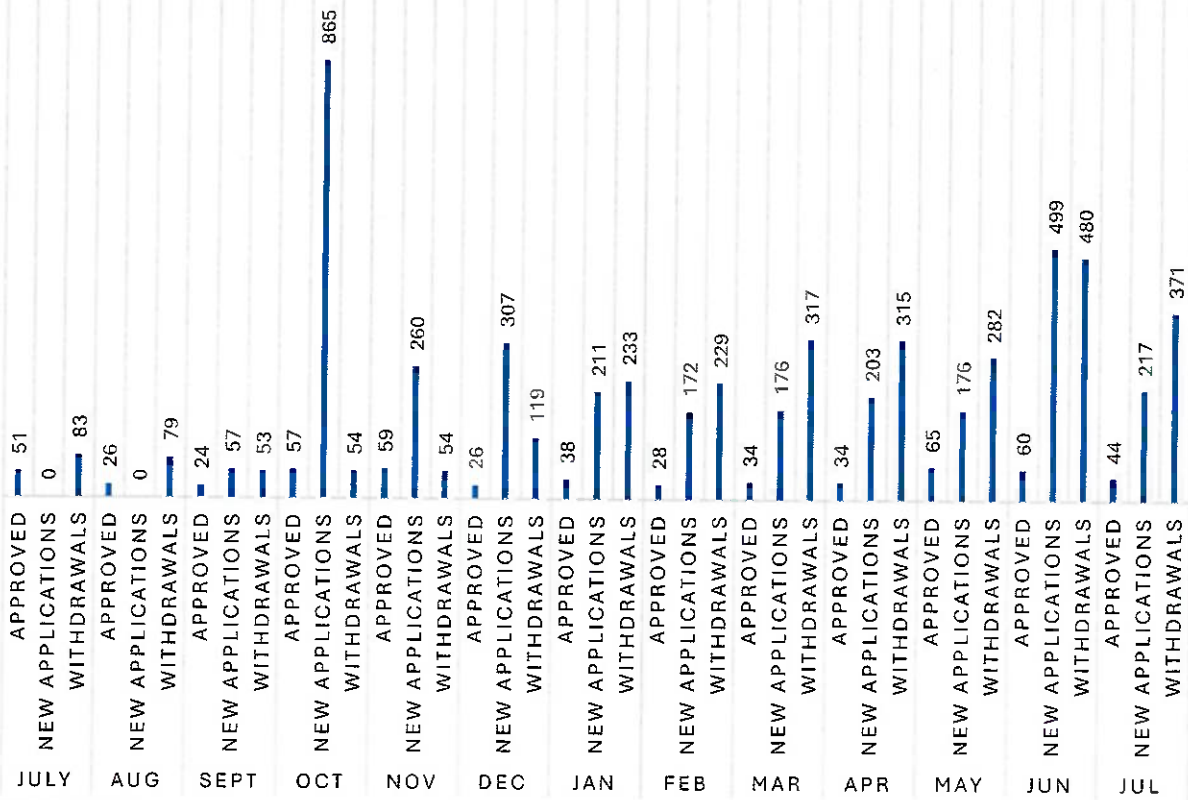
**Intake Department
 Month of July 2025**

New Public Housing Applications	217
New Villas Housing Applications	0
New Farnam Straight Tax Credit Housing Applications	0
New Chambers Straight Tax Credit Housing Applications	0
Approved Public Housing Applications	44
Approved Applications for Villas	0
Approved Applications for Chambers Straight Tax Credit	0
Approved Applications for Farnam Apts Straight Tax Credit	0

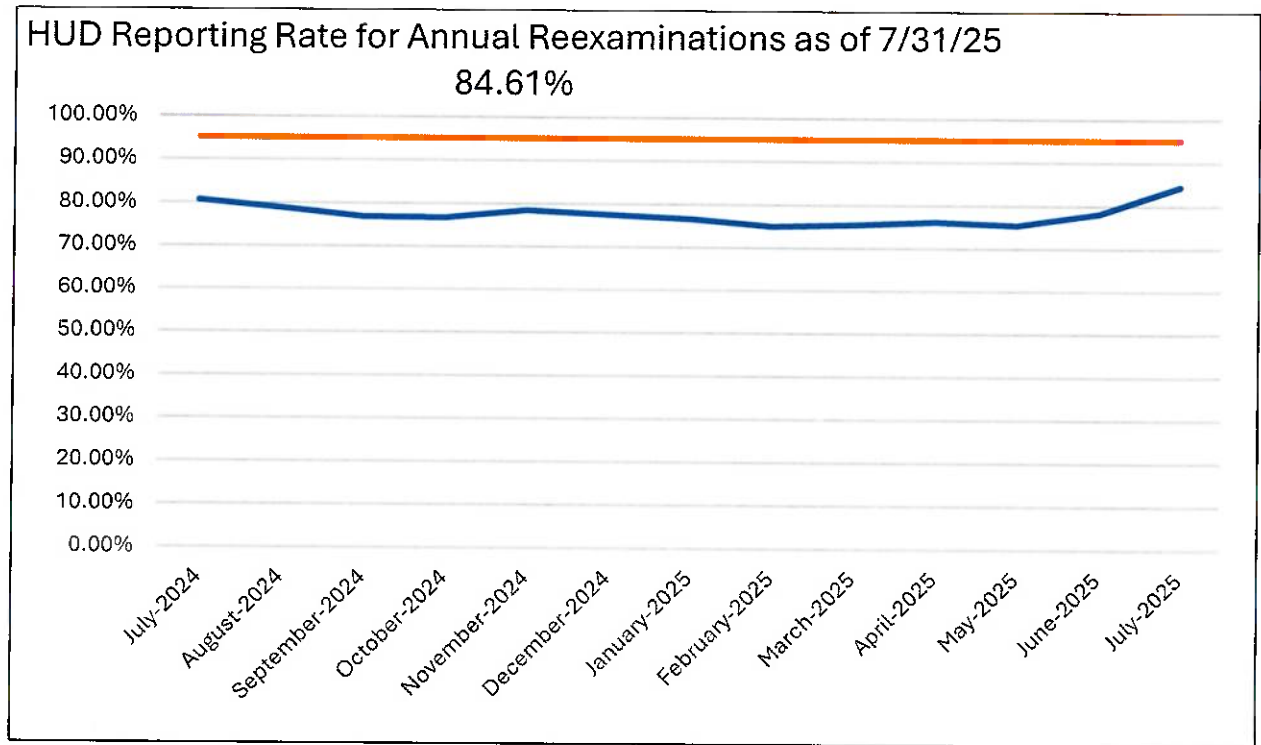
Public Housing Applications Approved by Bedroom Size	One	Two	Three	Four	
		32	5	7	0
Villas Applications Approved		Two	Three		
North Villas	0	0			
Chambers Court Straight Tax Credit Applications Approved		One	Two	Three	Four
	0	0	0	0	
Farnam Apartments Straight Tax Credit Applications Approved		Two	Three		
	0	0			

Applications Withdrawn from PH Wait List	371	
No Response During Full Application Process	165	
Owe monies to PHA	0	
Not Eligible to Apply/Waiting List closed	181	
Failed Background Check	3	
Applicant Request	7	
Refused offer	14	
Over Income	1	

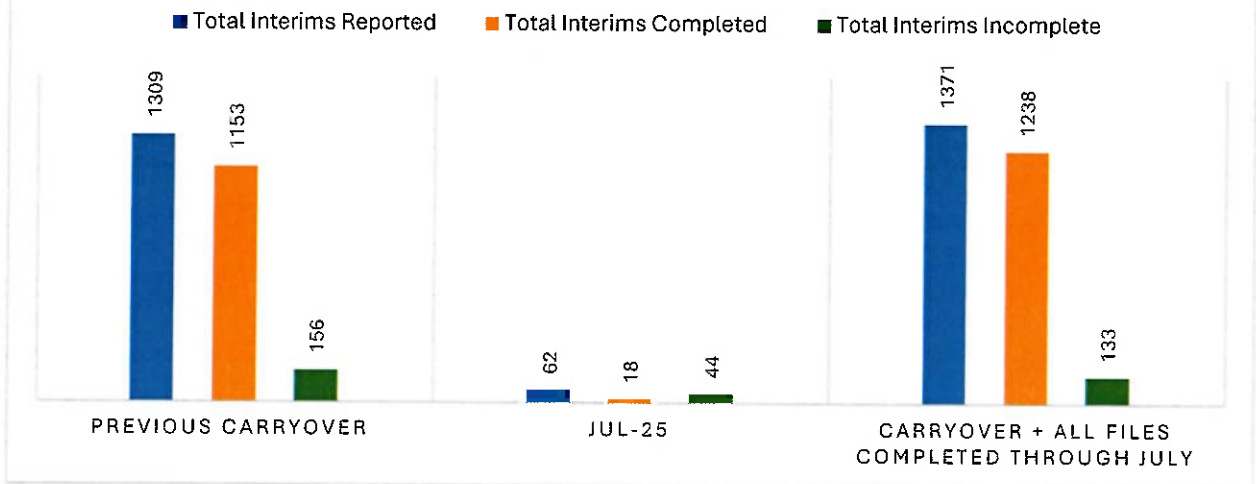
PUBLIC HOUSING INTAKE WAITING LIST JULY 2025



	HUD Goal
	Actual



INTERIM COMPLETION RATE THROUGH JULY 2025

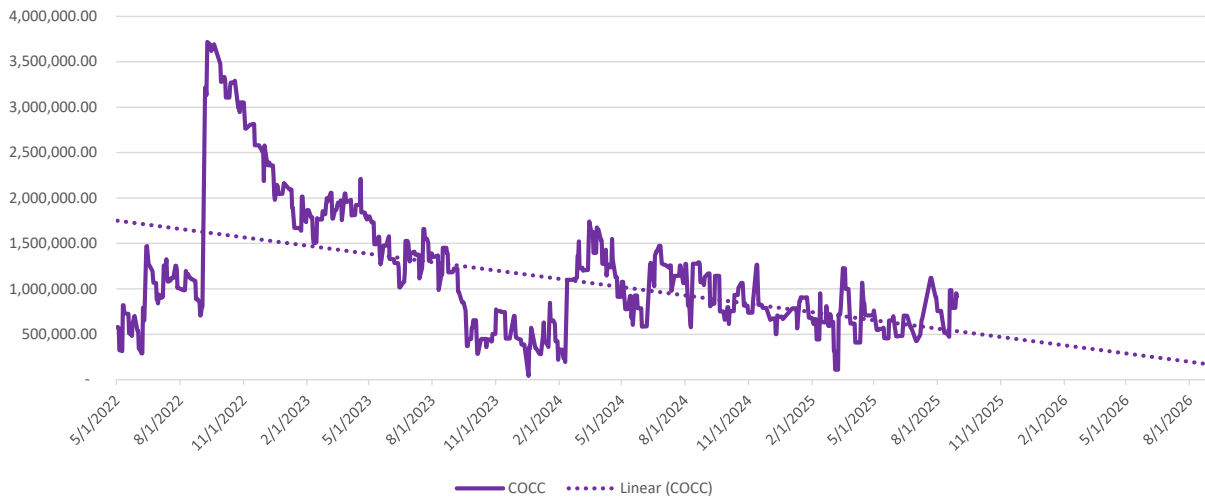


This report reflects all of the interims reported and completed through the end of July 2025. 62 residents reported new changes during the month of July. Housing Compliance Staff worked to complete the new and outstanding interims during this time period. Overall, staff processed a total 85 interim files.

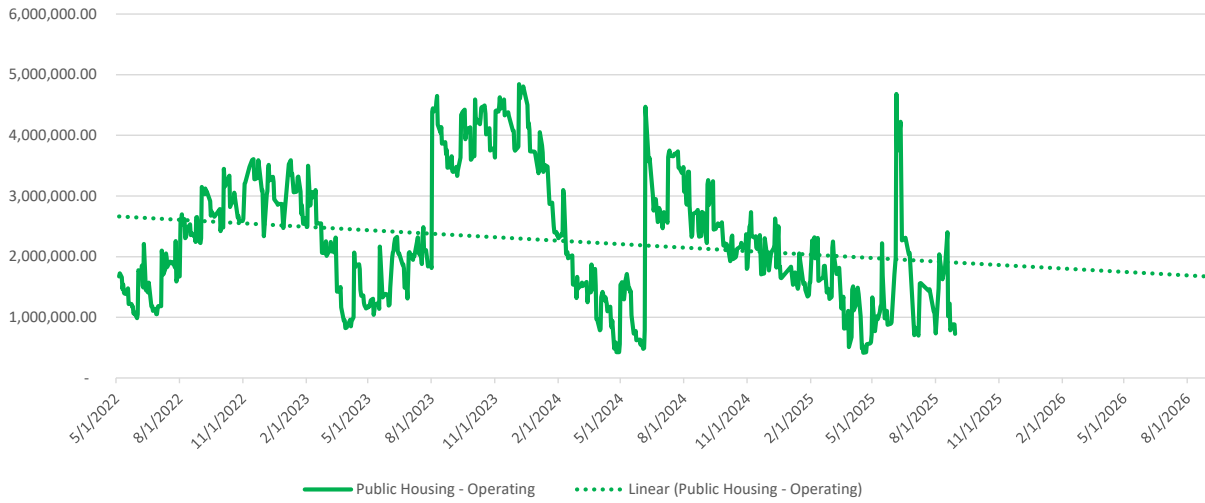
Interims completed through July represent 90% completion rate.

6.6. Financials

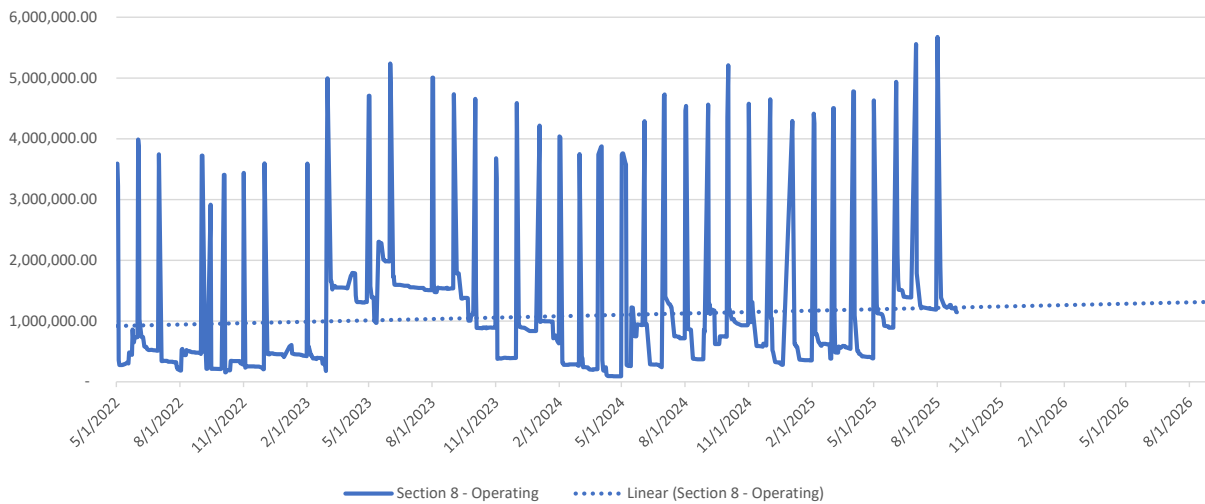
Central Office Cash Trends & Forecast



Public Housing Cash Trends & Forecast



Section 8 (HCV) Cash Trends & Forecast



New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Aug 2025

Book = Accrual ; Tree = ysi_bs

	August 31, 2025	August 1, 2025	Net Change	January 1, 2025	YTD Net Change
ASSETS					
CASH AND CASH EQUIVALENTS	9,624,667	9,703,688	-79,021	10,742,169	-1,117,502
OTHER ACCOUNTS RECEIVABLE	-54,810	-233,141	178,331	-45,967	-8,843
A/R INTER-PROPERTY	1,018,502	1,052,895	-34,393	1,130,953	-112,451
A/R - TENANT	-71,012	-57,097	-13,915	66,930	-137,941
A/R PROMISSORY NOTES	2,690,118	2,693,747	-3,629	2,565,468	124,650
ST LEASE RECEIVABLE	187,523	187,523	0	187,523	0
TOTAL INVESTMENTS	187,523	187,523	0	187,523	0
PREPAID ASSETS	759,735	876,344	-116,609	338,168	421,568
INTER-FUND DUE FROM	2,966,899	2,764,091	202,808	2,483,026	483,874
TOTAL CURRENT ASSETS	17,121,623	16,988,050	133,573	17,468,269	-346,646
FIXED ASSETS	60,480,117	65,908,346	-5,428,230	62,011,933	-1,531,816
NOTES RECEIVABLE	7,383,675	7,383,675	0	7,383,675	0
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
LEASES RECEIVABLE	2,430,137	2,430,137	0	2,430,137	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
LT INTER-PROPERTY	913,265	913,265	0	913,265	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
TOTAL NON-CURRENT ASSETS	75,895,535	81,323,765	-5,428,230	77,427,352	-1,531,816
TOTAL ASSETS	93,017,158	98,311,815	-5,294,657	94,895,621	-1,878,462
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	-476,379	-444,088	-32,291	-50,835	-425,544
A/P OTHER	-3,198	-3,198	0	0	-3,198
ACCRUED FEES	978,036	1,012,429	-34,393	1,090,487	-112,451
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	6,075	5,602	473	335,264	-329,189
A/P PHA PROJECTS	0	6,034	-6,034	0	0
TENANT SECURITY DEPOSIT	682,492	685,320	-2,828	709,270	-26,778
UNEARNED REVENUE	560,534	578,346	-17,812	554,889	5,645
CURRENT PORTION OF DEBT	52,750	52,156	594	50,727	2,023
OTHER CURRENT LIABILITIES	976,564	336,198	640,366	89,425	887,140
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO	1,873,003	1,670,195	202,808	1,326,857	546,147
TOTAL CURRENT LIABILITIES	4,699,878	3,948,995	750,883	4,156,083	543,795
LONG TERM DEBT	10,845,217	10,849,570	-4,353	10,880,466	-35,249
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	622,022	626,055	-4,033	592,823	29,198
TOTAL LT ACCRUED FEES	913,264	913,264	0	913,264	0
COMP ABSENCES-LONG TERM	612,087	612,087	0	612,087	0
LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
TOTAL NON-CURRENT LIABILITIES	15,383,025	15,391,410	-8,386	15,389,075	-6,051
TOTAL LIABILITIES	20,082,903	19,340,405	742,497	19,545,158	537,744
DEFERRED INFLOW OF RESOURCES	2,023,987	2,023,987	0	2,023,987	0
EQUITY					
NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0	27,758,697	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RETAINED EARNINGS	39,345,016	45,382,170	-6,037,154	41,761,222	-2,416,207

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Aug 2025

Book = Accrual ; Tree = ysi_bs

	August 31, 2025	August 1, 2025	Net Change	January 1, 2025	YTD Net Change
UNRESTRICTED NET POSITION	7,898,802	7,898,802	0	7,898,802	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
TOTAL EQUITY	70,910,268	76,947,422	-6,037,154	73,326,475	-2,416,207
TOTAL LIABILITIES AND EQUITY	93,017,158	98,311,815	-5,294,657	94,895,621	-1,878,462
TOTAL OF ALL	0	0	0	0	0

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Aug 2025

Book = Accrual ; Tree = ysi_bs

	August 31, 2025	August 1, 2025	Net Change	January 1, 2025	YTD Net Change
ASSETS					
CASH - OPERATING	4,079,614	3,615,286	464,328	4,667,869	-588,255
CASH - PAYROLL	100,456	106,046	-5,590	91,117	9,339
CASH - OTHER	44,812	44,782	30	44,563	250
PETTY CASH	0	0	0	560	-560
CASH - VENDOR PAYMENTS	-252,501	116,701	-369,202	-126,803	-125,698
CASH - RESTRICTED	3,501,900	3,691,705	-189,805	3,656,098	-154,198
CASH - RESTRICTED MODERNIZATION AND DEV	38,974	38,941	33	38,716	259
REPLACEMENT RESERVE	14,157	14,130	27	71,543	-57,385
CASH - FSS ESCROW	623,668	602,751	20,917	623,733	-65
CASH - FSS FORFEITURES	72,977	72,977	0	54,538	18,439
OPERATING RESERVE	61,441	61,345	95	274,954	-213,514
OHA HUD OPERATING RESERVE	307,471	307,471	0	305,908	1,563
CASH - SECURITY DEPOSIT	658,391	658,628	-236	669,038	-10,646
HOMEOWNERSHIP FUNDS	373,305	372,925	380	370,336	2,969
CASH AND CASH EQUIVALENTS	9,624,667	9,703,688	-79,021	10,742,169	-1,117,502
A/R HUD	248,350	58,396	189,954	0	248,350
A/R OTHER GOVERNMENTS	335,482	346,036	-10,554	461,004	-125,522
A/R OTHER	-700	-700	0	120,862	-121,562
A/R EMPLOYEE	284	729	-445	0	284
A/R NON DWELLING RENT	15,036	15,660	-624	25,430	-10,394
A/R HOMEOWNERSHIP MORTGAGES	592,700	592,700	0	592,700	0
ALLOWANCE FOR HOME MORTGAGES	-592,700	-592,700	0	-592,700	0
ALLOWANCE FOR DOUBTFUL OTHER A/R	-653,262	-653,262	0	-653,262	0
OTHER ACCOUNTS RECEIVABLE	-54,810	-233,141	178,331	-45,967	-8,843
INTER-PROPERTY {COCC}	50,000	50,000	0	50,000	0
INTER-PROPERTY {9EC}	227,715	244,842	-17,127	223,090	4,625
INTER-PROPERTY {9KCC}	104,974	107,263	-2,289	101,241	3,733
INTER-PROPERTY {9NOAH}	65,807	64,799	1,008	63,183	2,624
INTER-PROPERTY {9FAR}	132,907	130,582	2,325	125,867	7,040
INTER-PROPERTY {9BV}	34,447	34,084	362	32,735	1,712
INTER-PROPERTY {9CR1}	49,022	52,645	-3,623	48,194	828
INTER-PROPERTY {9CR2}	32,111	32,780	-669	31,612	499
INTER-PROPERTY {VILLAS}	63,500	59,364	4,136	56,050	7,449
INTER-PROPERTY {HCV}	1,108,638	1,108,638	0	526,290	582,348
INTER-PROPERTY {HCV ADM}	-1,101,268	-1,101,268	0	-436,045	-665,223
INTER-PROPERTY {MOD REHAB}	1,774	1,774	0	1,774	0
INTER-PROPERTY {PUB HSG}	248,875	267,391	-18,516	306,961	-58,086
A/R INTER-PROPERTY	1,018,502	1,052,895	-34,393	1,130,953	-112,451
ACCOUNTS RECEIVABLE TENANTS	773,485	787,400	-13,915	911,426	-137,941
ALLOWANCE FOR A/R TENANTS	-844,497	-844,497	0	-844,497	0
A/R - TENANT	-71,012	-57,097	-13,915	66,930	-137,941
P-NOTES OUTSTANDING	695,810	699,439	-3,629	571,160	124,650
ALLOWANCE FOR P-NOTES	-63,430	-63,430	0	-63,430	0
A/R BAYVIEW	279,741	279,741	0	279,741	0
A/R FARNAM	997,626	997,626	0	997,626	0
A/R STREHLOW	734,788	734,788	0	734,788	0
A/R NOAH	45,582	45,582	0	45,582	0
A/R PROMISSORY NOTES	2,690,118	2,693,747	-3,629	2,565,468	124,650
ST LEASE RECEIVABLE	187,523	187,523	0	187,523	0
ST LEASE RECEIVABLE	187,523	187,523	0	187,523	0
TOTAL INVESTMENTS	187,523	187,523	0	187,523	0
PREPAID INSURANCE	167,177	269,638	-102,460	25,815	141,363

PREPAID SOFTWARE EXP	267,642	300,013	-32,371	167,313	100,329
PREPAID MED FSA SEC 125	5,297	3,822	1,475	6,239	-942
PREPAID CREDIT CARDS	105,050	88,303	16,747	1,218	103,832
PREPAID OTHER	214,569	214,569	0	137,583	76,986
PREPAID ASSETS	759,735	876,344	-116,609	338,168	421,568
INTERFUND BALANCE	-1,700	-1,700	0	-1,700	0
INTER-FUND DUE FROM {COCC}	833,527	688,498	145,028	451,048	382,479
INTER-FUND DUE FROM {HIOOPER}	-201,683	-201,683	0	-201,683	0
INTER-FUND DUE FROM {9EC}	453,721	454,190	-469	222,633	231,088
INTER-FUND DUE FROM {9KCC}	63,300	63,300	0	57,515	5,785
INTER-FUND DUE FROM {9NOAH}	115,964	115,897	67	117,991	-2,026
INTER-FUND DUE FROM {9SEC}	20,382	20,382	0	20,382	0
INTER-FUND DUE FROM {9FAR}	117,300	117,300	0	23,938	93,362
INTER-FUND DUE FROM {9BV}	42,486	42,486	0	5,541	36,945
INTER-FUND DUE FROM {9CR1}	10,212	10,279	-67	11,230	-1,018
INTER-FUND DUE FROM {9CR2}	9,486	9,486	0	10,630	-1,144
INTER-FUND DUE FROM {VILLAS}	4,718	4,718	0	9,891	-5,173
INTER-FUND DUE FROM {HCV}	-246,382	-246,382	0	0	-246,382
INTER-FUND DUE FROM {HCV ADM}	-154,635	-154,635	0	-150,325	-4,310
INTER-FUND DUE FROM {HCV MV}	-14,917	-14,917	0	-14,564	-353
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}	142,506	148,640	-6,133	281,930	-139,423
INTER-FUND DUE FROM {ROSS GRANT}	60,008	45,436	14,572	-79,042	139,050
INTER-FUND DUE FROM {FSS GRANT}	-115,466	-115,466	0	-79,454	-36,012
INTER-FUND DUE FROM {CNI GRANT}	826,911	777,905	49,006	562,504	264,407
INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	15,794	0
INTER-FUND DUE FROM {EHV}	836,058	835,254	804	1,006,055	-169,997
INTER-FUND DUE FROM {6SCDEV18}	0	0	0	113	-113
INTER-FUND DUE FROM	2,966,899	2,764,091	202,808	2,483,026	483,874
TOTAL CURRENT ASSETS	17,121,623	16,988,050	133,573	17,468,269	-346,646
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	43,962,085	43,962,085	0	43,804,578	157,506
CONTRACT WORK IN PROCESS	3,395,657	2,383,290	1,012,367	161,894	3,233,763
WIP - PREDEVELOPMENT	1,586,184	1,582,684	3,500	1,272,432	313,752
WIP - INS PROCEEDS/REPAIRS	878,319	844,453	33,866	735,508	142,811
DWELLING EQUIPMENT	4,194,081	4,163,987	30,094	3,673,740	520,341
SITE IMPROVEMENTS	5,162,951	5,154,188	8,763	5,129,677	33,274
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	1,355,125	1,355,125	0	1,183,024	172,101
ACCUM DEPR - BUILDINGS	-133,054,762	-127,219,328	-5,835,434	-128,894,379	-4,160,383
ACCUM DEPR - COMMERCIAL	-272,727	-261,212	-11,515	-263,030	-9,697
ACCUM DEPR - BUILDING ACQUISITION	-307,658	-291,295	-16,364	-296,749	-10,909
ACCUM DEPR - INELIGIBLE BLDG	-57,771	-57,237	-534	-55,635	-2,136
ACCUM DEPR - BUILDING IMPROVEMENTS	-27,404,199	-26,596,137	-808,062	-26,142,047	-1,262,152
ACCUM DEPR - DWELLING EQUIPMENT	-2,448,697	-2,723,963	275,267	-2,097,117	-351,580
ACCUM DEPR - SITE IMPROVE	-3,040,396	-3,029,702	-10,693	-2,889,560	-150,835
ACCUM DEPR - OFFICE EQUIPMENT	-236,416	-235,837	-579	-234,099	-2,317
ACCUM DEPR - MAINTENANCE EQUIPMENT	-300,222	-293,883	-6,339	-291,719	-8,503
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-75,004	-75,004	0	-75,004	0

ACCUM DEPR - COMPUTER EQUIPMENT	-527,559	-527,908	349	-527,559	0
ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-2,271,463	-2,256,246	-15,217	-2,268,712	-2,750
ACCUM DEPR - SECURITY EQUIPMENT	-1,157,339	-1,069,639	-87,700	-1,083,665	-73,674
FIXED ASSETS	60,480,117	65,908,346	-5,428,230	62,011,933	-1,531,816
N/R BAYVIEW	314,012	314,012	0	314,012	0
N/R FARNAM	853,080	853,080	0	853,080	0
N/R CROWN I	652,986	652,986	0	652,986	0
N/R CROWN II	161,563	161,563	0	161,563	0
N/R NOAH	898,034	898,034	0	898,034	0
N/R STREHLOW	2,154,000	2,154,000	0	2,154,000	0
N/R KEYSTONE	2,350,000	2,350,000	0	2,350,000	0
NOTES RECEIVABLE	7,383,675	7,383,675	0	7,383,675	0
LT INTER-FUND DUE FROM {HIOOPER}	124,751	124,751	0	124,751	0
LT INTER-FUND DUE FROM {9EC}	826,853	826,853	0	826,853	0
LT INTER-FUND DUE FROM {9KCC}	248,036	248,036	0	248,036	0
LT INTER-FUND DUE FROM {9NOAH}	66,840	66,840	0	66,840	0
LT INTER-FUND DUE FROM {9FAR}	462,869	462,869	0	462,869	0
LT INTER-FUND DUE FROM {9BV}	241,026	241,026	0	241,026	0
LT INTER-FUND DUE FROM {9CR1}	83,438	83,438	0	83,438	0
LT INTER-FUND DUE FROM {9CR2}	121,904	121,904	0	121,904	0
LT INTER-FUND DUE FROM {VILLAS}	214,719	214,719	0	214,719	0
LT INTER-FUND DUE FROM	2,390,435	2,390,435	0	2,390,435	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
TAX CREDIT FEES	71,655	71,655	0	71,655	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
PREPAID LEASE COSTS	4,346,570	4,346,570	0	4,346,570	0
LEASES RECEIVABLE	2,430,137	2,430,137	0	2,430,137	0
LEASES RECEIVABLE	2,430,137	2,430,137	0	2,430,137	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
ACCUMULATED AMORTIZATION	-4,416,383	-4,416,383	0	-4,416,383	0
LT INTER-PROPERTY {9EC}	381,436	381,436	0	381,436	0
LT INTER-PROPERTY {9NOAH}	1	1	0	1	0
LT INTER-PROPERTY {9FAR}	157,612	157,612	0	157,612	0
LT INTER-PROPERTY {9BV}	21,169	21,169	0	21,169	0
LT INTER-PROPERTY {9CR1}	103,467	103,467	0	103,467	0
LT INTER-PROPERTY {9CR2}	22,326	22,326	0	22,326	0
LT INTER-PROPERTY {VILLAS}	227,254	227,254	0	227,254	0
LT INTER-PROPERTY	913,265	913,265	0	913,265	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
INVESTMENT IN JOINT VENTURES	2,296,065	2,296,065	0	2,296,065	0
TOTAL NON-CURRENT ASSETS	75,895,535	81,323,765	-5,428,230	77,427,352	-1,531,816
TOTAL ASSETS	93,017,158	98,311,815	-5,294,657	94,895,621	-1,878,462
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	-476,379	-444,088	-32,291	-50,835	-425,544
ACCOUNTS PAYABLE	-476,379	-444,088	-32,291	-50,835	-425,544
A/P OTHER	-3,198	-3,198	0	0	-3,198
A/P OTHER	-3,198	-3,198	0	0	-3,198
ACCRUED MGMT & BKKPING FEE	63,421	63,421	0	146,296	-82,875
ACCRUED FRONT-LINE FEES	914,615	949,008	-34,393	944,191	-29,576
ACCRUED FEES	978,036	1,012,429	-34,393	1,090,487	-112,451
ACCR WAGES & WITHHOLDINGS					
COURT ORDERED WITHHOLDING	5	5	0	5	0
OTHER WITHHOLDING	-100	-100	0	0	-100
DEFERRED COMPENSATION WITHHOLDING	-3,097	-3,097	0	-3,097	0
ACCRUED PAYROLL	0	0	0	301,732	-301,732

ACCRUED PAYROLL TAXES	-247	-247	0	27,549	-27,796
EE INS DEDUCTIONS	9,515	9,042	473	9,075	440
ACCR WAGES & WITHHOLDINGS	6,075	5,602	473	335,264	-329,189
A/P PHA PROJECTS	0	6,034	-6,034	0	0
A/P PHA PROJECTS	0	6,034	-6,034	0	0
TENANT SECURITY DEPOSIT	629,643	633,933	-4,290	663,805	-34,162
PET DEPOSIT	9,330	7,730	1,600	6,730	2,600
DEPOSIT REFUND ACCOUNT	43,519	43,657	-138	38,735	4,784
TENANT SECURITY DEPOSIT	682,492	685,320	-2,828	709,270	-26,778
DEFERRED REVENUE	0	0	0	0	0
Deferred Revenue - HUD Funds	246,687	246,687	0	246,687	0
TENANT PREPAID RENT	306,408	322,636	-16,228	298,878	7,529
NO UNIT HOLDING ACCT	7,440	9,024	-1,584	9,324	-1,884
UNEARNED REVENUE	560,534	578,346	-17,812	554,889	5,645
MORTGAGE PAYABLE - CURRENT	52,750	52,156	594	50,727	2,023
CURRENT PORTION OF DEBT	52,750	52,156	594	50,727	2,023
OTHER CURRENT LIABILITIES	23,106	23,106	0	23,106	0
CONTRACT RETAINAGE	953,458	313,092	640,366	66,319	887,140
OTHER CURRENT LIABILITIES	976,564	336,198	640,366	89,425	887,140
A/P OTHER - INTER-PROPERTY	50,000	50,000	0	50,000	0
INTER-PROGRAM PAYABLES	50,000	50,000	0	50,000	0
INTER-FUND DUE TO {COCC}	379,230	370,890	8,340	479,829	-100,599
INTER-FUND DUE TO {HIOOPER}	90,777	90,777	0	0	90,777
INTER-FUND DUE TO {9EC}	66,541	66,541	0	30,583	35,958
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}	194,255	193,822	433	610,815	-416,559
INTER-FUND DUE TO {PUB HSG}	29,271	29,271	0	8,667	20,603
INTER-FUND DUE TO {ROSS GRANT}	11,630	11,630	0	6,426	5,204
INTER-FUND DUE TO {FSS GRANT}	39,357	24,198	15,159	11,626	27,731
INTER-FUND DUE TO {EHV}	914	914	0	914	0
INTER-FUND DUE TO {6SCDEV18}	621,981	443,106	178,876	0	621,981
INTER-FUND DUE TO	1,873,003	1,670,195	202,808	1,326,857	546,147
TOTAL CURRENT LIABILITIES	4,699,878	3,948,995	750,883	4,156,083	543,795
MORTGAGE PAYABLE	1,403,804	1,408,157	-4,353	1,439,053	-35,249
LOAN PAYABLE CDBG	502,000	502,000	0	502,000	0
LOAN PAYABLE OHA	5,977,676	5,977,676	0	5,977,676	0
EC, NOAH, BAYVIEW, FARNAM LOANS	2,057,738	2,057,738	0	2,057,738	0
MORTGAGE-HIO	594,000	594,000	0	594,000	0
MORTGAGE-OHA # 2	310,000	310,000	0	310,000	0
LONG TERM DEBT	10,845,217	10,849,570	-4,353	10,880,466	-35,249
NONCURRENT LIABILITIES - OTHER	0	0	0	0	0
LT LIABILITIES - OTHER	0	0	0	0	0
FSS ESCROW	622,022	626,055	-4,033	592,823	29,198
FSS ESCROW	622,022	626,055	-4,033	592,823	29,198
LT ACCRUED MGMT & BKKPING FEE	792,272	792,272	0	792,272	0
LT ACCRUED FRONT-LINE FEES	100,534	100,534	0	100,534	0
LT ACCRUED FEES	20,458	20,458	0	20,458	0
TOTAL LT ACCRUED FEES	913,264	913,264	0	913,264	0
COMPENSATED ABSENCES-LONG TERM	612,087	612,087	0	612,087	0
COMP ABSENCES-LONG TERM	612,087	612,087	0	612,087	0
LT INTER-FUND DUE TO {COCC}	643,500	643,500	0	643,500	0
LT INTER-FUND DUE TO {HIOOPER}	420,241	420,241	0	420,241	0

LT INTER-FUND DUE TO {9EC}	17,565	17,565	0	17,565	0
LT INTER-FUND DUE TO {9KCC}	228,907	228,907	0	228,907	0
LT INTER-FUND DUE TO {9NOAH}	176,615	176,615	0	176,615	0
LT INTER-FUND DUE TO {9FAR}	37,389	37,389	0	37,389	0
LT INTER-FUND DUE TO {9BV}	100,215	100,215	0	100,215	0
LT INTER-FUND DUE TO {9CR1}	257,391	257,391	0	257,391	0
LT INTER-FUND DUE TO {9CR2}	92,233	92,233	0	92,233	0
LT INTER-FUND DUE TO {VILLAS}	416,378	416,378	0	416,378	0
LT INTER-FUND DUE TO	2,390,435	2,390,435	0	2,390,435	0
TOTAL NON-CURRENT LIABILITIES	15,383,025	15,391,410	-8,386	15,389,075	-6,051
TOTAL LIABILITIES	20,082,903	19,340,405	742,497	19,545,158	537,744
DEFERRED INFLOW OF RESOURCES	2,023,987	2,023,987	0	2,023,987	0
DEFERRED INFLOW OF RESOURCES	2,023,987	2,023,987	0	2,023,987	0
EQUITY					
CAPITAL ACCOUNT GENERAL PARTNER	1,600,653	1,600,653	0	1,600,653	0
CAPITAL ACCOUNT LIMITED PARTNER	1,808,269	1,808,269	0	1,808,269	0
CAPITAL ACCOUNT SPECIAL LIMITED PARTNER	30	30	0	30	0
NET INVESTED IN CAPITAL ASSETS	24,349,745	24,349,745	0	24,349,745	0
NET INVEST IN CAPITAL ASSETS	27,758,697	27,758,697	0	27,758,697	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RESTRICTED NET ASSETS	-5,591,846	-5,591,846	0	-5,591,846	0
RETAINED EARNINGS	39,345,016	45,382,170	-6,037,154	41,761,222	-2,416,207
RETAINED EARNINGS	39,345,016	45,382,170	-6,037,154	41,761,222	-2,416,207
CONTRA EQUITY	6,821,512	6,821,512	0	6,821,512	0
UNRESTRICTED NET ASSETS	14,720,314	14,720,314	0	14,720,314	0
UNRESTRICTED NET POSITION	7,898,802	7,898,802	0	7,898,802	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
RE - EQUITY TRANSFERS	1,499,600	1,499,600	0	1,499,600	0
TOTAL EQUITY	70,910,268	76,947,422	-6,037,154	73,326,475	-2,416,207
TOTAL LIABILITIES AND EQUITY	93,017,158	98,311,815	-5,294,657	94,895,621	-1,878,462

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = ysi_is

	August 2025	Budget	Variance	August 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES	7,601,372	6,368,666	1,232,706	7,422,429	178,943	60,633,588	50,949,329	9,684,259	52,813,793	7,819,794
EXPENSES	13,638,526	6,614,991	-7,023,535	6,744,708	-6,893,818	63,049,795	52,919,926	-10,129,869	53,740,625	-9,309,170
TRANSFERS	0	0	0	0	0	0	0	0	0	0
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	-1	0	1	584,367	584,368
NET OPERATING INCOME (LOSS)	-6,037,154	-246,325	-5,790,829	677,720	-6,714,874	-2,416,207	-1,970,597	-445,610	-1,511,199	-905,008
ADJUSTED NET OPERATING INCOME (LO:	479,666	2,311	477,355	930,517	-450,851	3,689,159	18,486	3,670,672	535,580	3,153,579

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = ysl_is

	August 2025	Budget	Variance	August 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	609,328	581,232	28,096	634,030	-24,702	4,915,028	4,649,858	265,171	5,096,327	-181,298
DWELLING RENTS SUBSIDY	40,770	28,030	12,740	34,281	6,489	293,078	224,242	68,836	300,409	-7,331
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	17,840	16,916	924	15,770	2,070	125,791	135,328	-9,536	134,141	-8,350
LATE FEES (P-NOTES)	2,655	78	2,577	0	2,655	14,180	620	13,560	550	13,630
LEGAL FEES	1,874	4,151	-2,277	3,522	-1,648	105,898	33,209	72,689	31,374	74,524
MAINTENANCE FEES	37,677	17,511	20,166	11,527	26,150	269,790	140,087	129,702	143,726	126,064
OTHER TENANT REVENUE	14,298	4,231	10,067	5,777	8,521	67,276	33,851	33,425	35,285	31,990
FRAUD RECOVERY REVENUE	75	235	-160	-64	139	1,975	1,882	93	1,458	517
TOTAL TENANT REVENUES	724,517	652,385	72,133	704,843	19,674	5,790,515	5,219,076	571,439	5,743,219	47,296
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	704,756	697,285	7,472	433,888	270,868	5,312,787	5,578,276	-265,489	6,302,246	-989,459
HOUSING ASST PAYMENTS	4,209,577	3,608,624	600,953	4,016,010	193,567	33,077,543	28,868,989	4,208,554	28,837,245	4,240,298
ONGOING ADMIN FEES EARNED	331,847	292,372	39,475	342,328	-10,481	2,549,161	2,338,973	210,188	2,441,250	107,911
REVENUES - HUD CAPITAL - HARD COSTS	768,924	0	768,924	745,049	23,874	3,336,697	0	3,336,697	1,634,247	1,702,449
REVENUES - HUD CAPITAL - SOFT COSTS	239,069	281,491	-42,422	492,783	-253,714	4,344,079	2,251,931	2,092,148	2,543,414	1,800,665
TOTAL HUD GRANTS AND SUBSIDY	6,254,173	4,879,771	1,374,402	6,030,058	224,115	48,620,267	39,038,168	9,582,098	41,758,403	6,861,864
TOTAL FEE REVENUE										
MANAGEMENT FEE	173,324	176,765	-3,441	183,540	-10,216	1,459,264	1,414,117	45,147	1,462,097	-2,833
BOOKKEEPING FEE	47,010	47,701	-691	51,368	-4,358	380,565	381,605	-1,040	402,113	-21,548
FRONT LINE SERVICE FEE	180,406	227,244	-46,838	183,599	-3,192	1,592,992	1,817,953	-224,961	1,621,089	-28,097
FRONT LINE SERVICE FEE (IT)	6,881	6,892	-11	6,339	542	58,086	55,135	2,951	75,092	-17,006
OTHER FEES FOR SERVICE	4,138	5,240	-1,102	2,657	1,481	12,056	41,918	-29,862	11,827	229
TOTAL FEE REVENUE	411,759	463,841	-52,082	427,503	-15,743	3,502,963	3,710,729	-207,766	3,572,217	-69,254
OTHER GOVT GRANTS/DONATIONS	81,379	246,315	-164,936	98,428	-17,050	847,308	1,970,520	-1,123,212	603,382	243,926
TOTAL OTHER GOVT GRANTS DONATIONS	81,379	246,315	-164,936	98,428	-17,050	847,308	1,970,520	-1,123,212	603,382	243,926
INVESTMENT INCOME										
INTEREST INCOME - MAIN	3,637	2,990	648	3,050	587	22,434	23,917	-1,483	23,368	-934
TOTAL INTEREST INCOME - MAIN	3,637	2,990	648	3,050	587	22,434	23,917	-1,483	23,368	-934
INTEREST INCOME - OTHER	0	8,988	-8,988	0	0	149,451	71,904	77,547	108,043	41,408
TOTAL NON-CASH INT INCOME (HIO)	0	8,988	-8,988	0	0	149,451	71,904	77,547	108,043	41,408
INTEREST INCOME - RESTRICTED FUNDS	536	1,257	-721	1,246	-710	7,507	10,059	-2,552	9,792	-2,285
INT INCOME - RESTRICT FUNDS	536	1,257	-721	1,246	-710	7,507	10,059	-2,552	9,792	-2,285
OTHER INCOME										
NON-DWELLING RENTS	35,889	37,563	-1,674	36,422	-532	288,140	300,506	-12,365	85,956	202,185
MISCELLANEOUS INCOME	718	146	572	125	593	1,268	1,167	100	1,183	85
COMMISSION INCOME	4,418	6,058	-1,640	4,929	-511	44,819	48,462	-3,643	46,940	-2,121
ADMINISTRATIVE FEES	1,550	1,802	-252	1,787	-237	10,983	14,417	-3,434	14,034	-3,051
DONATIONS - GENERAL	5,252	2	5,250	2	5,250	6,307	19	6,288	18	6,289
DONATIONS - SCHOLARSHIPS	6,000	0	6,000	0	6,000	6,000	0	6,000	0	6,000
MISCELLANEOUS GRANT REVENUE	20,000	7,000	13,000	0	20,000	30,000	56,000	-26,000	30,300	-300
DEVELOPERS FEES	0	60,548	-60,548	0	0	994,823	484,384	510,439	544,932	449,891
GAIN/LOSS ON SALE OF FIXED ASSET	51,544	0	51,544	14,036	37,508	57,638	0	57,638	67,043	-9,404
INSURANCE PROCEEDS	0	0	0	100,000	-100,000	253,166	0	253,166	204,965	48,201
TOTAL OTHER INCOME	125,371	113,119	12,251	157,300	-31,930	1,693,144	904,956	788,188	995,370	697,774
TOTAL REVENUES	7,601,372	6,368,666	1,232,706	7,422,429	178,943	60,633,588	50,949,329	9,684,259	52,813,793	7,819,794
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	546,994	606,344	59,351	531,204	-15,790	4,623,713	4,850,756	227,043	4,257,402	-366,310
ADMIN CASUAL LABOR	98,240	32,119	66,122	908	-97,332	189,980	256,949	66,969	20,750	-169,230
ALLOC ADMIN SALARIES	-17,787	0	17,787	-8,258	9,530	-148,189	0	148,189	-129,238	18,951
TOTAL ADMIN SALARIES	627,447	638,463	11,016	523,854	-103,592	4,665,504	5,107,705	442,201	4,148,914	-516,590
AUDIT EXPENSE	0	9,504	9,504	0	0	128,249	76,031	-52,218	64,605	-63,644
MANAGEMENT FEE	173,324	176,765	3,441	183,540	10,216	1,459,264	1,414,117	45,147	1,462,097	2,833
BOOKKEEPING FEE	47,010	47,701	691	51,368	4,358	380,565	381,605	1,040	402,113	21,548
NIFA MONITORING FEE	0	592	592	0	0	4,020	4,732	712	4,020	0
TOTAL ADMINISTRATIVE FEE	220,334	234,561	14,227	234,908	14,574	1,972,098	1,876,486	-95,613	1,932,835	-39,264
ADMIN EMPLOYEE BENEFITS	6,349	5,293	-1,056	6,006	-343	50,820	42,341	-8,478	45,585	-5,235
ALLOC ADMIN EMP BENEFITS	0	0	0	0	0	0	0	0	0	0
ER MEDICAL/DENTAL INS - ADMIN	127,252	131,926	4,674	123,932	-3,320	1,078,236	1,055,410	22,826	977,272	-100,964
ER PENSION - ADMIN	16,890	33,349	16,459	1,088	-15,803	201,680	266,792	65,112	104,428	-97,252
ER TAXES-ADMIN	39,439	46,385	6,947	38,303	-1,136	352,382	371,083	18,701	580,889	228,507
TOTAL ADMIN EMPLOYEE BENEFITS	189,930	216,953	27,023	169,329	-20,601	1,683,118	1,735,626	52,508	1,708,174	25,056
LEGAL SERVICES - OUTSIDE	18,032	12,683	5,350	17,000	-1,032	175,346	101,462	73,884	108,105	-67,241
TRAINING/CONFERENCE	11,390	7,187	4,203	227	-11,162	39,297	57,494	18,197	78,984	39,687
BOARD MEETING/RETREAT	0	0	0	0	0	0	2	2	0	0
STAFF MEETING/RETREAT	520	378	142	87	-434	2,525	3,027	502	2,701	176
TRAVEL	6,384	2,399	3,985	0	-6,384	14,882	19,188	4,306	16,301	1,418
MILEAGE	540	727	187	607	67	4,143	5,816	1,673	5,569	1,426
ADMIN VEHICLE - FUEL	10,314	45	-10,268	0	-10,314	10,444	361	-10,083	343	-10,101
ADMIN VEHICLE - MTCE & REPAIR	1,796	269	-1,527	209	-1,586	2,381	2,153	-228	2,131	-249
ADMIN VEHICLE - LICENSE	0	8	8	0	0	0	68	68	63	63

PUBLICATIONS	0	148	148	0	0	558	1,188	630	1,056	498
MEMBERSHIPS	1,820	2,503	683	1,763	-57	12,726	20,026	7,300	10,180	-2,546
PAYROLL PROCESSING FEE	5,991	5,311	-680	5,936	-55	38,452	42,488	4,036	43,047	4,595
TELEPHONE	4,037	14,402	10,365	22,833	18,796	93,789	115,217	21,429	124,379	30,591
SAFETY EXPENSE	0	0	0	876	876	0	0	0	970	970
SAFETY EQUIPMENT/SUPPLIES	45	1,434	1,389	1,424	1,379	9,640	11,471	1,831	15,370	5,730
SAFETY TRAINING	0	17	17	0	0	0	138	138	117	117
LEGAL SERVICES - INTERNAL	17,787	16,862	-926	8,258	-9,530	148,188	134,894	-13,295	123,314	-18,875
ALLOC INTERNAL LEGAL EXP	0	3,375	3,375	3,522	3,522	42,663	27,002	-15,661	28,192	-14,471
PRINTER SUPPLIES AND EXP	464	1,968	1,504	1,801	1,337	20,018	15,747	-4,271	15,228	-4,790
SOFTWARE EXP	32,371	18,267	-14,104	11,094	-21,277	302,191	146,135	-156,056	137,787	-164,405
OFFICE EXPENSE	966	906	-60	608	-358	16,589	7,247	-9,343	6,764	-9,825
OFFICE FURNISHINGS	353	703	349	13,080	12,726	12,327	5,621	-6,706	17,855	5,528
POSTAGE	8,000	6,170	-1,830	8,151	151	57,746	49,362	-8,385	50,084	-7,662
OFFICE SUPPLIES	5,591	4,844	-747	8,818	3,227	45,246	38,753	-6,494	42,395	-2,851
OFFICE EQUIPMENT LEASES	0	3,835	3,835	3,220	3,220	29,255	30,679	1,424	29,469	214
COMPUTER EQUIPMENT	9,662	6,564	-3,098	19,199	9,537	91,764	52,516	-39,249	63,907	-27,857
NETWORK COMMUNICATION	5,362	6,279	916	6,780	1,417	57,321	50,228	-7,092	52,321	-4,999
ADVERTISING /NEWSPAPER ADS	0	163	163	0	0	1,644	1,305	-338	1,151	-492
CABLE TV	0	433	433	1,536	1,536	2,478	3,461	983	4,475	1,998
EMPLOYEE HIRING & ADMIN EXP	1,513	3,409	1,896	5,516	4,003	89,097	27,272	-61,825	28,872	-60,224
CONSULTING	9,681	12,239	2,558	-20,541	-30,222	56,534	97,909	41,375	321,834	265,300
BANK FEE	8,511	1,217	-7,294	686	-7,826	32,205	9,737	-22,468	8,789	-23,417
SECT 8 PORT OUT ADMIN FEES	4,353	0	-4,353	2,250	-2,103	22,022	0	-22,022	18,572	-3,450
LATE FEES	25	6,345	6,321	418	394	2,275	50,763	48,488	58,635	56,360
MISCELLANEOUS EXPENSE	6,648	324	-6,324	0	-6,648	-22,121	2,595	24,716	1,557	23,678
FEES - PERMITS	0	349	349	0	0	123	2,791	2,668	2,371	2,248
PROPERTY TAX	2,236	2,802	566	248	-1,988	20,350	22,415	2,065	19,368	-982
RENTAL EXPENSE	0	2,309	2,309	10,211	19,209	18,471	-738	25,903	6,694	6,694
IT SUPPORT - CONTR SERV	19,193	18,601	-592	17,357	-1,837	159,959	148,808	-11,151	148,218	-11,742
PROFESSIONAL FEES	0	122	122	0	0	998	978	-20	1,100	103
PROFESSIONAL/CONTR SERV	0	50	50	0	0	0	400	400	381	381
DEVELOPER'S FEE	0	0	0	0	0	10	0	-10	0	-10
TOTAL OTHER ADMIN EXPENSES	193,586	165,648	-27,938	153,173	-40,414	1,612,275	1,325,186	-287,088	1,623,860	11,585
FEE FOR SERVICE	6,881	6,892	11	6,339	-542	58,086	55,135	-2,951	75,092	17,006
TENANT RESTITUTION	3,875	0	-3,875	0	-3,875	30,375	0	-30,375	0	-30,375
TOTAL FEE FOR SERVICE	10,756	6,892	-3,864	6,339	-4,417	88,461	55,135	-33,326	75,092	-13,369
TOTAL ADMINISTRATIVE EXPENSES	1,242,054	1,262,517	20,464	1,087,603	-154,450	10,021,456	10,100,138	78,682	9,488,874	-532,582
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	4,273	4,629	356	4,149	-124	34,797	37,035	2,238	34,268	-529
RESIDENT SERVICE CASUAL LABOR	6,538	0	-6,538	6,800	263	53,200	0	-53,200	51,775	-1,425
TOTAL RESIDENT SERV SALARIES	10,811	4,629	-6,181	10,949	138	87,997	37,035	-50,962	86,043	-1,954
RELOCATION EXPENSES	6,982	75,966	68,985	72,000	65,018	431,846	607,731	175,885	252,019	-179,828
RELOCATION - SECURITY DEPOSITS	0	1,033	1,033	0	0	0	8,262	8,262	7,019	7,019
RELOCATION - MOVING EXPENSE	1,120	378	-742	1,150	30	5,093	3,021	-2,071	5,417	324
RELOCATION - MISCELLANEOUS	595	0	-595	0	-595	7,089	0	-7,089	0	-7,089
TOTAL RELOCATION EXPENSE	8,697	77,377	68,680	73,150	64,453	444,028	619,015	174,987	264,454	-179,574
ER MEDICAL/DENTAL INS - RES SERV	1,891	1,980	89	1,816	-74	15,125	15,838	712	14,530	-596
ER PENSION - RES SERV	160	255	94	36	-124	1,750	2,037	287	1,003	-746
ER TAXES-RES SERV	290	354	64	282	-8	2,534	2,833	300	4,432	1,898
TOTAL RESIDENT SERV EMP BENEFITS	2,341	2,588	248	2,134	-206	19,409	20,708	1,299	19,965	557
YOUTH ACTIVITIES	0	0	0	0	0	2,440	0	-2,440	0	-2,440
YOUTH ACTIVITIES - SCHOLARSHIPS	6,000	704	-5,296	0	-6,000	6,000	5,629	-371	4,782	-1,218
TOTAL YOUTH ACTIVITIES	6,000	704	-5,296	0	-6,000	8,440	5,629	-2,811	4,782	-3,658
RESIDENT SERVICES EXPENSE	648	7,823	7,175	838	190	7,534	62,587	55,052	-12	-7,546
RESIDENT SERVICES EVENTS & ACTIVITIES	0	1,510	1,510	2,730	2,730	9,233	12,079	2,845	12,992	3,759
RESIDENT SERV DIRECT FUNDING	0	0	0	0	0	0	0	0	-130	-130
RESIDENT FUND - STIPENDS	2,500	7,316	4,816	814	-1,686	21,884	58,532	36,647	27,494	5,610
RESIDENT FUND - MEETING EXPENSES	168	600	432	478	310	3,485	4,796	1,311	4,552	1,067
RESIDENT FUND - OTHER	0	2,936	2,936	0	0	1,945	23,484	21,539	6,451	4,506
TOTAL RESIDENT FUND	3,316	20,185	16,869	4,860	1,545	44,082	161,477	117,396	51,347	7,266
FRONT LINE SERVICE FEE	175,418	182,918	7,500	157,059	-18,358	1,356,645	1,463,340	106,695	1,344,146	-12,500
TOTAL FEE FOR SERVICE	175,418	182,918	7,500	157,059	-18,358	1,356,645	1,463,340	106,695	1,344,146	-12,500
TOTAL OTHER RESIDENT SERVICES	206,582	288,401	81,819	248,153	41,571	1,960,601	2,307,204	346,604	1,770,738	-189,863
TOTAL RESIDENT SERVICE EXPENSES	206,582	288,401	81,819	248,153	41,571	1,960,601	2,307,204	346,604	1,770,738	-189,863
UTILITY EXPENSES										
UTILITY - WATER	31,681	35,559	3,878	42,999	11,318	231,796	284,470	52,674	320,826	89,030
UTILITY - ELECTRIC	237,362	136,431	-100,930	149,342	-88,020	1,254,943	1,091,452	-163,491	1,213,947	-40,996
UTILITY - GAS	6,252	23,507	17,255	4,695	-1,557	290,382	188,054	-102,327	207,549	-82,833
UTILITY - SEWER	37,263	47,406	10,144	48,945	11,683	319,014	379,250	60,236	417,219	98,205
TOTAL UTILITY EXPENSES	312,557	242,903	-69,653	245,980	-66,576	2,096,135	1,943,226	-152,908	2,159,540	63,406
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	249,961	238,059	-11,902	224,720	-25,242	2,111,609	1,904,473	-207,136	1,920,764	-190,845
MAINTENANCE CASUAL LABOR	0	0	0	6,393	6,393	1,250	0	-1,250	208,138	206,888
ALLOC MAINT SALARIES	0	0	0	0	0	0	0	0	-45	-45
TOTAL MAINTENANCE SALARIES	249,961	238,059	-11,902	231,113	-18,849	2,112,859	1,904,473	-208,386	2,128,857	15,998
MAINTENANCE MATERIALS	657	0	-657	0	-657	657	0	-657	0	-657
APPLIANCES	10,012	20,340	10,327	18,611	8,598	149,669	162,716	13,047	179,528	29,858
DWELLING EQUIPMENT	0	99	99	0	0	1,451	795	-656	675	-776
PAINT	6,436	6,414	-22	6,726	291	67,422	51,311	-16,112	56,216	-11,207
CLEANING SUPPLIES	1,088	2,569	1,480	3,207	2,119	18,841	20,548	1,707	21,434	2,593
HVAC MATERIALS	35,967	2,906	-33,060	5,856	-30,110	162,981	23,252	-139,729	26,868	-136,113
LANDSCAPING MATERIALS	0	76	76	0	0	515	607	92	1,031	517

PLUMBING MATERIALS	9,261	14,757	5,496	12,058	2,797	171,247	118,058	-53,189	120,122	-51,124
ELECTRICAL MATERIALS	3,228	6,408	3,179	4,017	789	47,055	51,261	4,206	49,525	2,470
GASOLINE USAGE FOR MAINT VEHICLES	9,024	3,489	-5,335	8,176	-848	21,030	27,912	6,882	35,377	14,347
PEST CONTROL SUPPLIES	1,735	2,642	907	4,055	2,320	19,755	21,136	1,381	22,945	3,190
MAINTENANCE TOOLS	1,056	1,665	610	1,014	-42	14,578	13,322	-1,256	13,920	-658
MAINTENANCE MATERIALS	37,899	32,870	-5,029	31,751	-6,147	353,958	262,959	-90,999	293,450	-60,508
MAINTENANCE EQUIPMENT	0	401	401	238	238	1,083	3,204	2,122	3,004	1,922
EARLY PAY DISCOUNT	0	-2,587	-2,587	0	0	-6,164	-20,692	-14,528	-17,590	-11,426
TOTAL MAINTENANCE MATERIALS	116,363	92,049	-24,314	95,711	-20,652	1,024,078	736,389	-287,689	806,505	-217,573
ELEVATORS - CONTRACTED SERV	10,241	9,993	-249	13,971	3,729	84,663	79,941	-4,722	87,849	3,186
HVAC - CONTRACTED SERV	68,623	18,580	-50,043	34,251	-34,372	344,575	148,638	-195,938	228,985	-115,590
LAWNS - CONTRACTED SERV	28,623	9,971	-18,652	36,456	7,833	208,055	79,766	-128,289	118,871	-89,184
MATS/UNIFORMS - CONTRACTED SVCE	0	483	483	3,255	3,255	6,716	3,861	-2,855	6,718	2
PEST CONTROL - CONTRACTED SERV	1,850	1,548	-303	2,070	220	35,928	12,380	-23,548	13,342	-22,587
SNOW REMOVAL - CONTRACTED SERV	0	8,273	8,273	0	0	90,159	66,184	-23,975	59,828	-30,332
TRASH - CONTRACTED SERV	29,448	30,831	1,383	38,242	8,794	93,523	246,644	153,122	277,361	183,838
LANDFILL FEES - CONTRACTED SERV	294	152	-142	58	-236	3,434	1,219	-2,215	1,369	-2,065
CLEANING - CONTRACTED SERV	34,730	55,772	21,042	28,225	-6,505	477,590	446,178	-31,412	422,018	-55,571
PAINTING - CONTRACTED SERV	19,800	19,130	-670	29,785	9,985	132,345	153,040	20,695	173,114	40,769
ARBORIST - CONTRACTED SERV	14,300	4,609	-9,691	26,350	12,050	68,009	36,871	-31,138	64,445	-3,564
FLOORING REPL - CONTRACTED SERV	25,092	34,561	9,469	32,933	7,840	366,409	276,488	-89,921	363,095	-3,314
OUTDOOR CLEANING - CONTRACTED SERV	0	1,555	1,555	4,750	4,750	11,700	12,442	742	19,070	7,370
CONCRETE WORK - CONTRACTED SERV	0	356	356	0	0	1,807	2,845	1,038	5,495	3,688
ELECTRICAL - CONTRACTED SERV	12,235	12,929	693	13,886	1,650	103,957	103,429	-528	148,709	44,752
LANDSCAPE - CONTRACTED SERV	0	4,574	4,574	870	870	33,585	36,594	3,009	32,095	-1,490
PLUMBING - CONTRACTED SERV	7,137	36,648	29,511	46,858	39,721	168,377	293,187	124,810	196,374	27,997
ROOF REPAIRS - CONTRACTED SERV	1,370	22	-1,348	2,437	1,067	24,106	177	-23,930	33,344	9,238
EXTERIOR REPAIRS - CONTRACTED SERV	0	113	113	1,563	1,563	30,837	906	-29,931	21,092	-9,746
VEHICLE MAINTENANCE & REPAIR	12,894	4,390	-8,504	5,555	-7,340	57,049	35,122	-21,928	36,766	-20,283
MAINTENANCE EQUIPMENT REPAIR	0	608	608	2,169	2,169	11,009	4,863	-6,146	6,305	-4,705
WINDOWS/DOORS REPL - CONTRACTED SERV	20,279	7,739	-12,540	4,026	-16,253	140,567	61,914	-78,653	171,851	31,284
VACANT TURNOVER - CONTRACTED SERV	0	427	427	6,690	6,690	6,451	3,417	-3,034	24,796	18,345
VACANCY REDUCTION - CONTRACTED SERV	0	0	0	0	0	0	0	0	1,700	1,700
INSPECTIONS - CONTRACTED SERV	140	1,468	1,328	3,032	2,892	68,321	11,748	-56,574	15,473	-52,848
INTERIOR REPAIRS - CONTRACTED SERV	32,199	6,519	-25,680	34,122	1,923	564,244	52,152	-512,093	377,280	-186,965
FIRE SAFETY - CONTRACTED SERVICES	24,570	19,166	-5,404	37,983	13,413	252,780	153,328	-99,452	208,544	-44,236
OTHER - OUTSIDE MAINT	0	0	0	0	0	8,113	0	0	0	-8,113
HAZMAT - CONTRACTED SERV	32,045	483	-31,562	1,013	-31,032	182,380	3,866	-178,514	307,966	125,586
RADON - CONTRACTED SERV	4,650	0	-4,650	5,000	350	6,740	0	-6,740	9,355	2,615
DWELLING/MECHANICAL UPGRADES - CONTR	0	143	143	0	0	398	1,147	749	974	577
ALLOC INSPECTIONS EXPENSE	4,138	1,292	-2,846	2,657	-1,481	12,056	10,338	-1,718	11,827	-229
TOTAL MAINT SERVICES AND CONTRACTS	384,660	292,336	-92,324	418,207	33,548	3,595,885	2,338,685	-1,257,199	3,446,010	-149,875
MAINTENANCE EMPLOYEE BENEFITS	-76	75	151	-47	28	1,491	603	-888	116	-1,375
ALLOC MAINT EMP BENEFITS	0	0	0	0	0	0	0	0	-19	-19
ER MED/DENTAL INS - MAINT	61,490	62,150	660	53,540	-7,950	505,701	497,200	-8,501	498,889	-6,812
ER PENSION - MAINT	8,152	13,093	4,941	-1,164	-9,315	93,969	104,746	10,777	46,707	-47,262
ER TAXES - MAINT	17,929	18,212	283	16,349	-1,580	161,191	145,692	-15,498	278,619	117,428
TOTAL MAINT EMPLOYEE BENEFITS	87,495	93,530	6,036	68,678	-18,817	762,352	748,241	-14,110	824,311	61,959
TOTAL MAINTENANCE EXPENSES	838,479	715,973	-122,505	813,708	-24,770	7,495,173	5,727,788	-1,767,385	7,205,683	-289,490
PROTECTIVE SERVICE EXPENSES										
PROTECTIVE SERVICE SALARIES										
SECURITY SALARY	0	25,366	25,366	17,605	17,605	137,775	202,931	65,155	108,224	-29,552
TOTAL PROTECTIVE SERV SALARIES	0	25,366	25,366	17,605	17,605	137,775	202,931	65,155	108,224	-29,552
FRONT LINE SERVICE FEES	4,988	44,327	39,338	26,539	21,551	236,347	354,612	118,266	276,943	40,597
TOTAL FEE FOR SERVICE	4,988	44,327	39,338	26,539	21,551	236,347	354,612	118,266	276,943	40,597
GUARDS - CONTRACTED SECURITY	0	42	42	0	0	123,036	338	-122,698	9,544	-113,492
SECURITY & MONITORING	0	3,311	3,311	228	228	28,255	26,487	-2,038	29,673	1,148
SECURITY - CONTRACTED SERV	60,386	919	-59,467	5,670	-54,716	191,149	7,352	-183,797	12,417	-178,732
SECURITY EQUIPMENT & MATERIALS	5,882	8,339	2,457	3,102	-2,780	362,463	66,714	-295,749	99,812	-262,651
TOTAL SECURITY EXPENSE	66,268	12,611	-53,656	9,000	-57,268	705,173	100,891	-604,282	151,446	-553,727
ER MEDICAL/DENTAL INS - SECURITY	0	2,685	2,685	832	832	3,691	21,478	17,787	18,073	14,382
ER PENSION - SECURITY	0	1,395	1,395	40	40	5,730	11,161	5,431	2,185	-3,544
ER TAXES - SECURITY	0	1,941	1,941	1,406	1,406	11,516	15,524	4,008	19,177	7,661
TOTAL SECURITY EMPLOYEE BENEFITS	0	6,020	6,020	2,277	2,277	20,937	48,164	27,227	39,436	18,499
TOTAL PROTECT SERVICE EXPENSES	71,256	88,325	17,069	55,421	-15,835	1,100,232	706,598	-393,634	576,049	-524,183
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	23,639	12,658	-10,980	5,678	-17,961	271,252	101,266	-169,986	107,256	-163,995
INSURANCE - PROPERTY	79,195	38,119	-41,076	0	-79,195	633,560	304,952	-328,608	333,460	-300,100
INSURANCE - WORKERS COMP	17,759	21,648	3,890	22,819	5,060	171,290	173,187	1,897	174,215	2,925
TOTAL INSURANCE EXP	120,592	72,426	-48,167	28,497	-92,095	1,076,101	579,405	-496,696	614,931	-461,170
BAD DEBT EXPENSE	86,563	46,809	-39,754	53,697	-32,867	588,396	374,474	-213,922	398,733	-189,663
TOTAL BAD DEBT EXPENSE	86,563	46,809	-39,754	53,697	-32,867	588,396	374,474	-213,922	398,733	-189,663
CLOSING COSTS	0	19	19	0	0	0	148	148	126	126
MORTGAGE INTEREST	6,305	5,854	-451	6,124	-180	47,282	46,833	-448	48,257	975
TOTAL LOAN INTEREST	6,305	5,854	-451	6,124	-180	47,282	46,833	-448	48,257	975
TOTAL GENERAL EXPENSES	213,460	125,108	-88,353	88,318	-125,142	1,711,779	1,000,861	-710,919	1,062,047	-649,732
OTHER EXPENSES										
CASUALTY LOSS										
CASUALTY LOSS MATERIALS	717	0	-717	0	-717	5,001	0	-5,001	0	-5,001
CASUALTY LOSS PROCEEDS	0	0	0	0	0	0	0	0	68	-68
NET CASUALTY LOSS	717	0	-717	0	-717	5,001	0	-5,001	-68	-5,069
TOTAL OTHER EXPENSES	717	0	-717	0	-717	5,001	0	-5,001	-68	-5,069
TOTAL OPERATING EXPENSES	2,885,104	2,723,227	-161,877	2,539,184	-345,919	24,390,375	21,785,815	-2,604,561	22,262,863	-2,127,513

NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	3,982,425	3,435,727	-546,698	3,740,266	-242,159	30,792,138	27,485,819	-3,306,320	27,764,338	-3,027,801
HAP EXPENSE - PORTABLE	109,811	44,191	-65,620	41,699	-68,112	596,083	353,530	-242,553	350,378	-245,705
UTILITY REIMBURSEMENT	144,366	163,210	18,844	170,762	26,396	1,165,833	1,305,679	139,846	1,316,268	150,435
TOTAL HAP EXPENSES	4,236,602	3,643,128	-593,474	3,952,727	-283,875	32,554,054	29,145,028	-3,409,027	29,430,984	-3,123,071
DEPRECIATION EXPENSE	6,516,820	248,635	-6,268,185	252,797	-6,264,024	6,105,365	1,989,084	-4,116,282	2,046,779	-4,058,587
TOTAL DEPR & AMORT EXPENSE	6,516,820	248,635	-6,268,185	252,797	-6,264,024	6,105,365	1,989,084	-4,116,282	2,046,779	-4,058,587
TOTAL NON-OPERATING EXPENSES	10,753,422	3,891,764	-6,861,658	4,205,524	-6,547,898	38,659,420	31,134,111	-7,525,309	31,477,762	-7,181,657
TOTAL EXPENSES										
	13,638,526	6,614,991	-7,023,535	6,744,708	-6,893,818	63,049,795	52,919,926	-10,129,869	53,740,625	-9,309,170
TRANSFERS BET PROGRAMS & PROJECTS - IN	32,660	252,534	-219,874	809	31,851	2,894,253	2,020,275	873,978	3,741,672	-847,419
TRANSFERS BET PROGRAMS & PROJECTS - OUT	32,660	252,534	219,874	809	-31,851	2,894,253	2,020,275	-873,978	3,741,672	847,419
OPERATING TRANSFER - IN	0	0	0	0	0	0	0	0	24,614	-24,614
OPERATING TRANSFER - OUT	0	0	0	0	0	0	0	0	24,614	24,614
TOTAL TRANSFERS	0	0	0	0	0	0	0	0	0	0
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	-1	0	1	584,367	584,368
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	-1	0	1	584,367	584,368
NET OPERATING INCOME (LOSS)	-6,037,154	-246,325	-5,790,829	677,720	-6,714,874	-2,416,207	-1,970,597	-445,610	-1,511,199	-905,008
ADJUSTED NET OPERATING INCOME (LOSS)	479,666	2,311	477,355	930,517	-450,851	3,689,159	18,486	3,670,672	535,580	3,153,579

Property = 7pubhsg 7cap
Budget Comparison
 Period = Aug 2025
 Book = Accrual ; Tree = ysl_is

	August 2025	Budget	Variance	August 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	548,915	532,102	16,813	578,884	-29,969	4,449,481	4,256,816	192,665	4,650,857	-201,376
TPA - RENT	0	0	0	0	0	-2,500	0	-2,500	0	-2,500
LATE FEES	15,425	15,169	256	13,865	1,560	111,955	121,353	-9,398	119,549	-7,594
LATE FEES (P-NOTES)	2,100	70	2,030	0	2,100	10,675	562	10,113	500	10,175
LEGAL FEES	1,874	515	1,359	0	1,874	61,335	4,120	57,215	2,900	58,435
MAINTENANCE FEES	34,023	14,225	19,798	7,116	26,907	221,531	113,799	107,732	108,131	113,401
OTHER TENANT REVENUE	4,815	4,063	753	5,594	-779	56,184	32,502	23,683	33,918	22,266
FRAUD RECOVERY REVENUE	75	82	-7	-89	164	1,500	655	845	533	967
TOTAL TENANT REVENUES	607,227	566,226	41,001	605,370	1,857	4,910,162	4,529,807	380,355	4,916,388	-6,227
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	704,756	686,782	17,974	433,888	270,868	5,312,787	5,494,253	-181,466	6,302,246	-989,459
REVENUES - HUD CAPITAL - HARD COSTS	768,924	0	768,924	745,049	23,874	3,336,697	0	3,336,697	1,634,247	1,702,449
REVENUES - HUD CAPITAL - SOFT COSTS	239,069	281,491	-42,422	492,783	-253,714	4,344,079	2,251,931	2,092,148	2,543,414	1,800,665
TOTAL HUD GRANTS AND SUBSIDY	1,712,749	968,273	744,476	1,671,720	41,029	12,993,563	7,746,183	5,247,379	10,479,908	2,513,655
INVESTMENT INCOME										
INTEREST INCOME - MAIN	1,743	2,456	-713	2,152	-408	13,042	19,649	-6,606	18,844	-5,801
TOTAL INTEREST INCOME - MAIN	1,743	2,456	-713	2,152	-408	13,042	19,649	-6,606	18,844	-5,801
INTEREST INCOME - OTHER	0	8,392	-8,392	0	0	143,710	67,133	76,577	103,548	40,162
TOTAL NON-CASH INT INCOME (HIO)	0	8,392	-8,392	0	0	143,710	67,133	76,577	103,548	40,162
INTEREST INCOME - RESTRICTED FUNDS	413	503	-89	493	-80	3,228	4,021	-794	3,909	-682
INT INCOME - RESTRICT FUNDS	413	503	-89	493	-80	3,228	4,021	-794	3,909	-682
OTHER INCOME										
NON-DWELLING RENTS	22,293	25,876	-3,583	21,795	498	181,268	207,008	-25,740	-8,098	189,366
MISCELLANEOUS INCOME	200	135	65	75	125	650	1,079	-429	1,000	-350
COMMISSION INCOME	4,313	5,954	-1,642	4,789	-477	44,283	47,634	-3,352	45,340	-1,057
GAIN/LOSS ON SALE OF FIXED ASSET	19,631	0	19,631	0	19,631	25,725	0	25,725	0	25,725
INSURANCE PROCEEDS	0	0	0	0	0	250,666	0	250,666	104,965	145,701
TOTAL OTHER INCOME	46,437	31,965	14,472	26,659	19,778	502,592	255,721	246,870	143,206	359,385
TOTAL REVENUES	2,368,569	1,577,814	790,755	2,306,394	62,175	18,566,296	12,622,515	5,943,781	15,665,803	2,900,493
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	88,706	98,783	10,077	75,317	-13,389	740,260	790,263	50,003	567,700	-172,560
ADMIN CASUAL LABOR	0	0	0	0	0	642	0	-642	626	-16
ALLOC ADMIN SALARIES	0	0	0	3,935	3,935	0	0	0	32,419	32,420
TOTAL ADMIN SALARIES	88,706	98,783	10,077	79,252	-9,455	740,902	790,263	49,362	600,745	-140,156
AUDIT EXPENSE	0	4,234	-4,234	0	0	0	33,870	33,870	28,773	28,773
MANAGEMENT FEE	111,938	119,589	7,651	108,701	-3,237	965,859	956,714	-9,145	890,191	-75,668
BOOKKEEPING FEE	14,108	15,402	1,294	14,655	548	117,412	123,215	5,802	120,015	2,602
TOTAL ADMINISTRATIVE FEE	126,046	139,225	13,179	123,356	-2,690	1,083,272	1,113,798	30,526	1,038,979	-44,293
ADMIN EMPLOYEE BENEFITS	2,381	1,819	-562	2,438	57	19,500	14,552	-4,948	18,736	-764
ALLOC ADMIN EMP BENEFITS	-104	0	104	1,203	1,307	-928	0	928	9,507	10,435
ER MEDICAL/DENTAL INS - ADMIN	19,069	18,318	-751	15,369	-3,699	152,643	146,542	-6,101	116,982	-35,661
ER PENSION - ADMIN	2,801	5,433	2,632	-17	-2,818	33,111	43,464	10,354	13,018	-20,093
ER TAXES-ADMIN	6,518	7,557	1,039	5,512	-1,006	56,851	60,455	3,604	74,285	17,434
TOTAL ADMIN EMPLOYEE BENEFITS	30,665	33,127	2,462	24,505	-6,160	261,177	265,014	3,837	232,528	-28,650
LEGAL SERVICES - OUTSIDE	0	1,208	1,208	53	53	25,869	9,664	-16,205	8,542	-17,327
TRAINING/CONFERENCE	0	346	346	0	0	1,048	2,771	1,723	2,431	1,383
STAFF MEETING/RETREAT	520	85	-435	43	-477	1,325	678	-647	651	-674
TRAVEL	0	0	0	0	0	589	0	-589	0	-589
MILEAGE	250	230	-21	265	14	1,444	1,837	393	1,847	403
ADMIN VEHICLE - FUEL	8,379	25	-8,354	0	-8,379	8,402	199	-8,204	177	-8,225
ADMIN VEHICLE - MTCE & REPAIR	0	210	210	76	76	510	1,681	1,171	1,503	993
ADMIN VEHICLE - LICENSE	0	8	8	0	0	0	68	68	63	63
PUBLICATIONS	0	21	21	0	0	0	167	167	189	189
MEMBERSHIPS	0	24	24	0	0	0	196	196	174	174
PAYROLL PROCESSING FEE	2,061	1,749	-312	2,049	-12	13,290	13,988	698	14,580	1,290
TELEPHONE	1,391	3,149	1,758	7,945	6,555	34,244	25,189	-9,056	30,972	-3,272
SAFETY EXPENSE	0	0	0	-12	-12	0	0	0	82	82
SAFETY EQUIPMENT/SUPPLIES	45	1,298	1,253	1,395	1,350	8,114	10,381	2,267	14,098	5,985
LEGAL SERVICES - INTERNAL	16,569	15,891	-678	7,756	-8,813	138,206	127,127	-11,079	121,444	-16,762
ALLOC INTERNAL LEGAL EXP	0	3,022	3,022	3,522	3,522	38,513	24,174	-14,339	24,412	-14,101
PRINTER SUPPLIES AND EXP	123	197	74	124	0	1,554	1,577	23	1,513	-40
SOFTWARE EXP	7,941	5,385	-2,556	0	-7,941	71,241	43,083	-28,158	38,528	-32,712
OFFICE EXPENSE	101	4	-96	38	-63	583	35	-548	68	-515
OFFICE FURNISHINGS	0	5	5	2,069	2,069	1,109	40	-1,069	2,103	993
POSTAGE	0	0	0	74	74	690	0	-690	74	-616
OFFICE SUPPLIES	845	1,254	409	2,775	1,930	9,315	10,034	719	11,800	2,484
OFFICE EQUIPMENT LEASES	0	1,179	1,179	1,271	1,271	8,237	9,435	1,198	9,473	1,236
COMPUTER EQUIPMENT	852	745	-107	2,275	1,423	29,799	5,959	-23,841	7,417	-22,382
NETWORK COMMUNICATION	4,089	3,617	-473	3,976	-114	35,485	28,933	-6,553	30,086	-5,399
ADVERTISING /NEWSPAPER ADS	0	0	0	44	44	0	0	0	44	44
CABLE TV	0	444	444	1,422	1,422	2,226	3,553	1,327	4,441	2,215
EMPLOYEE HIRING & ADMIN EXP	106	150	44	507	401	1,039	1,197	158	1,576	537
CONSULTING	0	0	0	-29,673	-29,673	16,703	0	-16,703	54,116	37,412

BANK FEE	0	451	451	1,109	1,109	0	3,607	3,607	4,241	4,241
LATE FEES	25	2,365	2,340	229	205	976	18,920	17,944	19,932	18,956
MISCELLANEOUS EXPENSE	-176	75	252	0	176	13,497	601	-12,896	-174	-13,671
PROPERTY TAX	0	27	27	0	0	1,014	215	-799	282	-732
IT SUPPORT - CONTR SERV	3,232	7,014	3,783	6,726	3,494	39,242	56,113	16,871	57,162	17,920
PROFESSIONAL/CONTR SERV	0	40	40	0	0	0	316	316	283	283
TOTAL OTHER ADMIN EXPENSES	46,351	50,217	3,866	16,056	-30,295	504,266	401,735	-102,530	464,130	-40,136
FEE FOR SERVICE	6,246	6,387	140	5,754	-492	52,727	51,092	-1,634	68,164	15,437
TENANT RESTITUTION	3,875	0	-3,875	0	-3,875	6,875	0	-6,875	0	-6,875
TOTAL FEE FOR SERVICE	10,121	6,387	-3,735	5,754	-4,367	59,602	51,092	-8,509	68,164	8,562
TOTAL ADMINISTRATIVE EXPENSES	301,890	327,738	25,848	248,923	-52,967	2,649,218	2,621,903	-27,315	2,404,545	-244,673
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	4,273	4,629	356	4,149	-124	34,797	37,035	2,238	34,268	-529
RESIDENT SERVICE CASUAL LABOR	6,275	0	-6,275	6,800	525	51,538	0	-51,538	51,775	238
TOTAL RESIDENT SERV SALARIES	10,548	4,629	-5,919	10,949	401	86,334	37,035	-49,299	86,043	-291
RELOCATION EXPENSES	6,982	0	-6,982	3,702	-3,279	26,535	0	-26,535	15,198	-11,338
RELOCATION - MOVING EXPENSE	1,120	81	-1,039	1,150	30	3,279	647	-2,632	3,400	121
RELOCATION - MISCELLANEOUS	595	0	-595	0	-595	7,089	0	-7,089	0	-7,089
TOTAL RELOCATION EXPENSE	8,697	81	-8,616	4,852	-3,845	36,903	647	-36,256	18,598	-18,306
ER MEDICAL/DENTAL INS - RES SERV	1,891	1,980	89	1,816	-74	15,125	15,838	712	14,530	-596
ER PENSION - RES SERV	160	255	94	36	-124	1,750	2,037	287	1,003	-746
ER TAXES-RES SERV	290	354	64	282	-8	2,534	2,833	300	2,452	-81
TOTAL RESIDENT SERV EMP BENEFITS	2,341	2,588	248	2,134	-206	19,408	20,708	1,299	17,985	-1,423
RESIDENT SERVICES EXPENSE	0	18	18	0	0	2,350	141	-2,209	120	-2,230
RESIDENT SERVICES EVENTS & ACTIVITIES	0	1	1	0	0	0	11	11	10	10
RESIDENT SERV DIRECT FUNDING	0	0	0	0	0	0	0	0	-130	-130
RESIDENT FUND - STIPENDS	0	1,424	1,424	514	514	8,884	11,394	2,510	9,966	1,082
RESIDENT FUND - MEETING EXPENSES	168	600	432	478	310	3,485	4,796	1,311	4,552	1,067
RESIDENT FUND - OTHER	0	-3	-3	0	0	0	-21	-21	-18	-18
TOTAL RESIDENT FUND	168	2,040	1,872	992	824	14,719	16,321	1,602	14,500	-219
FRONT LINE SERVICE FEE	160,728	169,505	8,777	144,023	-16,705	1,243,680	1,356,040	112,360	1,232,936	-10,744
TOTAL FEE FOR SERVICE	160,728	169,505	8,777	144,023	-16,705	1,243,680	1,356,040	112,360	1,232,936	-10,744
TOTAL OTHER RESIDENT SERVICES	182,482	178,844	-3,638	162,951	-19,531	1,401,045	1,430,751	29,706	1,370,062	-30,983
TOTAL RESIDENT SERVICE EXPENSES	182,482	178,844	-3,638	162,951	-19,531	1,401,045	1,430,751	29,706	1,370,062	-30,983
UTILITY EXPENSES										
UTILITY - WATER	27,732	33,659	5,927	39,747	12,016	195,442	269,275	73,832	298,817	103,375
UTILITY - ELECTRIC	229,175	129,652	-99,524	136,864	-92,312	1,177,111	1,037,215	-139,895	1,144,053	-33,057
UTILITY - GAS	5,775	22,848	17,073	3,679	-2,096	277,087	182,783	-94,304	200,462	-76,625
UTILITY - SEWER	32,090	44,413	12,323	44,116	12,026	266,567	355,308	88,740	381,911	115,344
TOTAL UTILITY EXPENSES	294,773	230,573	-64,200	224,407	-70,366	1,916,208	1,844,581	-71,627	2,025,244	109,036
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	209,975	200,186	-9,790	198,310	-11,665	1,798,802	1,601,486	-197,316	1,642,227	-156,575
MAINTENANCE CASUAL LABOR	0	0	0	6,393	6,393	700	0	-700	197,142	196,442
ALLOC MAINT SALARIES	-11,724	-7,611	4,113	-4,724	7,000	-115,939	-60,891	55,048	-67,178	48,761
TOTAL MAINTENANCE SALARIES	198,252	192,574	-5,677	199,979	1,728	1,683,563	1,540,595	-142,968	1,772,191	88,628
MAINTENANCE MATERIALS										
APPLIANCES	8,081	18,529	10,448	14,426	6,345	125,855	148,231	22,376	160,147	34,291
DWELLING EQUIPMENT	0	99	99	0	0	1,277	795	-482	675	-602
PAINT	5,809	5,650	-159	6,263	455	58,441	45,197	-13,243	48,424	-10,017
CLEANING SUPPLIES	758	1,873	1,115	1,752	994	11,768	14,982	3,214	15,106	3,338
HVAC MATERIALS	35,569	2,513	-33,056	4,743	-30,826	151,243	20,101	-131,142	22,489	-128,754
LANDSCAPING MATERIALS	0	0	0	0	0	515	0	-515	0	-515
PLUMBING MATERIALS	9,225	12,063	2,838	10,150	925	156,019	96,506	-59,514	96,113	-59,907
ELECTRICAL MATERIALS	2,826	5,733	2,907	3,920	1,094	44,474	45,863	1,389	43,721	-754
GASOLINE USAGE FOR MAINT VEHICLES	6,078	3,066	-3,012	7,175	1,097	14,413	24,528	10,115	29,994	15,581
PEST CONTROL SUPPLIES	1,735	2,603	868	4,055	2,320	16,485	20,822	4,337	22,597	6,111
MAINTENANCE TOOLS	797	1,342	545	974	177	12,920	10,738	-2,182	11,041	-1,879
MAINTENANCE MATERIALS	35,157	29,379	-5,778	29,684	-5,473	315,672	235,031	-80,641	257,040	-58,631
MAINTENANCE EQUIPMENT	0	371	371	238	238	1,050	2,964	1,914	2,801	1,750
EARLY PAY DISCOUNT	0	-18	-18	0	0	-297	-146	151	-124	173
TOTAL MAINTENANCE MATERIALS	106,692	83,202	-23,490	83,381	-23,311	910,493	665,612	-244,881	710,023	-200,470
ELEVATORS - CONTRACTED SERV	9,222	8,799	-422	13,123	3,901	77,923	70,393	-7,530	78,890	967
HVAC - CONTRACTED SERV	67,965	16,336	-51,629	31,378	-36,586	322,354	130,685	-191,670	208,092	-114,263
LAWNS - CONTRACTED SERV	20,953	8,470	-12,483	27,815	6,862	163,068	67,762	-95,307	89,207	-73,861
MATS/UNIFORMS - CONTRACTED SVCE	0	331	331	2,027	2,027	4,075	2,647	-1,429	4,312	237
PEST CONTROL - CONTRACTED SERV	1,850	1,187	-663	1,080	-770	25,048	9,497	-15,551	9,624	-15,424
SNOW REMOVAL - CONTRACTED SERV	0	7,792	7,792	-102	-102	86,282	62,335	-23,947	54,760	-31,521
TRASH - CONTRACTED SERV	28,843	26,744	-2,100	34,933	6,089	82,150	213,949	131,799	237,589	155,439
LANDFILL FEES - CONTRACTED SERV	214	136	-78	4	-210	2,607	1,085	-1,522	1,102	-1,506
CLEANING - CONTRACTED SERV	30,100	50,573	20,473	26,430	-3,670	406,136	404,583	-1,553	382,256	-23,880
PAINTING - CONTRACTED SERV	19,800	18,869	-931	29,185	9,385	131,960	150,951	18,991	170,739	38,779
ARBORIST - CONTRACTED SERV	13,350	4,336	-9,014	26,350	13,000	65,359	34,686	-30,673	60,595	-4,764
FLOORING REPL - CONTRACTED SERV	17,748	33,077	15,329	32,933	15,185	314,900	264,614	-50,286	347,575	32,675
OUTDOOR CLEANING - CONTRACTED SERV	0	1,458	1,458	4,750	4,750	11,700	11,665	-35	17,910	6,210
CONCRETE WORK - CONTRACTED SERV	0	356	356	0	0	1,182	2,845	1,663	5,495	4,313
ELECTRICAL - CONTRACTED SERV	11,782	10,504	-1,278	13,886	2,103	85,622	84,033	-1,590	131,617	45,995
LANDSCAPE - CONTRACTED SERV	0	4,574	4,574	870	870	33,585	36,594	3,009	32,095	-1,490
PLUMBING - CONTRACTED SERV	7,137	35,635	28,498	46,512	39,375	160,172	285,082	124,910	186,133	25,961
ROOF REPAIRS - CONTRACTED SERV	1,370	0	-1,370	2,437	1,067	20,426	0	-20,426	33,194	12,768
EXTERIOR REPAIRS - CONTRACTED SERV	0	113	113	1,563	1,563	24,903	906	-23,996	21,092	-3,811
VEHICLE MAINTENANCE & REPAIR	8,775	2,352	-6,422	3,656	-5,119	38,677	18,820	-19,857	20,475	-18,203
MAINTENANCE EQUIPMENT REPAIR	0	608	608	2,133	2,133	9,896	4,863	-5,033	6,268	-3,628
WINDOWS/DOORS REPL - CONTRACTED SERV	20,279	6,504	-13,776	3,170	-17,109	126,710	52,031	-74,679	161,424	34,715
VACANT TURNOVER - CONTRACTED SERV	0	129	129	350	350	4,181	1,029	-3,152	13,200	9,019

VACANCY REDUCTION - CONTRACTED SERV	0	0	0	0	0	0	0	0	1,700	1,700
INSPECTIONS - CONTRACTED SERV	0	992	992	1,346	1,346	59,333	7,936	-51,397	8,102	-51,231
INTERIOR REPAIRS - CONTRACTED SERV	32,199	6,239	-25,960	34,122	1,923	564,070	49,915	-514,155	365,589	-198,481
FIRE SAFETY - CONTRACTED SERVICES	22,324	17,362	-4,962	36,557	14,233	236,651	138,897	-97,755	192,250	-44,402
OTHER - OUTSIDE MAINT	0	0	0	0	0	1,293	0	-1,293	0	-1,293
HAZMAT - CONTRACTED SERV	32,045	483	-31,562	1,013	-31,032	182,380	3,866	-178,514	307,966	125,586
RADON - CONTRACTED SERV	4,650	0	-4,650	0	-4,650	6,740	0	-6,740	4,355	-2,385
DWELLING/MECHANICAL UPGRADES - CONTR	0	143	143	0	0	398	1,147	749	974	577
ALLOC INSPECTIONS EXPENSE	4,138	986	-3,152	2,605	-1,533	12,053	7,884	-4,168	9,691	-2,362
TOTAL MAINT SERVICES AND CONTRACTS	354,744	265,087	-89,657	380,126	25,381	3,261,835	2,120,697	-1,141,138	3,164,270	-97,566
MAINTENANCE EMPLOYEE BENEFITS	-88	2	91	-290	-202	-34	19	53	-1,842	-1,809
ALLOC MAINT EMP BENEFITS	-3,770	-3,046	724	-1,202	2,569	-40,244	-24,371	15,873	-27,262	12,982
ER MED/DENTAL INS - MAINT	50,971	52,290	1,319	46,950	-4,022	419,787	418,324	-1,463	406,796	-12,991
ER PENSION - MAINT	6,725	11,010	4,286	-1,004	-7,728	81,267	88,082	6,814	39,651	-41,617
ER TAXES - MAINT	15,112	15,314	202	14,462	-650	137,579	122,514	-15,065	234,032	96,454
TOTAL MAINT EMPLOYEE BENEFITS	68,949	75,571	6,622	58,916	-10,033	598,356	604,568	6,212	651,375	53,019
TOTAL MAINTENANCE EXPENSES	728,637	616,434	-112,203	722,402	-6,234	6,454,248	4,931,472	-1,522,776	6,297,859	-156,389
PROTECTIVE SERVICE EXPENSES										
FRONT LINE SERVICE FEES	3,335	40,166	36,831	19,704	16,369	166,627	321,328	154,702	244,151	77,525
TOTAL FEE FOR SERVICE	3,335	40,166	36,831	19,704	16,369	166,627	321,328	154,702	244,151	77,525
GUARDS - CONTRACTED SECURITY	0	0	0	0	0	55,030	0	-55,030	8,970	-46,060
SECURITY & MONITORING	0	2,322	2,322	228	228	18,951	18,576	-375	22,106	3,155
SECURITY - CONTRACTED SERV	60,386	904	-59,482	5,460	-54,926	176,334	7,229	-169,105	12,102	-164,232
SECURITY EQUIPMENT & MATERIALS	5,397	6,910	1,513	1,780	-3,617	339,329	55,280	-284,048	83,507	-255,821
TOTAL SECURITY EXPENSE	65,783	10,136	-55,647	7,468	-58,315	589,643	81,085	-508,558	126,685	-462,958
TOTAL PROTECT SERVICE EXPENSES	69,118	50,302	-18,817	27,172	-41,946	756,270	402,413	-353,857	370,836	-385,433
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	15,758	7,462	-8,296	2,315	-13,443	182,209	59,693	-122,516	59,284	-122,925
INSURANCE - PROPERTY	62,926	23,265	-39,661	0	-62,926	503,407	186,122	-317,285	167,162	-336,245
INSURANCE - WORKERS COMP	6,212	7,203	991	8,326	2,114	60,081	57,624	-2,456	59,923	-157
ALLOC INSURANCE EXPENSES	0	175	175	164	164	0	1,398	1,398	1,352	1,352
TOTAL INSURANCE EXP	84,896	38,105	-46,791	10,805	-74,090	745,697	304,837	-440,860	287,722	-457,975
BAD DEBT EXPENSE	78,319	40,158	-38,161	36,091	-42,228	511,842	321,263	-190,579	318,021	-193,820
TOTAL BAD DEBT EXPENSE	78,319	40,158	-38,161	36,091	-42,228	511,842	321,263	-190,579	318,021	-193,820
TOTAL GENERAL EXPENSES	163,214	78,263	-84,952	46,896	-116,318	1,257,539	626,100	-631,439	605,743	-651,796
TOTAL OPERATING EXPENSES	1,740,114	1,482,153	-257,961	1,432,751	-307,363	14,434,527	11,857,220	-2,577,307	13,074,290	-1,360,237
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	3,030	2,856	-174	4,350	1,320	11,763	22,846	11,083	21,706	9,943
UTILITY REIMBURSEMENT	14,872	11,881	-2,991	11,980	-2,892	112,476	95,050	-17,426	96,613	-15,863
TOTAL HAP EXPENSES	17,902	14,737	-3,165	16,330	-1,572	124,239	117,896	-6,343	118,319	-5,920
DEPRECIATION EXPENSE	5,833,070	183,117	-5,649,953	180,160	-5,652,910	5,247,029	1,464,933	-3,782,096	1,461,977	-3,785,053
TOTAL DEPR & AMORT EXPENSE	5,833,070	183,117	-5,649,953	180,160	-5,652,910	5,247,029	1,464,933	-3,782,096	1,461,977	-3,785,053
TOTAL NON-OPERATING EXPENSES	5,850,972	197,854	-5,653,118	196,490	-5,654,482	5,371,268	1,582,829	-3,788,439	1,580,296	-3,790,973
TOTAL EXPENSES	7,591,086	1,680,006	-5,911,080	1,629,241	-5,961,845	19,805,795	13,440,050	-6,365,746	14,654,585	-5,151,210
TRANSFERS BET PROGRAMS & PROJECTS - IN	0	148,805	-148,805	0	0	1,755,528	1,190,439	565,089	1,745,014	10,515
TRANSFERS BET PROGRAMS & PROJECTS - OUT	32,660	252,534	219,874	809	-31,851	2,894,253	2,020,275	-873,978	3,741,672	847,419
OPERATING TRANSFER - IN	0	0	0	0	0	0	0	0	24,614	-24,614
OPERATING TRANSFER - OUT	0	0	0	0	0	0	0	0	24,614	24,614
TOTAL TRANSFERS	32,660	103,730	71,070	809	-31,851	1,138,725	829,836	-308,889	1,996,658	857,934
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
NET OPERATING INCOME (LOSS)	-5,255,177	-205,921	-5,049,255	676,344	-5,931,521	-2,378,224	-1,647,371	-730,853	-1,569,808	-808,416
ADJUSTED NET OPERATING INCOME (LOSS)	577,893	-22,804	600,697	856,504	-278,611	2,868,805	-182,438	3,051,243	-107,831	2,976,636

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = ysl_is

	August 2025	Budget	Variance	August 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	0	0	0	0	0	0	0	0	930	-930
FRAUD RECOVERY REVENUE	0	110	-110	0	0	150	883	-733	750	-600
TOTAL TENANT REVENUES	0	110	-110	0	0	150	883	-733	1,680	-1,530
HUD GRANTS AND SUBSIDY										
HOUSING ASST PAYMENTS	4,001,544	3,440,392	561,152	3,842,352	159,192	31,915,708	27,523,134	4,392,574	27,566,389	4,349,319
ONGOING ADMIN FEES EARNED	316,295	270,324	45,971	318,262	-1,967	2,436,555	2,162,592	273,963	2,272,178	164,377
TOTAL HUD GRANTS AND SUBSIDY	4,317,839	3,710,716	607,123	4,160,614	157,225	34,352,263	29,685,726	4,666,537	29,838,567	4,513,696
TOTAL FEE REVENUE										
OTHER FEES FOR SERVICE	4,138	5,240	-1,102	2,657	1,481	12,056	41,918	-29,862	11,827	229
TOTAL FEE REVENUE	4,138	5,240	-1,102	2,657	1,481	12,056	41,918	-29,862	11,827	229
INTEREST INCOME - OTHER	0	0	0	0	0	0	0	0	442	-442
TOTAL NON-CASH INT INCOME (HIO)	0	0	0	0	0	0	0	0	442	-442
OTHER INCOME										
TOTAL OTHER INCOME	0	0	0	0	0	0	0	0	0	0
TOTAL REVENUES	4,321,977	3,716,066	605,911	4,163,271	158,706	34,364,469	29,728,527	4,635,942	29,852,516	4,511,953
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	93,200	112,237	19,037	100,547	7,346	812,616	897,896	85,280	807,902	-4,714
TOTAL ADMIN SALARIES	93,200	112,237	19,037	100,547	7,346	812,616	897,896	85,280	807,902	-4,714
AUDIT EXPENSE	0	2,733	2,733	-177	-177	0	21,868	21,868	18,400	18,400
MANAGEMENT FEE	46,699	48,419	1,720	48,904	2,205	376,871	387,352	10,481	378,375	1,504
BOOKKEEPING FEE	29,187	30,262	1,075	30,541	1,354	235,544	242,095	6,551	239,014	3,470
TOTAL ADMINISTRATIVE FEE	75,885	81,414	5,529	79,267	3,382	612,416	651,315	38,899	635,789	23,373
ADMIN EMPLOYEE BENEFITS	814	575	-239	668	-146	5,900	4,604	-1,296	4,107	-1,793
ER MEDICAL/DENTAL INS - ADMIN	23,536	26,879	3,344	31,406	7,870	216,623	215,033	-1,591	207,554	-9,069
ER PENSION - ADMIN	2,735	6,173	3,438	-401	-3,136	34,513	49,384	14,871	18,982	-15,531
ER TAXES-ADMIN	6,741	8,586	1,845	6,715	-26	62,303	68,689	6,386	106,953	44,650
TOTAL ADMIN EMPLOYEE BENEFITS	33,826	42,214	8,388	38,388	4,562	319,339	337,710	18,371	337,596	18,257
TRAINING/CONFERENCE	0	385	385	-25	-25	1,167	3,078	1,912	2,590	1,423
STAFF MEETING/RETREAT	0	53	53	-3	-3	47	424	376	356	309
TRAVEL	0	82	82	-5	-5	0	655	655	551	551
MILEAGE	127	79	-48	234	107	768	633	-135	771	4
ADMIN VEHICLE - FUEL	708	0	-708	0	-708	708	0	-708	0	-708
ADMIN VEHICLE - MTCE & REPAIR	77	18	-59	131	54	77	147	70	256	179
PAYROLL PROCESSING FEE	823	803	-20	874	51	5,086	6,421	1,335	6,328	1,242
TELEPHONE	13	926	913	2,440	2,428	6,206	7,406	1,200	6,732	2,526
PRINTER SUPPLIES AND EXP	0	550	550	386	386	5,042	4,398	-644	4,122	-920
SOFTWARE EXP	14,376	9,222	-5,155	-360	-14,737	118,375	73,775	-44,600	62,313	-56,063
OFFICE EXPENSE	0	21	21	-1	-1	0	167	167	140	140
OFFICE FURNISHINGS	120	194	74	-13	-133	120	1,555	1,435	1,309	1,188
POSTAGE	4,732	3,449	-1,283	4,776	44	34,571	27,591	-6,980	28,215	-6,356
OFFICE SUPPLIES	999	1,200	201	2,959	1,960	11,891	9,597	-2,294	11,112	-780
OFFICE EQUIPMENT LEASES	0	490	490	387	387	3,266	3,924	658	3,720	455
COMPUTER EQUIPMENT	1,396	716	-680	476	-920	15,702	5,725	-9,977	5,339	-10,363
NETWORK COMMUNICATION	11	84	73	301	290	976	671	-305	872	-104
ADVERTISING /NEWSPAPER ADS	0	0	0	0	0	172	0	-172	0	-172
CABLE TV	0	10	10	39	39	61	78	17	105	44
EMPLOYEE HIRING & ADMIN EXP	422	73	-349	80	-342	1,227	583	-643	575	-651
CONSULTING	0	72	72	-5	-5	0	578	578	486	486
BANK FEE	0	35	35	-174	-174	0	283	283	88	88
SECT 8 PORT OUT ADMIN FEES	4,353	0	-4,353	2,250	-2,103	22,022	0	-22,022	18,572	-3,450
LATE FEES	0	1,152	1,152	-10	-10	92	9,219	9,127	7,822	7,730
MISCELLANEOUS EXPENSE	0	0	0	0	0	26,677	0	-26,677	0	-26,677
PROPERTY TAX	0	3	3	0	0	320	23	-297	19	-300
RENTAL EXPENSE	0	732	732	6,555	6,555	1,115	5,852	4,738	11,527	10,412
IT SUPPORT - CONTR SERV	7,001	1,667	-5,334	1,553	-5,448	26,878	13,334	-13,544	12,880	-13,998
TOTAL OTHER ADMIN EXPENSES	35,157	22,015	-13,142	22,843	-12,314	282,563	176,117	-106,446	188,801	-93,762
TENANT RESTITUTION	0	0	0	0	0	23,000	0	-23,000	0	-23,000
TOTAL FEE FOR SERVICE	0	0	0	0	0	23,000	0	-23,000	0	-23,000
TOTAL ADMINISTRATIVE EXPENSES	238,068	257,880	19,812	241,045	2,977	2,049,934	2,063,037	13,103	1,970,087	-79,847
RESIDENT SERVICES EXPENSE	307	168	-139	79	-227	277	1,344	1,067	1,221	944
RESIDENT FUND - OTHER	0	283	283	0	0	1,945	2,266	321	1,925	-20
TOTAL RESIDENT FUND	307	451	145	79	-227	2,222	3,610	1,388	3,146	924
TOTAL OTHER RESIDENT SERVICES	307	451	145	79	-227	2,222	3,610	1,388	3,146	924
TOTAL RESIDENT SERVICE EXPENSES	307	451	145	79	-227	2,222	3,610	1,388	3,146	924
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	17,166	25,778	8,613	14,945	-2,220	134,272	206,227	71,955	128,951	-5,322
TOTAL MAINTENANCE SALARIES	17,166	25,778	8,613	14,945	-2,220	134,272	206,227	71,955	128,951	-5,322
CLEANING SUPPLIES	0	0	0	34	34	442	0	-442	34	-408
HVAC MATERIALS	0	0	0	0	0	-4	0	4	0	4
ELECTRICAL MATERIALS	0	5	5	0	0	0	38	38	32	32
GASOLINE USAGE FOR MAINT VEHICLES	302	79	-223	91	-210	585	632	47	628	43
MAINTENANCE MATERIALS	0	0	0	0	0	-37	0	37	0	37

TOTAL MAINTENANCE MATERIALS	302	84	-218	125	-176	986	670	-316	695	-291
MATS/UNIFORMS - CONTRACTED SVCE	0	0	0	0	0	190	0	-190	0	-190
CLEANING - CONTRACTED SERV	0	12	12	-1	-1	-6	94	100	79	85
VEHICLE MAINTENANCE & REPAIR	1,974	563	-1,412	582	-1,393	4,103	4,501	398	4,405	302
TOTAL MAINT SERVICES AND CONTRACTS	1,974	574	-1,400	581	-1,394	4,287	4,595	308	4,484	198
MAINTENANCE EMPLOYEE BENEFITS	12	73	61	225	213	897	584	-313	1,833	936
ER MED/DENTAL INS - MAINT	4,503	4,218	-285	3,572	-931	37,326	33,744	-3,582	28,726	-8,600
ER PENSION - MAINT	494	1,418	924	-206	-700	6,169	11,342	5,174	3,290	-2,878
ER TAXES - MAINT	1,163	1,972	809	975	-188	9,648	15,776	6,128	18,166	8,518
TOTAL MAINT EMPLOYEE BENEFITS	6,173	7,681	1,508	4,566	-1,607	54,040	61,447	7,407	52,016	-2,024
TOTAL MAINTENANCE EXPENSES	25,615	34,117	8,503	20,217	-5,398	193,585	272,940	79,355	186,145	-7,440
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	0	177	177	145	145	5,722	1,418	-4,304	3,278	-2,444
INSURANCE - PROPERTY	0	0	0	0	0	0	0	0	817	817
INSURANCE - WORKERS COMP	2,480	3,387	907	3,550	1,069	23,832	27,096	3,264	26,568	2,736
TOTAL INSURANCE EXP	2,480	3,564	1,084	3,695	1,214	29,553	28,513	-1,040	30,662	1,109
TOTAL GENERAL EXPENSES	2,480	3,564	1,084	3,695	1,214	29,553	28,513	-1,040	30,662	1,109
TOTAL OPERATING EXPENSES	266,470	296,013	29,543	265,036	-1,434	2,275,294	2,368,101	92,807	2,190,041	-85,253
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	3,813,469	3,254,638	-558,831	3,549,475	-263,994	29,491,570	26,037,108	-3,454,462	26,285,152	-3,206,418
HAP EXPENSE - PORTABLE	109,811	44,191	-65,620	41,699	-68,112	596,083	353,530	-242,553	350,378	-245,705
UTILITY REIMBURSEMENT	121,708	142,159	20,451	146,846	25,138	986,458	1,137,274	150,816	1,139,839	153,381
TOTAL HAP EXPENSES	4,044,988	3,440,989	-603,999	3,738,020	-306,968	31,074,111	27,527,912	-3,546,199	27,775,369	-3,298,742
DEPRECIATION EXPENSE	12,765	1,293	-11,473	1,293	-11,473	7,956	10,340	2,384	10,340	2,384
TOTAL DEPR & AMORT EXPENSE	12,765	1,293	-11,473	1,293	-11,473	7,956	10,340	2,384	10,340	2,384
TOTAL NON-OPERATING EXPENSES	4,057,753	3,442,281	-615,472	3,739,313	-318,440	31,082,067	27,538,252	-3,543,815	27,785,709	-3,296,358
TOTAL EXPENSES	4,324,223	3,738,294	-585,929	4,004,348	-319,874	33,357,361	29,906,352	-3,451,009	29,975,750	-3,381,611
NET OPERATING INCOME (LOSS)	-2,246	-22,228	19,982	158,923	-161,168	1,007,108	-177,826	1,184,933	-123,234	1,130,342
ADJUSTED NET OPERATING INCOME (LOSS)	10,519	-20,935	31,454	160,216	-149,697	1,015,064	-167,486	1,182,550	-112,894	1,127,958

Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = ysl_is

	August 2025	Budget	Variance	August 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	-1,074	0	-1,074	0	-1,074	-2,032	0	-2,032	368	-2,400
DWELLING RENTS SUBSIDY	0	0	0	0	0	1,136	0	1,136	6,792	-5,656
LEGAL FEES	0	3,584	-3,584	3,522	-3,522	42,663	28,669	13,994	27,774	14,889
TOTAL TENANT REVENUES	-1,074	3,584	-4,658	3,522	-4,596	41,767	28,669	13,098	34,934	6,833
TOTAL FEE REVENUE										
MANAGEMENT FEE	173,324	176,765	-3,441	183,540	-10,216	1,459,264	1,414,117	45,147	1,462,097	-2,833
BOOKKEEPING FEE	47,010	47,701	-691	51,368	-4,358	380,565	381,605	-1,040	402,112	-21,548
FRONT LINE SERVICE FEE	180,406	227,244	-46,838	183,599	-3,192	1,592,992	1,817,953	-224,961	1,621,089	-28,097
FRONT LINE SERVICE FEE {IT}	6,881	6,892	-11	6,339	542	58,086	55,135	2,951	75,092	-17,006
TOTAL FEE REVENUE	407,621	458,601	-50,980	424,845	-17,224	3,490,907	3,668,811	-177,904	3,560,390	-69,483
OTHER GOVT GRANTS/DONATIONS	37,078	168,274	-131,196	0	37,078	457,198	1,346,190	-888,991	0	457,198
TOTAL OTHER GOVT GRANTS DONATIONS	37,078	168,274	-131,196	0	37,078	457,198	1,346,190	-888,991	0	457,198
INVESTMENT INCOME										
INTEREST INCOME - MAIN	30	34	-4	32	-2	250	273	-23	264	-14
TOTAL INTEREST INCOME - MAIN	30	34	-4	32	-2	250	273	-23	264	-14
INTEREST INCOME - OTHER	0	596	-596	0	0	5,741	4,770	970	4,053	1,688
TOTAL NON-CASH INT INCOME {HIO}	0	596	-596	0	0	5,741	4,770	970	4,053	1,688
OTHER INCOME										
MISCELLANEOUS INCOME	518	0	518	0	518	518	0	518	58	460
COMMISSION INCOME	105	51	54	0	105	479	406	73	523	-44
MISCELLANEOUS GRANT REVENUE	20,000	7,000	13,000	0	20,000	30,000	56,000	-26,000	30,300	-300
GAIN/LOSS ON SALE OF FIXED ASSET	0	0	0	14,036	-14,036	0	0	0	67,042	-67,042
INSURANCE PROCEEDS	0	0	0	100,000	-100,000	2,500	0	2,500	100,000	-97,500
TOTAL OTHER INCOME	20,623	7,051	13,572	114,036	-93,414	33,496	56,406	-22,910	197,923	-164,427
TOTAL REVENUES	464,278	638,140	-173,862	542,436	-78,158	4,029,359	5,105,119	-1,075,760	3,797,564	231,795
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	312,390	351,395	-39,005	307,664	-4,726	2,607,706	2,811,160	-203,454	2,511,985	-95,721
ADMIN CASUAL LABOR	98,240	32,117	66,124	908	-97,332	189,208	256,934	-67,727	19,885	-169,322
ALLOC ADMIN SALARIES	-17,787	0	17,787	-15,943	1,845	-155,958	0	155,958	-192,933	-36,975
TOTAL ADMIN SALARIES	392,843	383,512	-9,331	292,630	-100,213	2,640,955	3,068,094	-427,139	2,338,937	-302,018
AUDIT EXPENSE	0	713	-713	0	0	125,374	5,706	-119,668	4,847	-120,527
TOTAL ADMINISTRATIVE FEE	0	713	-713	0	0	125,374	5,706	-119,668	4,847	-120,527
ADMIN EMPLOYEE BENEFITS	2,588	2,477	-111	2,480	-108	20,861	19,818	-1,043	19,330	-1,531
ALLOC ADMIN EMP BENEFITS	0	0	0	-1,241	-1,241	29	0	-29	-9,979	-10,009
ER MEDICAL/DENTAL INS - ADMIN	71,806	78,193	6,387	65,830	-5,976	605,568	625,547	-19,979	574,064	-31,504
ER PENSION - ADMIN	9,869	19,327	-9,458	1,321	-8,548	116,495	154,614	-38,119	64,068	-52,427
ER TAXES-ADMIN	22,390	26,882	-4,492	22,182	-208	198,062	215,054	-16,992	352,318	-154,256
TOTAL ADMIN EMPLOYEE BENEFITS	106,653	126,879	-20,226	90,571	-16,082	941,016	1,015,033	-74,017	999,803	58,787
LEGAL SERVICES - OUTSIDE	18,032	9,442	8,591	16,947	-1,085	135,391	75,534	59,857	81,114	-54,277
TRAINING/CONFERENCE	6,341	3,950	2,391	227	-6,114	24,493	31,604	-7,111	40,254	-15,761
STAFF MEETING/RETREAT	0	150	-150	44	44	906	1,198	292	1,061	155
TRAVEL	0	334	-334	0	0	1,263	2,675	-1,413	2,273	1,010
MILEAGE	129	258	-130	100	-28	1,759	2,067	-307	1,856	96
ADMIN VEHICLE - FUEL	0	4	-4	0	0	92	35	-57	30	-62
ADMIN VEHICLE - MTCE & REPAIR	1,715	2	-1,713	0	-1,715	1,790	18	-1,772	15	-1,775
PUBLICATIONS	0	110	-110	0	0	438	880	-442	747	309
MEMBERSHIPS	1,795	2,319	-524	1,763	-32	12,551	18,549	-5,998	8,918	-3,633
PAYROLL PROCESSING FEE	2,463	2,322	141	2,541	-78	16,020	18,576	-2,556	18,322	2,302
TELEPHONE	2,172	9,421	-7,250	10,818	8,647	44,373	75,370	-30,997	74,928	30,555
SAFETY EQUIPMENT/SUPPLIES	0	0	0	7	-7	1,513	0	-1,513	7	-1,506
LEGAL SERVICES - INTERNAL	0	1	-1	0	0	0	8	-8	6	6
PRINTER SUPPLIES AND EXP	341	1,035	-694	1,141	800	12,520	8,278	4,242	8,173	-4,347
SOFTWARE EXP	8,355	2,745	5,610	10,854	-2,499	100,868	21,963	78,905	29,512	-71,357
OFFICE EXPENSE	865	876	-11	570	-296	16,006	7,005	9,001	6,521	-9,485
OFFICE FURNISHINGS	226	490	-263	11,011	10,785	11,090	3,919	-7,171	14,340	3,250
POSTAGE	3,000	2,492	508	3,077	77	21,275	19,933	1,342	20,010	-1,264
OFFICE SUPPLIES	3,275	2,105	1,170	2,311	-964	22,470	16,841	5,629	16,617	-5,852
OFFICE EQUIPMENT LEASES	0	1,779	-1,779	1,167	1,167	14,930	14,234	696	13,259	-1,671
COMPUTER EQUIPMENT	7,316	4,858	2,457	16,106	8,790	44,777	38,868	5,909	49,124	4,348
NETWORK COMMUNICATION	785	2,059	-1,274	1,708	923	16,014	16,471	-457	15,700	-314
ADVERTISING /NEWSPAPER ADS	0	157	-157	-44	-44	1,469	1,255	-214	1,022	-447
CABLE TV	0	-22	22	74	-74	189	-176	-365	-76	-265
EMPLOYEE HIRING & ADMIN EXP	960	3,151	-2,191	4,870	3,910	26,689	25,210	1,479	26,287	-402
CONSULTING	9,681	12,159	-2,478	8,764	-916	39,127	97,273	-58,146	266,811	227,684
BANK FEE	8,511	158	8,353	-878	-9,390	32,192	1,262	-30,929	-110	-32,301
LATE FEES	0	2,170	-2,170	311	311	1,079	17,363	-16,284	26,006	24,928
MISCELLANEOUS EXPENSE	6,825	411	6,414	0	-6,825	-11,366	3,289	14,655	2,794	14,160
FEES - PERMITS	0	349	-349	0	0	23	2,791	-2,768	2,371	2,348
PROPERTY TAX	2,236	33	2,203	0	-2,236	5,299	265	-5,034	204	-5,095
RENTAL EXPENSE	0	960	-960	3,545	3,545	18,094	7,682	-10,412	10,071	-8,023
IT SUPPORT - CONTR SERV	7,639	8,761	-1,122	7,958	318	84,089	70,090	-14,000	67,885	-16,204
TOTAL OTHER ADMIN EXPENSES	92,663	75,041	-17,622	104,992	12,330	697,423	600,328	-97,095	806,054	108,631

TOTAL ADMINISTRATIVE EXPENSES	592,159	586,145	-6,013	488,193	-103,965	4,404,768	4,689,162	284,393	4,149,641	-255,127
RELOCATION EXPENSES	0	75,966	75,966	68,061	68,061	399,067	607,731	208,664	236,584	-162,483
RELOCATION - MOVING EXPENSE	0	260	260	0	0	1,214	2,077	863	1,764	551
TOTAL RELOCATION EXPENSE	0	76,226	76,226	68,061	68,061	400,281	609,808	209,527	238,348	-161,933
ER TAXES-RES SERV	0	0	0	0	0	0	0	0	1,980	1,980
TOTAL RESIDENT SERV EMP BENEFITS	0	0	0	0	0	0	0	0	1,980	1,980
YOUTH ACTIVITIES	0	0	0	0	0	400	0	-400	0	-400
TOTAL YOUTH ACTIVITIES	0	0	0	0	0	400	0	-400	0	-400
RESIDENT SERVICES EXPENSE	159	8,064	7,905	311	152	2,232	64,515	62,282	1,099	-1,133
RESIDENT SERVICES EVENTS & ACTIVITIES	0	-2	-2	0	0	0	-16	-16	-14	-14
RESIDENT FUND - STIPENDS	2,500	4,080	1,580	300	-2,200	13,000	32,644	19,644	5,216	-7,784
RESIDENT FUND - OTHER	0	2,429	2,429	0	0	0	19,433	19,433	3,009	3,009
TOTAL RESIDENT FUND	2,659	14,572	11,913	611	-2,048	15,232	116,576	101,343	9,310	-5,922
TOTAL OTHER RESIDENT SERVICES	2,659	90,798	88,139	68,672	66,013	415,913	726,383	310,470	249,638	-166,275
TOTAL RESIDENT SERVICE EXPENSES	2,659	90,798	88,139	68,672	66,013	415,913	726,383	310,470	249,638	-166,275
UTILITY EXPENSES										
UTILITY - WATER	290	115	-175	129	-161	1,951	920	-1,032	911	-1,041
UTILITY - ELECTRIC	4,153	4,296	143	4,172	19	37,674	34,368	-3,306	33,369	-4,306
UTILITY - SEWER	305	166	-139	167	-138	2,437	1,327	-1,110	1,295	-1,142
TOTAL UTILITY EXPENSES	4,749	4,577	-172	4,469	-279	42,063	36,615	-5,448	35,574	-6,489
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	0	0	0	0	0	144	0	-144	1,696	1,551
MAINTENANCE CASUAL LABOR	0	0	0	0	0	550	0	-550	0	-550
ALLOC MAINT SALARIES	0	337	337	0	0	4,437	2,699	-1,738	4,139	-298
TOTAL MAINTENANCE SALARIES	0	337	337	0	0	5,131	2,699	-2,432	5,835	704
APPLIANCES	0	16	16	0	0	0	131	131	111	111
PAINT	0	16	16	0	0	316	127	-189	108	-208
CLEANING SUPPLIES	298	661	364	1,296	998	5,167	5,291	123	5,791	623
HVAC MATERIALS	0	0	0	0	0	2,228	0	-2,228	0	-2,228
PLUMBING MATERIALS	0	215	215	0	0	2,186	1,720	-465	2,336	150
ELECTRICAL MATERIALS	0	373	373	0	0	1,708	2,987	1,279	2,537	830
GASOLINE USAGE FOR MAINT VEHICLES	0	9	9	0	0	92	68	-24	58	-34
PEST CONTROL SUPPLIES	0	0	0	0	0	0	2	2	2	2
MAINTENANCE TOOLS	0	6	6	0	0	449	45	-404	38	-411
MAINTENANCE MATERIALS	172	620	449	967	796	1,038	4,964	3,926	5,184	4,146
EARLY PAY DISCOUNT	0	-2,568	-2,568	0	0	-5,858	-20,547	-14,688	-17,455	-11,596
TOTAL MAINTENANCE MATERIALS	469	-652	-1,121	2,263	1,794	7,325	-5,212	-12,537	-1,290	-8,615
ELEVATORS - CONTRACTED SERV	180	326	146	145	-35	1,115	2,605	1,490	2,358	1,244
HVAC - CONTRACTED SERV	658	1,049	391	481	-178	10,400	8,391	-2,009	7,609	-2,791
LAWNS - CONTRACTED SERV	0	22	22	0	0	0	177	177	150	150
MATS/UNIFORMS - CONTRACTED SVCE	0	61	61	977	977	625	492	-133	1,395	770
PEST CONTROL - CONTRACTED SERV	0	0	0	0	0	0	1	1	0	0
TRASH - CONTRACTED SERV	-686	513	1,199	785	1,471	4,933	4,102	-831	4,270	-663
CLEANING - CONTRACTED SERV	3,025	2,573	-452	265	-2,760	30,315	20,582	-9,733	17,750	-12,565
FLOORING REPL - CONTRACTED SERV	4,502	93	-4,409	0	-4,502	4,502	744	-3,758	1,428	-3,073
ELECTRICAL - CONTRACTED SERV	453	2,026	1,573	0	-453	8,256	16,210	7,954	13,770	5,514
PLUMBING - CONTRACTED SERV	0	74	74	0	0	1,000	589	-411	500	-500
EXTERIOR REPAIRS - CONTRACTED SERV	0	0	0	0	0	3,233	0	-3,233	0	-3,233
VEHICLE MAINTENANCE & REPAIR	1,564	1,126	-438	882	-682	6,996	9,007	2,011	8,533	1,537
WINDOWS/DOORS REPL - CONTRACTED SER	0	31	31	0	0	4,780	247	-4,532	210	-4,570
INTERIOR REPAIRS - CONTRACTED SERV	0	0	0	0	0	0	0	0	9,791	9,791
FIRE SAFETY - CONTRACTED SERVICES	478	124	-354	0	-478	883	990	107	841	-42
TOTAL MAINT SERVICES AND CONTRACTS	10,174	8,017	-2,157	3,535	-6,639	77,037	64,135	-12,902	68,606	-8,431
MAINTENANCE EMPLOYEE BENEFITS	0	0	0	0	0	598	0	-598	-10	-608
ALLOC MAINT EMP BENEFITS	0	121	121	0	0	1,380	969	-410	1,073	-307
ER MED/DENTAL INS - MAINT	0	0	0	0	0	-23	0	23	22,185	22,208
ER PENSION - MAINT	0	0	0	0	0	41	0	-41	32	-9
ER TAXES - MAINT	0	0	0	0	0	56	0	-56	6,568	6,512
TOTAL MAINT EMPLOYEE BENEFITS	0	121	121	0	0	2,051	969	-1,081	29,847	27,797
TOTAL MAINTENANCE EXPENSES	10,643	7,824	-2,819	5,798	-4,845	91,544	62,592	-28,952	102,999	11,455
PROTECTIVE SERVICE EXPENSES										
PROTECTIVE SERVICE SALARIES										
SECURITY SALARY	0	25,366	25,366	17,605	17,605	137,775	202,931	65,155	108,224	-29,552
TOTAL PROTECTIVE SERV SALARIES	0	25,366	25,366	17,605	17,605	137,775	202,931	65,155	108,224	-29,552
SECURITY & MONITORING	0	581	581	0	0	5,841	4,647	-1,193	3,948	-1,893
SECURITY - CONTRACTED SERV	0	15	15	210	210	105	124	19	315	210
SECURITY EQUIPMENT & MATERIALS	0	727	727	640	640	4,834	5,820	986	5,694	860
TOTAL SECURITY EXPENSE	0	1,324	1,324	850	850	10,780	10,591	-189	9,957	-823
ER MEDICAL/DENTAL INS - SECURITY	0	2,685	2,685	832	832	3,691	21,478	17,787	18,073	14,382
ER PENSION - SECURITY	0	1,395	1,395	40	40	5,730	11,161	5,431	2,185	-3,544
ER TAXES - SECURITY	0	1,941	1,941	1,406	1,406	11,516	15,524	4,008	19,177	7,661
TOTAL SECURITY EMPLOYEE BENEFITS	0	6,020	6,020	2,277	2,277	20,937	48,164	27,227	39,436	18,499
TOTAL PROTECT SERVICE EXPENSES	0	32,711	32,711	20,732	20,732	169,492	261,685	92,193	157,617	-11,876
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	4,802	3,209	-1,593	2,795	-2,007	52,020	25,671	-26,349	24,507	-27,513
INSURANCE - PROPERTY	2,436	0	-2,436	0	-2,436	19,487	0	-19,487	6,492	-12,995
INSURANCE - WORKERS COMP	7,122	9,311	2,189	9,025	1,903	68,509	74,490	5,981	72,305	3,796
ALLOC INSURANCE EXPENSES	0	-175	-175	-164	-164	0	-1,398	-1,398	-1,352	-1,352
TOTAL INSURANCE EXP	14,360	12,345	-2,014	11,655	-2,704	140,016	98,763	-41,253	101,952	-38,064
BAD DEBT EXPENSE	0	0	0	0	0	0	0	0	545	545
TOTAL BAD DEBT EXPENSE	0	0	0	0	0	0	0	0	545	545

CLOSING COSTS	0	19	19	0	0	0	148	148	126	126
MORTGAGE INTEREST	6,305	5,854	-451	6,124	-180	47,282	46,833	-448	48,257	975
TOTAL LOAN INTEREST	6,305	5,854	-451	6,124	-180	47,282	46,833	-448	48,257	975
TOTAL GENERAL EXPENSES	20,665	18,218	-2,447	17,780	-2,885	187,298	145,745	-41,554	150,880	-36,418
TOTAL OPERATING EXPENSES	630,874	740,273	109,398	605,644	-25,230	5,311,079	5,922,181	611,102	4,846,348	-464,731
NON-OPERATING EXPENSES										
DEPRECIATION EXPENSE	20,478	14,030	-6,448	13,476	-7,002	98,603	112,243	13,640	111,688	13,085
TOTAL DEPR & AMORT EXPENSE	20,478	14,030	-6,448	13,476	-7,002	98,603	112,243	13,640	111,688	13,085
TOTAL NON-OPERATING EXPENSES	20,478	14,030	-6,448	13,476	-7,002	98,603	112,243	13,640	111,688	13,085
TOTAL EXPENSES	651,353	754,303	102,950	619,120	-32,232	5,409,681	6,034,424	624,742	4,958,036	-451,645
TRANSFERS BET PROGRAMS & PROJECTS - IN	0	63,333	-63,333	0	0	753,864	506,667	247,197	1,460,320	-706,456
TOTAL TRANSFERS	0	-63,333	-63,333	0	0	-753,864	-506,667	247,197	-1,460,320	-706,456
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	0	0
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	0	0
NET OPERATING INCOME (LOSS)	-187,075	-52,830	-134,245	-76,685	-110,390	-626,458	-422,638	-203,820	299,848	-926,306
ADJUSTED NET OPERATING INCOME (LOSS)	464,278	701,473	-237,195	542,435	-78,157	4,783,223	5,611,786	-828,563	5,257,884	-474,661

HIO, Inc. (7hoinc)
Budget Comparison

Period = Aug 2025

Book = Accrual ; Tree = ysl_is

	August 2025	Budget	Variance	August 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	61,487	49,130	12,357	55,146	6,341	467,579	393,041	74,538	444,171	23,408
DWELLING RENTS SUBSIDY	40,770	28,030	12,740	34,281	6,489	291,942	224,242	67,700	293,617	-1,675
TPA - DAMAGE	0	0	0	0	0	0	0	0	-50	50
LATE FEES	2,415	1,747	668	1,905	510	13,836	13,975	-139	14,592	-756
LATE FEES (P-NOTES)	555	7	548	0	555	3,505	59	3,446	50	3,455
LEGAL FEES	0	52	-52	0	0	1,900	419	1,481	700	1,200
MAINTENANCE FEES	3,654	3,286	368	4,411	-757	48,258	26,288	21,970	35,595	12,663
OTHER TENANT REVENUE	9,483	169	9,314	183	9,300	11,091	1,349	9,742	1,367	9,725
FRAUD RECOVERY REVENUE	0	43	-43	25	-25	325	344	-19	175	150
TOTAL TENANT REVENUES	118,364	82,465	35,900	95,951	22,413	838,437	659,717	178,720	790,217	48,219
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	0	10,503	-10,503	0	0	0	84,023	-84,023	0	0
TOTAL HUD GRANTS AND SUBSIDY	0	10,503	-10,503	0	0	0	84,023	-84,023	0	0
INTEREST INCOME - RESTRICTED FUNDS	123	755	-632	753	-630	4,279	6,038	-1,759	5,883	-1,603
INT INCOME - RESTRICT FUNDS	123	755	-632	753	-630	4,279	6,038	-1,759	5,883	-1,603
OTHER INCOME										
NON-DWELLING RENTS	13,596	11,687	1,909	14,626	-1,030	106,873	93,498	13,375	94,054	12,818
MISCELLANEOUS INCOME	0	11	-11	50	-50	100	88	12	125	-25
COMMISSION INCOME	0	53	-53	140	-140	58	422	-364	1,077	-1,020
GAIN/LOSS ON SALE OF FIXED ASSET	31,913	0	31,913	0	31,913	31,913	0	31,913	0	31,913
TOTAL OTHER INCOME	45,509	11,751	33,758	14,816	30,693	138,943	94,008	44,935	95,256	43,686
TOTAL REVENUES	163,996	105,473	58,523	111,520	52,476	981,659	843,786	137,873	891,356	90,303
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	7,179	5,648	-1,531	5,528	-1,651	68,392	45,185	-23,206	43,265	-25,127
ADMIN CASUAL LABOR	0	2	2	0	0	131	14	-116	239	108
TOTAL ADMIN SALARIES	7,179	5,650	-1,529	5,528	-1,651	68,523	45,200	-23,323	43,504	-25,019
AUDIT EXPENSE	0	315	315	0	0	0	2,517	2,517	2,138	2,138
MANAGEMENT FEE	10,950	7,009	-3,940	20,527	9,578	89,881	56,075	-33,806	153,706	63,825
BOOKKEEPING FEE	1,380	945	-435	2,768	1,388	10,950	7,560	-3,390	20,722	9,772
NIFA MONITORING FEE	0	592	592	0	0	4,020	4,732	712	4,020	0
TOTAL ADMINISTRATIVE FEE	12,330	8,861	-3,469	23,295	10,965	104,851	70,885	-33,966	180,587	75,736
ADMIN EMPLOYEE BENEFITS	219	177	-42	119	-100	1,758	1,413	-344	1,320	-438
ALLOC ADMIN EMP BENEFITS	104	0	-104	38	-66	898	0	-898	472	-426
ER MEDICAL/DENTAL INS - ADMIN	1,880	752	-1,128	1,054	-826	14,934	6,018	-8,916	5,917	-9,017
ER PENSION - ADMIN	91	311	220	-81	-172	1,457	2,485	1,028	458	-999
ER TAXES-ADMIN	524	432	-92	417	-107	5,431	3,457	-1,974	5,832	401
TOTAL ADMIN EMPLOYEE BENEFITS	2,818	1,672	-1,146	1,547	-1,271	24,478	13,373	-11,105	13,999	-10,479
LEGAL SERVICES - OUTSIDE	0	64	64	0	0	1,644	515	-1,129	731	-913
TRAINING/CONFERENCE	0	0	0	0	0	400	0	-400	0	-400
STAFF MEETING/RETREAT	0	5	5	0	0	242	39	-203	44	-198
MILEAGE	28	0	-28	0	-28	137	0	-137	0	-137
ADMIN VEHICLE - FUEL	1,191	8	-1,183	0	-1,191	1,207	63	-1,144	80	-1,126
ADMIN VEHICLE - MTCE & REPAIR	0	38	38	0	0	0	303	303	350	350
MEMBERSHIPS	0	59	59	0	0	0	471	471	400	400
PAYROLL PROCESSING FEE	281	159	-123	153	-128	1,945	1,269	-675	1,600	-344
TELEPHONE	461	458	-4	1,146	684	8,123	3,661	-4,462	6,213	-1,910
SAFETY EXPENSE	0	0	0	888	888	0	0	0	888	888
SAFETY EQUIPMENT/SUPPLIES	0	136	136	22	22	13	1,089	1,076	1,264	1,251
LEGAL SERVICES - INTERNAL	1,219	970	-249	502	-717	9,982	7,759	-2,223	7,863	-2,119
ALLOC INTERNAL LEGAL EXP	0	353	353	0	0	4,150	2,827	-1,323	3,780	-370
PRINTER SUPPLIES AND EXP	0	34	34	25	25	192	272	80	257	64
SOFTWARE EXP	884	377	-507	0	-884	7,474	3,013	-4,460	3,179	-4,294
OFFICE SUPPLIES	417	70	-347	665	248	746	561	-185	1,296	551
OFFICE EQUIPMENT LEASES	0	176	176	179	179	1,429	1,412	-17	1,378	-51
COMPUTER EQUIPMENT	21	192	171	292	271	964	1,535	571	1,610	646
NETWORK COMMUNICATION	476	454	-22	786	310	4,804	3,633	-1,171	5,212	409
ADVERTISING /NEWSPAPER ADS	0	6	6	0	0	0	50	50	85	85
EMPLOYEE HIRING & ADMIN EXP	0	22	22	54	54	585	178	-408	340	-245
CONSULTING	0	0	0	367	367	704	0	-704	367	-337
BANK FEE	0	443	443	517	517	4	3,543	3,539	3,778	3,774
LATE FEES	0	299	299	-214	-214	98	2,394	2,296	2,338	2,239
MISCELLANEOUS EXPENSE	0	-382	-382	0	0	-51,189	-3,057	48,131	-2,597	48,591
FEES - PERMITS	0	0	0	0	0	100	0	-100	0	-100
PROPERTY TAX	0	2,736	2,736	248	248	13,532	21,889	8,357	18,843	5,311
RENTAL EXPENSE	0	567	567	0	0	0	4,538	4,538	3,855	3,855
IT SUPPORT - CONTR SERV	368	617	249	625	256	4,455	4,936	481	6,112	1,658
PROFESSIONAL/CONTR SERV	0	10	10	0	0	0	83	83	98	98
TOTAL OTHER ADMIN EXPENSES	5,347	7,872	2,525	6,255	908	11,740	62,974	51,234	69,367	57,627
FEE FOR SERVICE	635	505	-130	585	-50	5,359	4,043	-1,316	6,928	1,569
TENANT RESTITUTION	0	0	0	0	0	500	0	-500	0	-500
TOTAL FEE FOR SERVICE	635	505	-130	585	-50	5,859	4,043	-1,816	6,928	1,069
TOTAL ADMINISTRATIVE EXPENSES	28,309	24,559	-3,749	37,211	8,902	215,450	196,474	-18,976	314,385	98,935
RESIDENT SERVICES SALARIES										

RESIDENT SERVICE CASUAL LABOR	262	0	-262	0	-262	1,662	0	-1,662	0	-1,662
TOTAL RESIDENT SERV SALARIES	262	0	-262	0	-262	1,662	0	-1,662	0	-1,662
RELOCATION EXPENSES	0	0	0	237	237	6,244	0	-6,244	237	-6,007
RELOCATION - MOVING EXPENSE	0	0	0	0	0	600	0	-600	0	-600
TOTAL RELOCATION EXPENSE	0	0	0	237	237	6,844	0	-6,844	237	-6,607
RESIDENT SERVICES EXPENSE	0	0	0	0	0	1,412	0	-1,412	0	-1,412
TOTAL RESIDENT FUND	0	0	0	0	0	1,412	0	-1,412	0	-1,412
FRONT LINE SERVICE FEE	14,689	13,412	-1,277	13,036	-1,653	112,965	107,300	-5,665	111,209	-1,756
TOTAL FEE FOR SERVICE	14,689	13,412	-1,277	13,036	-1,653	112,965	107,300	-5,665	111,209	-1,756
TOTAL OTHER RESIDENT SERVICES	14,952	13,412	-1,539	13,273	-1,679	122,884	107,300	-15,584	111,446	-11,437
TOTAL RESIDENT SERVICE EXPENSES	14,952	13,412	-1,539	13,273	-1,679	122,884	107,300	-15,584	111,446	-11,437

UTILITY EXPENSES

UTILITY - WATER	3,659	1,785	-1,874	3,122	-537	34,402	14,276	-20,126	21,098	-13,305
UTILITY - ELECTRIC	4,033	2,484	-1,549	8,306	4,273	40,158	19,869	-20,289	36,525	-3,633
UTILITY - GAS	477	659	182	1,016	539	13,294	5,271	-8,024	7,086	-6,208
UTILITY - SEWER	4,867	2,827	-2,040	4,661	-205	50,010	22,615	-27,394	34,013	-15,996
TOTAL UTILITY EXPENSES	13,035	7,754	-5,281	17,104	4,069	137,865	62,031	-75,833	98,723	-39,142

TOTAL MAINTENANCE

MAINTENANCE SALARIES

MAINTENANCE SALARIES	21,963	12,095	-9,868	10,127	-11,836	172,777	96,759	-76,018	138,303	-34,474
MAINTENANCE CASUAL LABOR	0	0	0	0	0	0	0	0	10,996	10,996
ALLOC MAINT SALARIES	11,724	7,274	-4,450	4,724	-7,000	111,502	58,192	-53,310	62,994	-48,508

TOTAL MAINTENANCE SALARIES	33,687	19,369	-14,318	14,851	-18,836	284,279	154,951	-129,328	212,292	-71,987
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APPLIANCES	1,931	1,794	-137	4,184	2,253	23,814	14,354	-9,460	19,270	-4,544
DWELLING EQUIPMENT	0	0	0	0	0	174	0	-174	0	-174
PAINT	627	748	121	463	-164	8,665	5,986	-2,679	7,683	-982
CLEANING SUPPLIES	33	34	2	125	92	1,451	276	-1,175	503	-948
HVAC MATERIALS	398	394	-4	1,113	715	9,510	3,151	-6,360	4,379	-5,131
LANDSCAPING MATERIALS	0	76	76	0	0	0	607	607	1,031	1,031
PLUMBING MATERIALS	36	2,479	2,443	1,908	1,872	13,042	19,832	6,790	21,674	8,632
ELECTRICAL MATERIALS	402	297	-106	97	-305	873	2,372	1,500	3,234	2,361
GASOLINE USAGE FOR MAINT VEHICLES	2,630	303	-2,327	904	-1,726	5,627	2,423	-3,204	4,469	-1,158
PEST CONTROL SUPPLIES	0	39	39	0	0	3,270	312	-2,958	347	-2,923
MAINTENANCE TOOLS	259	317	58	40	-219	1,208	2,539	1,331	2,841	1,632
MAINTENANCE MATERIALS	2,570	2,871	301	1,100	-1,470	37,249	22,965	-14,284	31,225	-6,023
MAINTENANCE EQUIPMENT	0	30	30	0	0	32	240	207	204	171
EARLY PAY DISCOUNT	0	0	0	0	0	-10	0	10	-12	-2

TOTAL MAINTENANCE MATERIALS	8,885	9,382	497	9,934	1,049	104,906	75,056	-29,850	96,848	-8,059
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ELEVATORS - CONTRACTED SERV	840	868	28	702	-137	5,625	6,943	1,318	6,600	976
HVAC - CONTRACTED SERV	0	1,195	1,195	2,392	2,392	11,821	9,562	-2,259	13,284	1,463
LAWNS - CONTRACTED SERV	7,670	1,479	-6,191	8,641	971	44,987	11,828	-33,159	29,514	-15,473
MATS/UNIFORMS - CONTRACTED SVCE	0	90	90	251	251	1,825	723	-1,103	1,010	-815
PEST CONTROL - CONTRACTED SERV	0	360	360	990	990	10,880	2,883	-7,997	3,717	-7,163
SNOW REMOVAL - CONTRACTED SERV	0	481	481	102	102	3,877	3,850	-27	5,067	1,190
TRASH - CONTRACTED SERV	1,291	3,574	2,284	2,524	1,233	6,440	28,594	22,154	35,502	29,062
LANDFILL FEES - CONTRACTED SERV	80	17	-63	54	-26	827	134	-693	267	-560
CLEANING - CONTRACTED SERV	1,605	2,582	977	1,530	-75	41,139	20,658	-20,481	21,704	-19,435
PAINTING - CONTRACTED SERV	0	261	261	600	600	385	2,089	1,704	2,375	1,990
ARBORIST - CONTRACTED SERV	950	273	-677	0	-950	2,650	2,185	-465	3,850	1,200
FLOORING REPL - CONTRACTED SERV	2,843	1,391	-1,452	0	-2,843	47,008	11,130	-35,877	14,092	-32,916
OUTDOOR CLEANING - CONTRACTED SERV	0	97	97	0	0	0	777	777	1,160	1,160
CONCRETE WORK - CONTRACTED SERV	0	0	0	0	0	625	0	-625	0	-625
ELECTRICAL - CONTRACTED SERV	0	398	398	0	0	10,079	3,186	-6,892	3,322	-6,757
PLUMBING - CONTRACTED SERV	0	940	940	346	346	7,205	7,517	312	9,741	2,536
ROOF REPAIRS - CONTRACTED SERV	0	22	22	0	0	3,680	177	-3,503	150	-3,530
EXTERIOR REPAIRS - CONTRACTED SERV	0	0	0	0	0	2,702	0	-2,702	0	-2,702
VEHICLE MAINTENANCE & REPAIR	482	279	-202	389	-93	7,145	2,234	-4,911	2,832	-4,313
MAINTENANCE EQUIPMENT REPAIR	0	0	0	37	37	1,113	0	-1,113	37	-1,076
WINDOWS/DOORS REPL - CONTRACTED SERV	0	1,205	1,205	856	856	9,078	9,636	559	10,217	1,139
VACANT TURNOVER - CONTRACTED SERV	0	298	298	6,340	6,340	2,270	2,388	118	11,596	9,326
INSPECTIONS - CONTRACTED SERV	140	477	337	1,686	1,546	8,988	3,812	-5,176	7,371	-1,617
INTERIOR REPAIRS - CONTRACTED SERV	0	280	280	0	0	175	2,237	2,062	1,900	1,725
FIRE SAFETY - CONTRACTED SERVICES	1,768	1,680	-88	1,426	-342	15,246	13,442	-1,804	15,454	208
OTHER - OUTSIDE MAINT	0	0	0	0	0	6,820	0	-6,820	0	-6,820
RADON - CONTRACTED SERV	0	0	0	5,000	5,000	0	0	0	5,000	5,000
ALLOC INSPECTIONS EXPENSE	0	307	307	52	52	3	2,453	2,450	2,136	2,133

TOTAL MAINT SERVICES AND CONTRACTS	17,668	18,555	887	33,919	16,251	252,591	148,437	-104,154	207,899	-44,693
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MAINTENANCE EMPLOYEE BENEFITS	0	0	0	0	0	7	0	-7	-2	-9
ALLOC MAINT EMP BENEFITS	3,770	2,925	-845	1,202	-2,569	38,864	23,402	-15,462	26,170	-12,694
ER MED/DENTAL INS - MAINT	5,791	5,641	-149	2,720	-3,070	47,132	45,132	-2,000	38,950	-8,182
ER PENSION - MAINT	908	665	-243	12	-897	6,268	5,322	-946	3,484	-2,784
ER TAXES - MAINT	1,596	925	-670	724	-872	13,506	7,402	-6,104	18,914	5,408

TOTAL MAINT EMPLOYEE BENEFITS	12,065	10,157	-1,908	4,657	-7,407	105,777	81,257	-24,520	87,516	-18,261
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TOTAL MAINTENANCE EXPENSES	72,305	57,463	-14,842	63,362	-8,943	747,553	459,702	-287,852	604,555	-142,999
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PROTECTIVE SERVICE EXPENSES

FRONT LINE SERVICE FEES	1,653	4,161	2,508	6,835	5,182	69,720	33,284	-36,436	32,792	-36,928
TOTAL FEE FOR SERVICE	1,653	4,161	2,508	6,835	5,182	69,720	33,284	-36,436	32,792	-36,928
GUARDS - CONTRACTED SECURITY	0	42	42	0	0	68,006	338	-67,668	574	-67,432
SECURITY & MONITORING	0	408	408	0	0	3,733	3,264	-470	3,619	-114
SECURITY - CONTRACTED SERV	0	0	0	0	0	14,710	0	-14,710	0	-14,710
SECURITY EQUIPMENT & MATERIALS	485	702	217	682	197	18,300	5,614	-12,686	10,610	-7,690
TOTAL SECURITY EXPENSE	485	1,152	667	682	197	104,750	9,216	-95,534	14,804	-89,946
TOTAL PROTECT SERVICE EXPENSES	2,138	5,313	3,175	7,517	5,379	174,470	42,500	-131,970	47,596	-126,874

GENERAL EXPENSES

INSURANCE EXPENSES										
INSURANCE - LIABILITY	2,645	1,799	-846	409	-2,236	29,893	14,393	-15,500	20,096	-9,797
INSURANCE - PROPERTY	13,833	14,854	1,020	0	-13,833	110,666	118,830	8,164	158,989	48,323
INSURANCE - WORKERS COMP	848	692	-157	656	-192	8,936	5,533	-3,403	6,984	-1,953
TOTAL INSURANCE EXP	17,326	17,345	18	1,065	-16,261	149,496	138,757	-10,739	186,069	36,573
BAD DEBT EXPENSE	8,245	6,651	-1,593	17,606	9,361	76,555	53,211	-23,343	80,167	3,612
TOTAL BAD DEBT EXPENSE	8,245	6,651	-1,593	17,606	9,361	76,555	53,211	-23,343	80,167	3,612
TOTAL GENERAL EXPENSES	25,571	23,996	-1,575	18,671	-6,900	226,050	191,968	-34,082	266,236	40,185
OTHER EXPENSES										
CASUALTY LOSS										
CASUALTY LOSS MATERIALS	717	0	-717	0	-717	5,001	0	-5,001	0	-5,001
CASUALTY LOSS PROCEEDS	0	0	0	0	0	0	0	0	68	-68
NET CASUALTY LOSS	717	0	-717	0	-717	5,001	0	-5,001	-68	-5,069
TOTAL OTHER EXPENSES	717	0	-717	0	-717	5,001	0	-5,001	-68	-5,069
TOTAL OPERATING EXPENSES	157,026	132,497	-24,529	157,138	112	1,629,273	1,059,975	-569,298	1,442,872	-186,400
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	448	195	-253	21	-427	825	1,563	738	-3,563	-4,388
UTILITY REIMBURSEMENT	4,053	3,736	-317	6,925	2,872	44,400	29,892	-14,508	36,493	-7,907
TOTAL HAP EXPENSES	4,501	3,932	-569	6,946	2,445	45,225	31,455	-13,770	32,930	-12,295
DEPRECIATION EXPENSE	650,384	50,135	-600,249	57,807	-592,577	751,288	401,078	-350,210	462,284	-289,003
TOTAL DEPR & AMORT EXPENSE	650,384	50,135	-600,249	57,807	-592,577	751,288	401,078	-350,210	462,284	-289,003
TOTAL NON-OPERATING EXPENSES	654,885	54,067	-600,819	64,752	-590,133	796,513	432,533	-363,980	495,214	-301,298
TOTAL EXPENSES	811,911	186,564	-625,348	221,890	-590,021	2,425,786	1,492,508	-933,277	1,938,087	-487,699
TRANSFERS BET PROGRAMS & PROJECTS - IN	32,660	40,396	-7,736	809	31,851	384,861	323,169	61,691	536,338	-151,477
TOTAL TRANSFERS	-32,660	-40,396	-7,736	-809	31,851	-384,861	-323,169	61,691	-536,338	-151,477
NET OPERATING INCOME (LOSS)	-615,255	-40,694	-574,561	-109,561	-505,694	-1,059,266	-325,553	-733,713	-510,393	-548,874
ADJUSTED NET OPERATING INCOME (LOSS)	35,129	9,441	25,688	-51,754	86,883	-307,978	75,525	-383,503	-48,109	-259,869

Public Housing (7pubhsg)
Budget Comparison
 Period = Aug 2025
 Book = Accrual ; Tree = ysl_is

	August 2025	Budget	Variance	August 2024	Change	2025 YTD	Budget	Variance	2024 YTD	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	548,915	532,102	16,813	578,884	-29,969	4,449,481	4,256,816	192,665	4,650,857	-201,376
TPA - RENT	0	0	0	0	0	-2,500	0	-2,500	0	-2,500
LATE FEES	15,425	15,169	256	13,865	1,560	111,955	121,353	-9,398	119,549	-7,594
LATE FEES (P-NOTES)	2,100	70	2,030	0	2,100	10,675	562	10,113	500	10,175
LEGAL FEES	1,874	515	1,359	0	1,874	61,335	4,120	57,215	2,900	58,435
MAINTENANCE FEES	34,023	14,225	19,798	7,116	26,907	221,531	113,799	107,732	108,131	113,401
OTHER TENANT REVENUE	4,815	4,063	753	5,594	-779	56,184	32,502	23,683	33,918	22,266
FRAUD RECOVERY REVENUE	75	82	-7	-89	164	1,500	655	845	533	967
TOTAL TENANT REVENUES	607,227	566,226	41,001	605,370	1,857	4,910,162	4,529,807	380,355	4,916,388	-6,227
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	704,756	686,782	17,974	433,888	270,868	5,312,787	5,494,253	-181,466	6,302,246	-989,459
TOTAL HUD GRANTS AND SUBSIDY	704,756	686,782	17,974	433,888	270,868	5,312,787	5,494,253	-181,466	6,302,246	-989,459
INVESTMENT INCOME										
INTEREST INCOME - MAIN	1,743	2,456	-713	2,152	-408	13,042	19,649	-6,606	18,844	-5,801
TOTAL INTEREST INCOME - MAIN	1,743	2,456	-713	2,152	-408	13,042	19,649	-6,606	18,844	-5,801
INTEREST INCOME - OTHER	0	8,392	-8,392	0	0	143,710	67,133	76,577	103,548	40,162
TOTAL NON-CASH INT INCOME (HIO)	0	8,392	-8,392	0	0	143,710	67,133	76,577	103,548	40,162
INTEREST INCOME - RESTRICTED FUNDS	413	503	-89	493	-80	3,228	4,021	-794	3,909	-682
INT INCOME - RESTRICT FUNDS	413	503	-89	493	-80	3,228	4,021	-794	3,909	-682
OTHER INCOME										
NON-DWELLING RENTS	22,293	25,876	-3,583	21,795	498	181,268	207,008	-25,740	-8,098	189,366
MISCELLANEOUS INCOME	200	135	65	75	125	650	1,079	-429	1,000	-350
COMMISSION INCOME	4,313	5,954	-1,642	4,789	-477	44,283	47,634	-3,352	45,340	-1,057
GAIN/LOSS ON SALE OF FIXED ASSET	19,631	0	19,631	0	19,631	25,725	0	25,725	0	25,725
INSURANCE PROCEEDS	0	0	0	0	0	250,666	0	250,666	104,965	145,701
TOTAL OTHER INCOME	46,437	31,965	14,472	26,659	19,778	502,592	255,721	246,870	143,206	359,385
TOTAL REVENUES	1,360,576	1,296,323	64,253	1,068,562	292,014	10,885,521	10,370,584	514,936	11,488,141	-602,621
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	88,706	98,783	10,077	75,317	-13,389	740,260	790,263	50,003	567,700	-172,560
ADMIN CASUAL LABOR	0	0	0	0	0	642	0	-642	626	-16
ALLOC ADMIN SALARIES	0	0	0	3,935	3,935	0	0	0	32,419	32,420
TOTAL ADMIN SALARIES	88,706	98,783	10,077	79,252	-9,455	740,902	790,263	49,362	600,745	-140,156
AUDIT EXPENSE	0	4,234	4,234	0	0	0	33,870	33,870	28,773	28,773
MANAGEMENT FEE	111,938	119,589	7,651	108,701	-3,237	965,859	956,714	-9,145	890,191	-75,668
BOOKKEEPING FEE	14,108	15,402	1,294	14,655	548	117,412	123,215	5,802	120,015	2,602
TOTAL ADMINISTRATIVE FEE	126,046	139,225	13,179	123,356	-2,690	1,083,272	1,113,798	30,526	1,038,979	-44,293
ADMIN EMPLOYEE BENEFITS	2,381	1,819	-562	2,438	57	19,500	14,552	-4,948	18,736	-764
ALLOC ADMIN EMP BENEFITS	-104	0	104	1,203	1,307	-928	0	928	9,507	10,435
ER MEDICAL/DENTAL INS - ADMIN	19,069	18,318	-751	15,369	-3,699	152,643	146,542	-6,101	116,982	-35,661
ER PENSION - ADMIN	2,801	5,433	2,632	-17	-2,818	33,111	43,464	10,354	13,018	-20,093
ER TAXES-ADMIN	6,518	7,557	1,039	5,512	-1,006	56,851	60,455	3,604	74,285	17,434
TOTAL ADMIN EMPLOYEE BENEFITS	30,665	33,127	2,462	24,505	-6,160	261,177	265,014	3,837	232,528	-28,650
LEGAL SERVICES - OUTSIDE	0	1,208	1,208	53	53	25,869	9,664	-16,205	8,542	-17,327
TRAINING/CONFERENCE	0	346	346	0	0	1,048	2,771	1,723	2,431	1,383
STAFF MEETING/RETREAT	520	85	-435	43	-477	1,325	678	-647	651	-674
TRAVEL	0	0	0	0	0	589	0	-589	0	-589
MILEAGE	250	230	-21	265	14	1,444	1,837	393	1,847	403
ADMIN VEHICLE - FUEL	8,379	25	-8,354	0	-8,379	8,402	199	-8,204	177	-8,225
ADMIN VEHICLE - MTCE & REPAIR	0	210	210	76	76	510	1,681	1,171	1,503	993
ADMIN VEHICLE - LICENSE	0	8	8	0	0	0	68	68	63	63
PUBLICATIONS	0	21	21	0	0	0	167	167	189	189
MEMBERSHIPS	0	24	24	0	0	0	196	196	174	174
PAYROLL PROCESSING FEE	2,061	1,749	-312	2,049	-12	13,290	13,988	698	14,580	1,290
TELEPHONE	1,391	3,149	1,758	7,945	6,555	34,244	25,189	-9,056	30,972	-3,272
SAFETY EXPENSE	0	0	0	-12	-12	0	0	0	82	82
SAFETY EQUIPMENT/SUPPLIES	45	1,298	1,253	1,395	1,350	8,100	10,381	2,281	11,218	3,118
LEGAL SERVICES - INTERNAL	16,569	15,891	-678	7,756	-8,813	138,206	127,127	-11,079	121,444	-16,762
ALLOC INTERNAL LEGAL EXP	0	3,022	3,022	3,522	3,522	38,513	24,174	-14,339	24,412	-14,101
PRINTER SUPPLIES AND EXP	123	197	74	124	0	1,554	1,577	23	1,513	-40
SOFTWARE EXP	7,941	5,385	-2,556	0	-7,941	71,241	43,083	-28,158	38,528	-32,712
OFFICE EXPENSE	101	4	-96	38	-63	583	35	-548	68	-515
OFFICE FURNISHINGS	0	5	5	2,069	2,069	1,109	40	-1,069	2,103	993
POSTAGE	0	0	0	74	74	690	0	-690	74	-616
OFFICE SUPPLIES	845	1,254	409	2,775	1,930	9,315	10,034	719	11,800	2,484
OFFICE EQUIPMENT LEASES	0	1,179	1,179	1,271	1,271	8,237	9,435	1,198	9,473	1,236
COMPUTER EQUIPMENT	852	745	-107	2,275	1,423	11,223	5,959	-5,265	7,417	-3,806
NETWORK COMMUNICATION	4,089	3,617	-473	3,976	-114	35,485	28,933	-6,553	30,086	-5,399
ADVERTISING /NEWSPAPER ADS	0	0	0	44	44	0	0	0	44	44
CABLE TV	0	444	444	1,422	1,422	2,226	3,553	1,327	4,441	2,215
EMPLOYEE HIRING & ADMIN EXP	106	150	44	507	401	1,039	1,197	158	1,576	537
CONSULTING	0	0	0	0	0	4,050	0	-4,050	0	-4,050
BANK FEE	0	451	451	1,109	1,109	0	3,607	3,607	4,241	4,241
LATE FEES	25	2,365	2,340	229	205	976	18,920	17,944	19,932	18,956

MISCELLANEOUS EXPENSE	-176	75	252	0	176	13,497	601	-12,896	-174	-13,671
PROPERTY TAX	0	27	27	0	0	1,014	215	-799	282	-732
IT SUPPORT - CONTR SERV	3,232	7,014	3,783	6,726	3,494	39,242	56,113	16,871	57,162	17,920
PROFESSIONAL/CONTR SERV	0	40	40	0	0	0	316	316	283	283
TOTAL OTHER ADMIN EXPENSES	46,351	50,217	3,866	45,729	-622	473,023	401,735	-71,287	407,134	-65,889
FEE FOR SERVICE	6,246	6,387	140	5,754	-492	52,727	51,092	-1,634	68,164	15,437
TENANT RESTITUTION	3,875	0	-3,875	0	-3,875	6,875	0	-6,875	0	-6,875
TOTAL FEE FOR SERVICE	10,121	6,387	-3,735	5,754	-4,367	59,602	51,092	-8,509	68,164	8,562
TOTAL ADMINISTRATIVE EXPENSES	301,890	327,738	25,848	278,596	-23,293	2,617,975	2,621,903	3,928	2,347,550	-270,426
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	4,273	4,629	356	4,149	-124	34,797	37,035	2,238	34,268	-529
RESIDENT SERVICE CASUAL LABOR	6,275	0	-6,275	6,800	525	51,538	0	-51,538	51,775	238
TOTAL RESIDENT SERV SALARIES	10,548	4,629	-5,919	10,949	401	86,334	37,035	-49,299	86,043	-291
RELOCATION EXPENSES	6,982	0	-6,982	432	-6,549	22,885	0	-22,885	432	-22,453
RELOCATION - MOVING EXPENSE	1,120	81	-1,039	1,150	30	3,279	647	-2,632	2,000	-1,279
RELOCATION - MISCELLANEOUS	595	0	-595	0	-595	6,979	0	-6,979	0	-6,979
TOTAL RELOCATION EXPENSE	8,697	81	-8,616	1,582	-7,115	33,144	647	-32,496	2,432	-30,711
ER MEDICAL/DENTAL INS - RES SERV	1,891	1,980	89	1,816	-74	15,125	15,838	712	14,530	-596
ER PENSION - RES SERV	160	255	94	36	-124	1,750	2,037	287	1,003	-746
ER TAXES-RES SERV	290	354	64	282	-8	2,534	2,833	300	2,452	-81
TOTAL RESIDENT SERV EMP BENEFITS	2,341	2,588	248	2,134	-206	19,408	20,708	1,299	17,985	-1,423
RESIDENT SERVICES EXPENSE	0	18	18	0	0	2,350	141	-2,209	120	-2,230
RESIDENT SERVICES EVENTS & ACTIVITIES	0	1	1	0	0	0	11	11	10	10
RESIDENT SERV DIRECT FUNDING	0	0	0	0	0	0	0	0	-130	-130
RESIDENT FUND - STIPENDS	0	1,424	1,424	514	514	8,884	11,394	2,510	9,966	1,082
RESIDENT FUND - MEETING EXPENSES	168	600	432	478	310	3,485	4,796	1,311	4,552	1,067
RESIDENT FUND - OTHER	0	-3	-3	0	0	0	-21	-21	-18	-18
TOTAL RESIDENT FUND	168	2,040	1,872	992	824	14,719	16,321	1,602	14,500	-219
FRONT LINE SERVICE FEE	160,728	169,505	8,777	144,023	-16,705	1,243,680	1,356,040	112,360	1,232,936	-10,744
TOTAL FEE FOR SERVICE	160,728	169,505	8,777	144,023	-16,705	1,243,680	1,356,040	112,360	1,232,936	-10,744
TOTAL OTHER RESIDENT SERVICES	182,482	178,844	-3,638	159,681	-22,801	1,397,285	1,430,751	33,466	1,353,897	-43,388
TOTAL RESIDENT SERVICE EXPENSES	182,482	178,844	-3,638	159,681	-22,801	1,397,285	1,430,751	33,466	1,353,897	-43,388
UTILITY EXPENSES										
UTILITY - WATER	27,732	33,659	5,927	39,747	12,016	195,442	269,275	73,832	298,817	103,375
UTILITY - ELECTRIC	229,175	129,652	-99,524	136,864	-92,312	1,177,111	1,037,215	-139,895	1,144,053	-33,057
UTILITY - GAS	5,775	22,848	17,073	3,679	-2,096	277,087	182,783	-94,304	200,462	-76,625
UTILITY - SEWER	32,090	44,413	12,323	44,116	12,026	266,567	355,308	88,740	381,911	115,344
TOTAL UTILITY EXPENSES	294,773	230,573	-64,200	224,407	-70,366	1,916,208	1,844,581	-71,627	2,025,244	109,036
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	209,975	200,186	-9,790	198,310	-11,665	1,798,802	1,601,486	-197,316	1,642,227	-156,575
MAINTENANCE CASUAL LABOR	0	0	0	6,393	6,393	700	0	-700	197,142	196,442
ALLOC MAINT SALARIES	-11,724	-7,611	4,113	-4,724	7,000	-115,939	-60,891	55,048	-67,178	48,761
TOTAL MAINTENANCE SALARIES	198,252	192,574	-5,677	199,979	1,728	1,683,563	1,540,595	-142,968	1,772,191	88,628
MAINTENANCE MATERIALS	657	0	-657	0	-657	657	0	-657	0	-657
APPLIANCES	8,081	18,529	10,448	14,426	6,345	125,855	148,231	22,376	142,133	16,278
DWELLING EQUIPMENT	0	99	99	0	0	1,277	795	-482	675	-602
PAINT	5,809	5,650	-159	6,263	455	58,441	45,197	-13,243	46,640	-11,801
CLEANING SUPPLIES	758	1,873	1,115	1,752	994	11,768	14,982	3,214	15,106	3,338
HVAC MATERIALS	2,484	2,513	29	4,743	2,259	45,430	20,101	-25,329	22,489	-22,941
LANDSCAPING MATERIALS	0	0	0	0	0	515	0	-515	0	-515
PLUMBING MATERIALS	9,225	12,063	2,838	7,715	-1,510	147,800	96,506	-51,295	93,093	-54,707
ELECTRICAL MATERIALS	2,826	5,733	2,907	3,920	1,094	42,566	45,863	3,297	43,721	1,154
GASOLINE USAGE FOR MAINT VEHICLES	6,078	3,066	-3,012	7,175	1,097	14,413	24,528	10,115	29,994	15,581
PEST CONTROL SUPPLIES	1,735	2,603	868	4,055	2,320	16,485	20,822	4,337	22,597	6,111
MAINTENANCE TOOLS	797	1,342	545	974	177	12,920	10,738	-2,182	11,041	-1,879
MAINTENANCE MATERIALS	31,619	29,379	-2,240	19,527	-12,092	296,812	235,031	-61,781	223,658	-73,154
MAINTENANCE EQUIPMENT	0	371	371	238	238	1,050	2,964	1,914	2,801	1,750
EARLY PAY DISCOUNT	0	-18	-18	0	0	-297	-146	151	-124	173
TOTAL MAINTENANCE MATERIALS	70,069	83,202	13,133	70,789	720	775,693	665,612	-110,080	653,823	-121,870
ELEVATORS - CONTRACTED SERV	9,222	8,799	-422	9,123	-99	69,713	70,393	680	68,923	-790
HVAC - CONTRACTED SERV	7,709	16,336	8,626	19,781	12,072	137,793	130,685	-7,108	131,421	-6,372
LAWNS - CONTRACTED SERV	20,953	8,470	-12,483	27,815	6,862	163,068	67,762	-95,307	89,207	-73,861
MATS/UNIFORMS - CONTRACTED SVCE	0	331	331	2,027	2,027	4,075	2,647	-1,429	4,312	237
PEST CONTROL - CONTRACTED SERV	1,850	1,187	-663	1,080	-770	25,048	9,497	-15,551	9,624	-15,424
SNOW REMOVAL - CONTRACTED SERV	0	7,792	7,792	-102	-102	86,282	62,335	-23,947	54,760	-31,521
TRASH - CONTRACTED SERV	28,843	26,744	-2,100	34,933	6,089	82,150	213,949	131,799	237,589	155,439
LANDFILL FEES - CONTRACTED SERV	214	136	-78	4	-210	2,607	1,085	-1,522	1,102	-1,506
CLEANING - CONTRACTED SERV	30,100	50,573	20,473	26,430	-3,670	404,056	404,583	527	373,541	-30,515
PAINTING - CONTRACTED SERV	19,800	18,869	-931	10,810	-8,990	131,960	150,951	18,991	144,779	12,819
ARBORIST - CONTRACTED SERV	13,350	4,336	-9,014	3,360	-9,990	61,609	34,686	-26,923	34,005	-27,604
FLOORING REPL - CONTRACTED SERV	8,861	2,913	-5,948	1,783	-7,078	42,542	23,306	-19,236	22,353	-20,189
OUTDOOR CLEANING - CONTRACTED SERV	0	1,458	1,458	4,750	4,750	11,700	11,665	-35	17,910	6,210
CONCRETE WORK - CONTRACTED SERV	0	356	356	0	0	1,182	2,845	1,663	2,915	1,733
ELECTRICAL - CONTRACTED SERV	11,782	4,587	-7,195	2,841	-8,942	68,192	36,699	-31,492	35,249	-32,942
LANDSCAPE - CONTRACTED SERV	0	4,574	4,574	870	870	33,585	36,594	3,009	32,095	-1,490
PLUMBING - CONTRACTED SERV	7,137	11,891	4,754	10,438	3,301	77,909	95,126	17,217	93,734	15,826
ROOF REPAIRS - CONTRACTED SERV	1,370	0	-1,370	600	-770	12,419	0	-12,419	600	-11,819
EXTERIOR REPAIRS - CONTRACTED SERV	0	113	113	894	894	13,408	906	-12,502	1,694	-11,714
VEHICLE MAINTENANCE & REPAIR	8,775	2,352	-6,422	3,656	-5,119	38,677	18,820	-19,857	20,475	-18,203
MAINTENANCE EQUIPMENT REPAIR	0	608	608	2,133	2,133	9,896	4,863	-5,033	6,268	-3,628
WINDOWS/DOORS REPL - CONTRACTED SERV	17,519	6,504	-11,015	3,170	-14,349	116,667	52,031	-64,637	49,350	-67,318
VACANT TURNOVER - CONTRACTED SERV	0	129	129	350	350	4,181	1,029	-3,152	1,300	-2,881
INSPECTIONS - CONTRACTED SERV	0	992	992	1,346	1,346	7,936	7,936	-1,634	8,102	-1,468
INTERIOR REPAIRS - CONTRACTED SERV	2,795	6,239	3,444	5,290	2,495	39,176	49,915	10,739	47,694	8,518

FIRE SAFETY - CONTRACTED SERVICES	20,117	17,362	-2,755	36,557	16,440	152,859	138,897	-13,963	155,640	2,781
OTHER - OUTSIDE MAINT	0	0	0	0	0	1,293	0	-1,293	0	-1,293
HAZMAT - CONTRACTED SERV	0	483	483	0	0	11,850	3,866	-7,984	4,065	-7,785
RADON - CONTRACTED SERV	0	0	0	0	0	540	0	-540	0	-540
DWELLING/MECHANICAL UPGRADES - CONTR	0	143	143	0	0	398	1,147	749	974	577
ALLOC INSPECTIONS EXPENSE	4,138	986	-3,152	2,605	-1,533	12,053	7,884	-4,168	9,691	-2,362
TOTAL MAINT SERVICES AND CONTRACTS	214,535	205,262	-9,273	212,544	-1,991	1,826,458	1,642,100	-184,359	1,659,372	-167,087
MAINTENANCE EMPLOYEE BENEFITS	-88	2	91	-290	-202	-34	19	53	-1,842	-1,809
ALLOC MAINT EMP BENEFITS	-3,770	-3,046	724	-1,202	2,569	-40,244	-24,371	15,873	-27,262	12,982
ER MED/DENTAL INS - MAINT	50,971	52,290	1,319	46,950	-4,022	419,787	418,324	-1,463	406,796	-12,991
ER PENSION - MAINT	6,725	11,010	4,286	-1,004	-7,728	81,267	88,082	6,814	39,651	-41,617
ER TAXES - MAINT	15,112	15,314	202	14,462	-650	137,579	122,514	-15,065	234,032	96,454
TOTAL MAINT EMPLOYEE BENEFITS	68,949	75,571	6,622	58,916	-10,033	598,356	604,568	6,212	651,375	53,019
TOTAL MAINTENANCE EXPENSES	551,805	556,609	4,805	542,228	-9,576	4,884,070	4,452,875	-431,196	4,736,761	-147,310
PROTECTIVE SERVICE EXPENSES										
FRONT LINE SERVICE FEES	3,335	40,166	36,831	19,704	16,369	166,627	321,328	154,702	244,151	77,525
TOTAL FEE FOR SERVICE	3,335	40,166	36,831	19,704	16,369	166,627	321,328	154,702	244,151	77,525
SECURITY & MONITORING	0	2,322	2,322	228	228	18,951	18,576	-375	16,008	-2,943
SECURITY - CONTRACTED SERV	60,386	904	-59,482	5,460	-54,926	171,334	7,229	-164,105	12,102	-159,232
SECURITY EQUIPMENT & MATERIALS	4,561	6,910	2,349	1,780	-2,781	327,298	55,280	-272,018	55,603	-271,696
TOTAL SECURITY EXPENSE	64,947	10,136	-54,811	7,468	-57,479	517,583	81,085	-436,498	83,713	-433,870
TOTAL PROTECT SERVICE EXPENSES	68,282	50,302	-17,981	27,172	-41,110	684,209	402,413	-281,797	327,864	-356,345
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	15,758	7,462	-8,296	2,315	-13,443	182,209	59,693	-122,516	59,284	-122,925
INSURANCE - PROPERTY	62,926	23,265	-39,661	0	-62,926	503,407	186,122	-317,285	167,162	-336,245
INSURANCE - WORKERS COMP	6,212	7,203	991	8,326	2,114	60,081	57,624	-2,456	59,923	-157
ALLOC INSURANCE EXPENSES	0	175	175	164	164	0	1,398	1,398	1,352	1,352
TOTAL INSURANCE EXP	84,896	38,105	-46,791	10,805	-74,090	745,697	304,837	-440,860	287,722	-457,975
BAD DEBT EXPENSE	78,319	40,158	-38,161	36,091	-42,228	511,842	321,263	-190,579	318,021	-193,820
TOTAL BAD DEBT EXPENSE	78,319	40,158	-38,161	36,091	-42,228	511,842	321,263	-190,579	318,021	-193,820
TOTAL GENERAL EXPENSES	163,214	78,263	-84,952	46,896	-116,318	1,257,539	626,100	-631,439	605,743	-651,796
TOTAL OPERATING EXPENSES	1,562,446	1,422,328	-140,118	1,278,980	-283,466	12,757,287	11,378,623	-1,378,664	11,397,059	-1,360,228
NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	3,030	2,856	-174	4,350	1,320	11,763	22,846	11,083	21,706	9,943
UTILITY REIMBURSEMENT	14,872	11,881	-2,991	11,980	-2,892	112,476	95,050	-17,426	96,613	-15,863
TOTAL HAP EXPENSES	17,902	14,737	-3,165	16,330	-1,572	124,239	117,896	-6,343	118,319	-5,920
DEPRECIATION EXPENSE	5,833,070	183,117	-5,649,953	180,160	-5,652,910	5,247,029	1,464,933	-3,782,096	1,461,977	-3,785,053
TOTAL DEPR & AMORT EXPENSE	5,833,070	183,117	-5,649,953	180,160	-5,652,910	5,247,029	1,464,933	-3,782,096	1,461,977	-3,785,053
TOTAL NON-OPERATING EXPENSES	5,850,972	197,854	-5,653,118	196,490	-5,654,482	5,371,268	1,582,829	-3,788,439	1,580,296	-3,790,973
TOTAL EXPENSES	7,413,418	1,620,182	-5,793,236	1,475,470	-5,937,948	18,128,555	12,961,452	-5,167,103	12,977,354	-5,151,201
TRANSFERS BET PROGRAMS & PROJECTS - IN	0	148,805	-148,805	0	0	1,755,528	1,190,439	565,089	1,745,014	10,515
TRANSFERS BET PROGRAMS & PROJECTS - OUT	32,660	30,868	-1,792	809	-31,851	255,728	246,942	-8,786	423,351	167,623
OPERATING TRANSFER - IN	0	0	0	0	0	0	0	0	24,614	-24,614
OPERATING TRANSFER - OUT	0	0	0	0	0	0	0	0	24,614	24,614
TOTAL TRANSFERS	32,660	-117,937	-150,597	809	-31,851	-1,499,800	-943,497	556,303	-1,321,662	178,138
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	584,367	584,367
NET OPERATING INCOME (LOSS)	-6,085,502	-205,921	-5,879,580	-407,717	-5,677,784	-5,743,234	-1,647,371	-4,095,863	-751,918	-4,991,316
ADJUSTED NET OPERATING INCOME (LOSS)	-252,432	-22,804	-229,628	-227,557	-24,875	-496,205	-182,438	-313,767	710,059	-1,206,264

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: September 12, 2025
Re: Finance Report

AGENCY BALANCE SHEET

August 2025:

Overall **Cash** position decreased **\$1.1M** YTD.

- Public Housing & capital funds had a decrease of **\$2,172,750**
- HIO: had a decrease of **\$411,506**
- Section 8 Programs: had an increase of **\$691,172**
- Central Office: had an increase of **\$53,538**
- River City Housing Connections: had an increase of **\$849,451**

Accounts Receivable had a decrease of **\$134,585** YTD

- Operating A/R had a decrease of **\$8,843**
- A/R Inter-property had a decrease of **\$112,451**
- Tenant Receivables had a decrease of **\$137,941**
- A/R Promissory Notes had an increase of **\$124,650**

Prepaid Assets had an increase of **\$421,568** YTD

Total Assets decreased **\$1,878,462** YTD

Total Liabilities increased **\$537,744** YTD

Current Liabilities increased **\$543,795** YTD

- Accounts Payable decreased **\$425,544**
- Accrued Fees decreased **\$112,451**
- Accrued Wages decreased **\$329,189**
- Other Current Liabilities increased **\$887,140**
- Inter-fund Payables increased **\$546,147**

Memorandum



To: Board of Commissioners
From: Ashley Hatheway, CFO
Date: September 12, 2025
Re: Finance Report

AGENCY INCOME STATEMENT

Total Revenue is \$7.8M more than PYTD revenue. Revenue is better to budget by \$9.7M YTD.

Total Operating Expenses are \$2.1M higher than PYTD, worse to budget by \$2.6M.

HAP Expenses (Section 8/HCV) are \$3.1M more than PYTD, worse to budget by \$3.4M.

Adjusted Net Operating Income (ANOI) was \$3,689,159 compared to budget ANOI of \$18,486 and PY ANOL of \$535,580.

6.7. Development

Memorandum



To: OHA Board of Commissioners
From: Joy Kayode, Strategic Project Manager
Date: September 29, 2025
Re: Development Report

Choice Neighborhoods Implementation Grant – Spencer Homes

Construction of MLK Square is wrapping up and leasing should begin in the next couple of months.

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

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

MLK Square lease ups are expected to begin in October 2025 and move ins will take place in throughout the end of the year.

The development team is working to review applications for commercial tenant space in MLK Square and Malcolm’s Place.

Choice Neighborhood Implementation Grant – Southside

Construction is progressing on the first phase of the Southside Terrace redevelopment. This phase will consist of a 92 unit multi-family building.

SST Phase 2 financial closing occurred in June 2025. Phase 2 is a 4% LIHTC development that will consist of 115 units in a mix of townhouses and a multi-family building. Current plans are available upon request. Demolition and infrastructure work are underway.

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

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

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

Design work for Phase 3 is progressing. This Phase received 4% LIHTC award. Closing is anticipated to occur in the fourth quarter of 2025.

Design work for Phase 4 is underway. A productive community engagement meeting was held and the team received a lot of valuable feedback. The team is making progress towards an early September NIFA application submission.

Scattered Site Housing and Chambers Court

OHA has started the process of selling the PBV units to River City and implementing the policies and procedures for the management of those units under the voucher program.

Tenant protection vouchers have been requested and awarded, with a leasing schedule from September 2025 until lease up is complete.

Tower Repositioning Planning

Planning for renovation and preservation for OHA’s public housing towers through a variety of HUD redevelopment tools has started with OHA’s RAD consultant, AH Forward, and development partner, Brinshore.

The Pine Tower RAD conversion is ongoing. The RAD Conversion Commitment (RCC) was received on September 24, 2025. Closing is anticipated to occur in the fourth quarter of 2025.

Florence Tower and Kay Jay Tower conversion is ongoing. OHA received the CHAP for both projects on August 19, 2025. The amendment to combine the towers under one transaction was approved shortly after. The NIFA application was submitted on September 9, 2025. Award notification is expected Q4 2025.

Conversion Summary

OHA Asset	Status	# of Units	Conversion Type	New Asset Type	New # of Units	New Owner
Scattered Sites NE	HUD APPROVAL RECEIVED – 4/4/2025	117	PBV	Project-Based Vouchers (Under Section 8)	117	River City Housing
NOAH	HUD APPROVAL PENDING	19	PBV	Project-Based Vouchers (Under Section 8)	19	River City Housing
Pine Tower	HUD APPROVAL RECEIVED – 4/11/2025	143	RAD/Section 18 Disposition Blend	Project-Based Vouchers (Under Section 8)	143	River City Housing

Chambers Court	HUD APPROVAL RECEIVED – 8/25/2025	32 Public Housing / 38 LIHTC	Disposition - Sale	-		Hoppe Development
Sale Units	APPLICATION NOT SUBMITTED	66	-	No longer in OHA Portfolio	0	Various Owners
UPCOMING S18 Applications						
SCNE		25	Sale at FMR	No longer in OHA Portfolio	0	Various Owners
SCNW		66	PBV	Project-Based Vouchers (Under Section 8)	65	River City Housing

6.8. Procurement/Contracting/Capital Budgets

Capital Improvements Monthly Report – October 2025

GENERAL UPDATES

- Started 2026-2030 CFP 5-Year Plan planning process, including changes for the expected increased development activity in coming years

Capital Funds Project Status update as of 09/22/2025

Project	Comments
<i><u>COMPLETED</u></i>	
Jackson boiler rebuild	Completed September 2025
<i><u>IN PROGRESS</u></i>	
Annex renovation A&E	Estimated completion October 2025
Park South boiler rebuild	Estimated completion October 2025
Key management system	Estimated completion October 2025
Site drainage A&E	Estimated completion October 2025
Crown unit renovation	Estimated completion October 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>	
Jackson unit renovation	Awarded, will commence October 2025
Annex reconfiguration / renovation	Will solicit based on A&E deliverables in October 2025
Alamo lead paint remediation	Developing scope for November 2025 solicitation
Physical needs assessment / energy audit	Developing scope for November 2025 solicitation
Crown Tower waterproofing	Developing scope for November 2025 solicitation
Multifamily exterior repairs	Developing scope for January 2025 solicitation

Capital Funds Grant Status Update as of 09/22/2025

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	\$7,139,851	99.83%	\$7,102,136	99.83%	Expended, final reconciliation in progress
2022	JT At Risk	\$2,145,000	2/8/2023	1/29/2025	1/29/2027	\$1,050,278	48.96%	\$2,145,000	100.00%	Obligation complete, expending
2023	Formula	\$7,173,205	2/17/2023	2/16/2025	2/16/2027	\$5,299,336	73.64%	\$7,195,791	100.00%	Obligation complete, expending
2024	Formula	\$7,433,097	5/6/2024	5/6/2026	5/6/2028	\$5,334,382	71.77%	\$6,461,334	86.93%	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	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
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 – October 2025

GENERAL UPDATES

- Procurement Team is holding training sessions for Operations staff in September
- Updated OHA Procurement policy expected for Board review and approval in November 2025
- Transitioning to contract renewal with more lead time to avoid potential lapses in service

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

<i>CONTRACT ACTIVITY</i>			
Contract Purpose	Vendor	Action	Diverse-Owned Business
Snow Removal	Multiple (x4)	Extension	100% MBE (x3)
Drainage A&E	Leo A Daly	Extension	N/A
Legal Services	Multiple (x3)	Extension/Increase	85% WBE (x1)
Residential HVAC	Multiple (x3)	Extension /Increase	>10% MBE/WBE (x1); 50% WBE (x1)

<i>OTHER PROCUREMENT ACTIVITY (EXISTING CONTRACTS / BOARD NOTIFICATION)</i>			
Project	Vendor	Amount	Contract #
Jackson Thermostat Replacements (additional)	Hayes Mechanical	\$64,800	22-CHVAC-13

6.9. Human Resources

Memorandum



To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: September 18, 2025

Re: Staffing Report Summary August 22, 2025 – September 18, 2025

Total Open Positions 13

Position(s)	Number of Positions Open	Department	Status
Administrative Assistant – Housing Operations	1	Property Management	Interviewing
Administrative Assistant – Public Housing Intake	1	Public Housing Intake	Interviewing
Human Resources Generalist	1	Human Resources	Interviewing
Maintenance Manager	1	Property Management	Interviewing
Maintenance Repairer	2	Property Management	Interviewing
Housing Compliance Specialist	2	Compliance	Interviewing
Project Based Voucher Program Manager	1	HCV	Interviewing
Senior Accountant	1	Finance	Checking References
Housing Specialist	3	HCV	Interviewing

Total New Hires 3

Title	Number of Positions Filled	Department/Location
Property Manager	1	Property Management
Assistant Property Manager	1	Property Management
Maintenance Support Assistant	1	Property Management

Total Transfers 0

Name	Old Title	New Title	Department	Date

Total Promotions 1

Name	Old Title	New Title	Department	Date
Benjamin Robinson	Administrative Assistant - PHI	Data and Software Specialist	IT	TBD

Type of Termination	Number of Employees
Involuntary	2
Voluntary	2

Current Monthly Turnover Rate
2.32%

Annual Turnover Rate (07/2024 – 06/2025)
37.68%

6.10. Family and Community Services

Family and Community Services Department

Synergy of Services = Self-Sufficiency

Outreach

Academic Achievement

Transportation

Elderly and Disabled Services

Resident Education and Employment

Family Self-Sufficiency

Homeownership

Grants



Families Towards Self-Sufficiency

Family and Community Services Department

Family Services and Community Outreach (FSCO) Program

Goal: The primary goal of the Family Services and Community Outreach Program is to assess, upon lease-up, the needs of public housing residents and strategically connect them to community resources and internal OHA programs that stabilize their housing situations; provide access to education and employment opportunities, and offer youth tutoring and mentoring as well as quality services that allow older people to age-in-place. Additionally, the FSCO Program assists the overall agency with the collection of non-payment of rent through referral resources; enhanced public safety through resident mediation; formal and informal HCV and Public Housing hearings; incentive transfer; and the development of the Community Service/Section 3 Resident program, Resident Associations, and the Central Advisory Committee.

Snapshot of Services/Referrals	The Impact (Households served)
Home Visits	125
Study Centers (Youth & Adult)/Computer Lab (SST and TSF)	300+
Outreach Efforts	300+
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	24
Employment Referrals (Job Readiness/Employment Leads/Job Placement)	100+
Youth/Adult (Cultural/Recreational/Educational)	100+
Transportation to all activities	200+
Intra-Agency Service Coordination & Support	35
New Enrollment (Case Management)	12
Number of New Community Partnerships	22
Number of Cultural/Recreational Activities (Soccer Training)	21
Referral to FSS/HOP	12
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.

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Purpose: To provide case management services to residents living within Omaha Housing Authority communities, focusing on strengthening families and promoting self-sufficiency through supportive services and referrals to community partners.

Snapshot of Services/Referrals	The Impact (Households served)
Caseload to Date	140
New Enrollments	4
TANF Recipients	0
Face-to-Face Contact Visit	200+
Virtual Contact Visit	2
Phone Visit	12
ROSS Employment Goals	4
Job Placement	4
Employed Full-Time	35
Employed Part-Time	10
Employment Referrals	50+
Education Goals	0
Education Goals Met	153 MCC/UNO
Education Referrals	50
College Enrollment	33
Healthcare Coverage	40
Program Coordination Committee (PCC)	25
New PCC Partners	4

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)	22
Job Readiness Training/Referral and Job Fair	Over 200
Direct Employment Leads/Flyers	Over 300
Post-Secondary Education (Certificate Programs/2/4-year University)	191

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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-145 PH-28
TANF Recipients (Welfare to Work)	HCV-4 PH-3
Recommendation for Graduation	HCV-1 PH-0
Recommendation for Termination w/escrow	HCV-0 PH-0
Recommendation for Termination	HCV-2 PH-0
Program graduates	HCV-1 PH-0
New Enrollment	HCV-12 PH-
Employment/Job Training/Referrals (YTD)	128
Post-Secondary Education (YTD)	HCV-25 PH-7
Employed full-time (YTD)	HCV-102 PH-21
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	63
Asset Development (Escrows)	HCV-\$546,988.00 PH-\$51,842.00 Total-\$598,83.00
Life Skills	70
Service Coordination (PCC)	18
In-Person/Zoom/Phone Meetings	46
FSS Forfeiture: The Final Rule (24 CFR § 984.305(f)(2)) requires that forfeited Family Self-Sufficiency (FSS) escrow funds be used by the Public Housing Agency (PHA) or owner for the benefit of FSS participants in good standing, instead of being returned to the Housing Assistance Payments (HAP) or Operating Fund. Forfeited funds can be used for eligible activities, including transportation, childcare, training, employment preparation, and other FSS-related expenses, as well as training for FSS coordinators. However, they cannot be used for FSS coordinators' salaries, general administrative costs, HAP expenses, or any activities deemed ineligible by the Secretary.	\$86,389.00

Family and Community Services Department

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

- *Two tenants were approved for a home mortgage loan this month.*
- *S. Ali closed her home through Habitat on August 22, 2025*
- *W. Legon closed on a home through Access Bank on August 29, 2025*
- *Enrolled 1 new PH FSS participant and 12 HCV participants*
- *D. Holmes made an offer on a home, and it was accepted.*
- *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.*
- *Three students were proudly awarded the Ann Goldstein Scholarship during the Omaha Housing Authority (OHA) board meeting. This recognition highlights their academic achievement, community involvement, and future potential. The scholarship provides critical financial support as these students continue their educational journeys and reflects the ongoing collaboration between OHA and community partners to invest in youth success.*
- *We had a successful collaboration with the BSR team in August, focusing on identifying residents' employment needs and connecting them with current hiring agencies. This partnership has strengthened our ability to provide targeted support and resources to help residents access meaningful job opportunities.*
- *Coordinators followed up with over 50 students, including both high school and college participants, to gather insight on their current academic progress and overall support needs. These follow-ups provided valuable information to understand better the challenges students are facing and to identify opportunities for additional guidance, resources, and referrals. The direct engagement also helped strengthen relationships and ensured that students remained connected and supported as they transitioned through different stages of their educational and career paths.*
- *Coordinators reached out to current UNO students to confirm their enrollment and attendance status for the fall semester, ensuring continued support and tracking of their academic progress. Additionally, a meeting was held with staff from the UNO Scholarship Office to discuss the scholarship*
- *Partnership with Goodwill to provide workshops, training sessions, certification programs, and classes throughout OHA towers.*
- *Coordinators continue to conduct in-person and virtual meetings with families to collect necessary signatures on required documents. These included consent forms, updated release forms, and verification documents related to program participation. The response from families was largely positive, with many appreciating the proactive outreach. Over 80 families were assisted in getting the required documents.*
- *We are actively expanding partnerships with workforce development agencies and vocational training centers to enhance and broaden access to skill-building opportunities.*
- *Charles Drew continues to assist with mental health counseling at our Highland tower.*
- *Coordinators reached out to current college students to make updates, making sure information on file reflected participants' current educational status, including school enrollment, attendance records, and*

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any relevant Individualized Education Plans (IEPs). Coordinators worked directly with families to ensure documentation was accurate and up to date.

- Creighton University REACH program-OHA continues to partner with Creighton University to assist and help empower residents to be more active in their communities. Five community health workers from Benson, Jackson, Park North, Evans, and South Side Development attended classes at the Simple Foundation to learn more about food and nutrition. City Sprouts and Creighton Reach program partnered with the Housing Authority to have a farmers' market at our Crown Tower. 65 residents participated in receiving fresh vegetables, and another 36 were distributed at Evans Tower.*
- (UNMC) University of Nebraska Medical Center- Currently partnering with the Housing Authority to do Freedom from Smoke classes at Crown and Benson Towers. Conducted a workshop with 15 tenants at Benson Tower. This will be a continued partnership, with more scheduled events planned for the upcoming months.*
- 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.*
- Continued partnership with Methodist College Mobile Diabetes Clinic. Nursing students will continue to provide free on-site screenings for blood pressure, prostate screening, body mass index (BMI), pre-diabetes, blood glucose, cholesterol, and other health indicators.*
- Catholic Charities continues to visit the Towers to host bingo, assist residents with food pantries, and provide rides to medical appointments. (Served over 52 tenants this month)*
- Youth involvement remains a top priority for our organization. This month, we actively promote scholarship opportunities for 76 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.*
- Ongoing exchange of referrals with the Property Management team to address bedbug and housekeeping issues in the towers. (19 tenants were referred)*
- Partnered with United Healthcare to provide educational workshops on health disparities throughout OHA towers. (Hosted seminars and resource fairs, serving 66 tenants.)*
- Archwell Community Health Care hosted Lunch and Learn events at the OHA Towers this month, with over 32 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 53. 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. Training is on Mondays, Wednesdays, Thursdays, and Saturdays.*
- Continued support for 214 OHA/TSF college students across multiple universities, ensuring access to the Scott Foundation Scholarship, which commits over \$300,000 annually.*

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- *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. (10 tenants were served this month.)*
- *Conducted over 28 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 9 Community Organizations this month)*

August 24-27, 2025: Staff attended the 2025 AASC National Conference, the national event for Service Coordinators and professionals working in supportive housing and resident services. The conference was both inspiring and professionally enriching, offering access to high-quality training, peer networking, and strategic discussions around advancing resident-centered services.

- ***Advocacy Day on Capitol Hill***-One of the most powerful experiences was participating in Advocacy Day, where we met with congressional representatives from our district. These meetings centered around the challenges facing low-income individuals and families, the critical role of service coordination in housing programs, and the need for increased federal support. We discussed proposed legislation, program funding, and the long-term value of integrating service coordination into national housing policy.
- ***Motivational Interviewing: Navigating Ambivalence and Change***-This session introduced the concept of ambivalence, a familiar internal struggle individuals face when considering change. It was both thought-provoking and practical, offering new tools to guide residents toward sustainable behavior changes by honoring their autonomy and meeting them where they are. This approach will enhance how we engage residents in goal setting and personal development
- ***Building a Team and Organizational Practices to Better Support Resident Stability***-This session emphasized how a strong, coordinated team culture is essential to supporting long-term resident success. Topics included developing clear internal workflows, establishing cross-departmental communication strategies, and sharing responsibility for outcomes. It highlighted how improving internal structures can reduce staff burnout while enhancing the overall effectiveness of resident services.
- ***Trust Factor: Creating Resilient Service Coordinator/Resident Relationships***-This session explored the foundational role of trust in service coordination. Using a trauma-informed lens, it provided practical guidance on how to build and maintain strong, respectful relationships with residents, even in the face of setbacks or high-stress situations. It reinforced the idea that relationship resilience is key to resident empowerment, engagement, and long-term goal attainment.
- ***Let's Talk Self-Sufficiency: HUD Public Housing Program Updates***- This policy-focused session provided critical updates from HUD regarding the Self-Sufficiency programs. Topics included current and upcoming

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changes to program requirements, funding opportunities, and data tracking expectations. The session was particularly valuable in informing us how to maintain compliance and continuously improve our efforts.

Reflections & Key Takeaways

The conference reinforced the importance of relationship-centered, trauma-informed service coordination.

Key takeaways included:

- *The power of trust and consistency in building resilient relationships with residents.*
- *The need for internal alignment and strong organizational practices to effectively support residents over time.*
- *The importance of keeping current with HUD program updates and federal policy to ensure compliance and program impact.*
- *The value of motivational interviewing as a respectful, resident-driven method of supporting personal and behavioral change.*
- *The event also highlighted the necessity of collaborative, wraparound approaches, including healthcare, behavioral support, workforce development, and community partnerships, as essential components of long-term housing stability.*

Next Steps

- *Share key materials and tools from the conference with the Resident Services team through internal training and discussion.*
- *Integrate motivational interviewing and trust-building strategies into resident engagement protocols.*
- *Evaluate internal practices and team communication in light of lessons from the “Resident Stability” session.*
- *Review and implement relevant updates from the “Let’s Talk Self-Sufficiency” session to enhance program performance and compliance.*
- *Continue advocacy efforts locally and nationally to advance the visibility and funding of service coordination programs.*

Upcoming Events:

Various training sessions, career fairs, outreach programs, and continued recruitment for FSS and ROSS SC programs, among others.

- *KETV and Salvation Army Back-2-School event*
- *Ann Goldstein Scholarship Awards.*
- *OHA Free Farmers Market at Crown Town.*
- *OHA’s Back-to-School Shoes giveaway event on August 7.*
- *Sept. 4, PCC meeting at Habita of Humanity.*
- *Omaha Sister Cities Association 60th Year Anniversary.*
- *Two Tenants' Homeownership closing.*
- *UWM-Community Investment and Program Committee.*
- *REACH Bi-weekly Training and meetings.*

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- *LFS Refugee Job Fair 9/5/25.*
- *Part-time and Seasonal Job Fair*
- *Promoting Self-Sufficiency through TANF and WIOA Two-Generation Partnerships*
- *CAC monthly meeting*
- *Creighton-REACH Physical Activity Day*
- *NorthStar CEO meeting*
- *UNMC- Freedom from Smoking Workshop*
- *Charles Drew/ Flu Shots /Mobile Unit- Charles Drew September 30th*
- *Always at Home- Halloween Party*
- *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*
- *PHA Leadership Training.*
- *NAHRO-Housing Updates*
- *HCV Tenant Association meeting*
- *Nebraska College Tour (UNO, UNL, UNL, WSC, and MCC)*
- *September 12, 2025: S. Carr home closing*
- *September 18, 2025: 2nd PCC meeting at Habitat for Humanity of Omaha*
- *NAHRO Webinar-AI for Small Housing Agencies*
- *NAHRO Webinar- Protect Local Redevelopment Solution and Increase Housing Supply.*
- *UNO-DASH and Scholarship meeting.*
- *Urban League-Working Wednesday Career Fair and Resume Review*
- *Charles Drew Community Health Center Flu shots tour*
- *Methodist College students' Mobile clinic*
- *Heartland Workforce Solution meetings*
- *Summer-NAHRO Conference*
- *HUD-Strong Families Resources Webinar-Job Plus NOFO*
- *Goodwill Soft skills classes- OHA Towers*
- *High School Seniors meetings*

6.11. Legal

Memorandum



To: OHA Board of Commissioners
 From: Brian Hansen, General Counsel
 Date: October 2, 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		

LITIGATION

OHA v State of NE 25-5460		06/27/25 08/13/25 0916/25	Complaint filed D filed motion to dismiss Hearing motion to dismiss	Douglas County District Court	PENDING
Bush v OHA	Class action Hardship etc.	06/27/24	P complaint filed Settlement negotiations pending	US District Ct	PENDING
Bell v OHA	Class action Bedbugs etc	01/06/25 03/25/25 04/24/25 08/14/25 09/12/25	P Complaint filed P amended Complaint filed OHA filed motion to dismiss Hearing OHA motion to dismiss Case dismissed without prejudice	Douglas County District Court	RESOLVED
Select Contracting v OHA	Contract	08/18/23 11/12/23 09/25/25	P Complaint filed OHA answer filed Mediation & MOU	Douglas County District Court	PENDING
Cribbs v. OHA	Negligence	12/29/23 04/25/24 11/03/25 08/25/25	P Complaint filed OHA answer filed Projected trial date Court approves continuance	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	Summons & Complaint served OHA answer filed Trial on or before 12/01/2026	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 Dismissed with prejudice default	Douglas County County Court	RESOLVED
Thompson v. OHA	Small Claims	09/08/25	Small claim action filed	Douglas County SCCounty 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 09/29/25	P Complaint filed OHA motion summary judgment P motion summary judgment Hearing on motions Ruling under advisement P requests court status update P requests court status update	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 09/29/25	P Complaint filed P multiple motions filed Hearing on P's summary judgment OHA motion summary judgment Hearing on OHA motion Ruling under advisement P requests court status update	Douglas County District Court	PENDING
Hasani Lee et al 25-4085		05/30/25 06/27/25 08/26/25 09/22/25	Service of complaint OHA motion to dismiss Various P filings throughout Hearing on OHA motion Case dismissed by court	Douglas County District Court	RESOLVED
Hasani Lee et al 25-6860		08/04/25 08/07/25 08/14/25 08/28/25 09/17/25 09/24/25 09/29/25	Notice of tort claim Withdrawal of tort claim Complaint filed in court Amended complaint filed OHA remove case to federal court OHA motion to dismiss Various filings by Ps	Douglas County District Court US District Court-Nebraska	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

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 08/15/25	Notice of charge OHA response submitted NEOC finds no reasonable cause	NEOC	RESOLVED
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 07/18/25	Notice of charge OHA Response filed Amended charge served Response to amended charge NEOC finds no reasonable cause	NEOC	RESOLVED
Cobb v. OHA	Employment discrimination	11/12/24 02/19/25 08/06/25	Notice of charge OHA response submitted NEOC finds no reasonable cause	NEOC	RESOLVED
Davis v. OHA	Employment discrimination	04/21/25 07/12/25	Charge served OHA response submitted	NEOC	PENDING

AUGUST 2025 EVICTION CASES

	Eviction	Cured/Paid	Moved Out	Other/Dismiss	Pending	Denied	Total
Nonpayment	0	0	0	0	0	0	0
Lease	0	0	0	0	0	0	0
Criminal/HSW	0	0	0	0	0	0	0
8/25 Totals	0	0	0	0	0	0	0
07/25 Totals	0	0	0	0	0	0	0
06/25 Totals	36	57	8	22	2	0	125
05/25 Totals	7	3	2	1	0	1	14
04/25 Totals	10	6	0	2	0	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



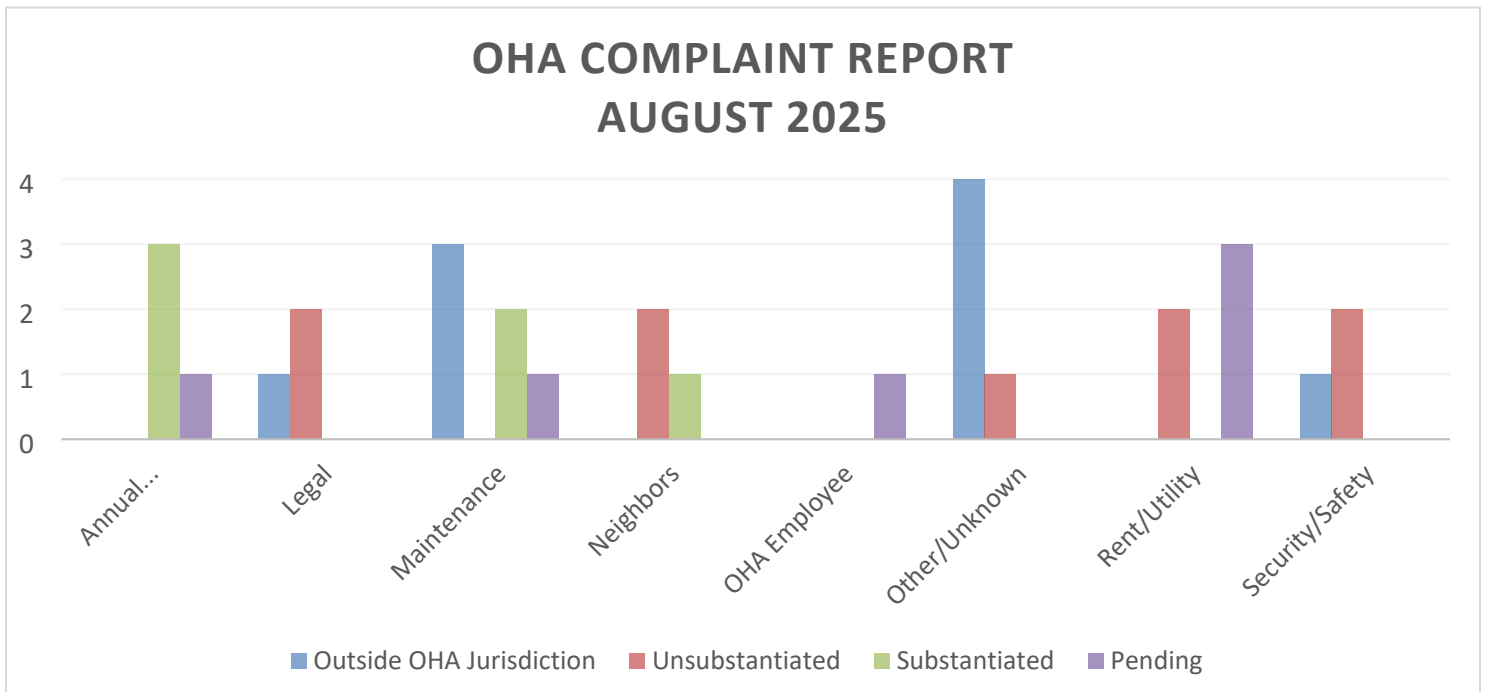
To: OHA Board of Commissioners

Date: October 4, 2025

Re: Complaint Report - September 2025

Reporting Period	September 1-30, 2025
Total Complaints this Period	30
Number of Complaints Substantiated	6 (20%)
Average Resolution Time	3.4 Days

Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Annual Review/Report Change	0	0	3	1	4
Legal	1	2	0	0	3
Maintenance	3	0	2	1	6
Neighbors	0	2	1	0	3
OHA Employee	0	0	0	1	1
Other/Unknown	4	1	0	0	5
Rent/Utility	0	2	0	3	5
Security/Safety	1	2	0	0	3
TOTAL	9	9	6	6	30



Memorandum



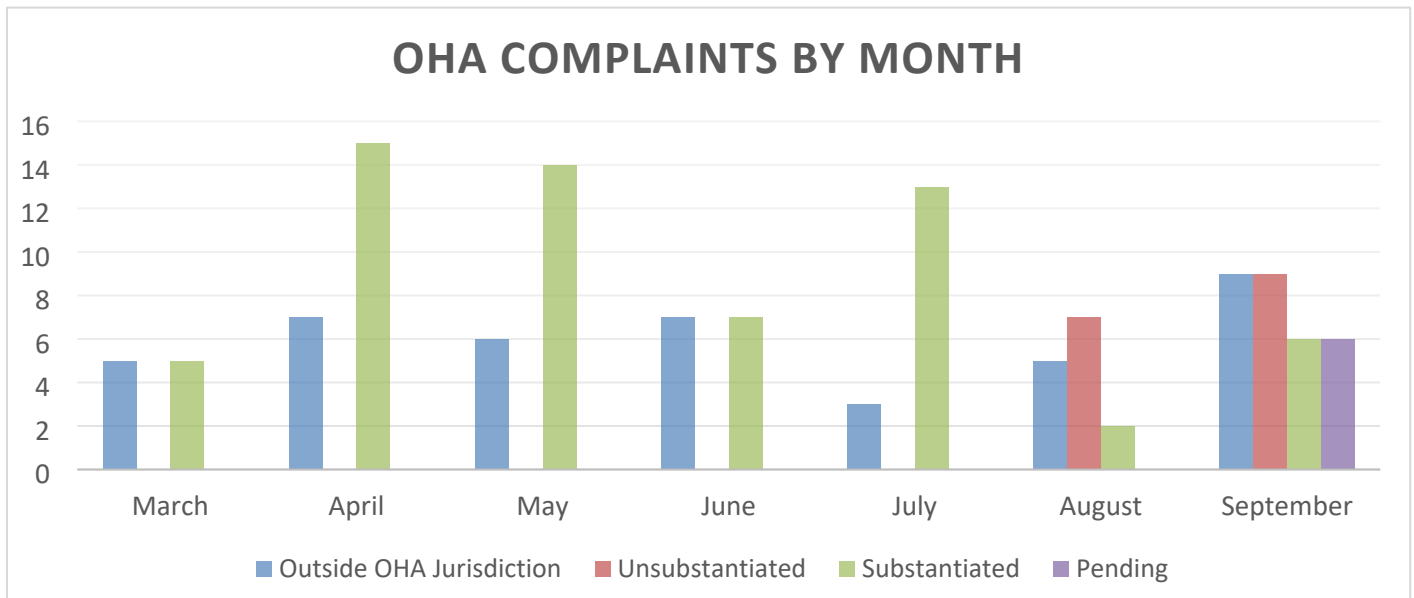
To: OHA Board of Commissioners

Date: October 2, 2025

Re: Complaint Report - 2025

Reporting Period	2025
Total Complaints Received this Period	126
Number of Complaints Substantiated	62 (49.2%)
Average Resolution Time	3.8 Days

Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Annual Review/Report Change	0	0	3	1	4
Discrimination	0	0	4	0	4
Grievance	0	0	1	0	1
Legal	1	3	4	0	8
Maintenance	10	2	10	1	23
Neighbors	5	3	17	0	25
OHA Employee	0	0	7	1	8
Other/Unknown	9	3	4	0	16
Pest	6	0	2	0	8
Rent/Utility	3	3	8	3	17
Security/Safety	8	2	2	0	12
TOTAL	42	16	62	6	126



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