OHA Regular Meeting of the Board of Commissioners
Thursday, June 4, 2026 8:30 AM
First Floor Boardroom
1823 Harney Street
Omaha, NE 68102

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

Memorandum

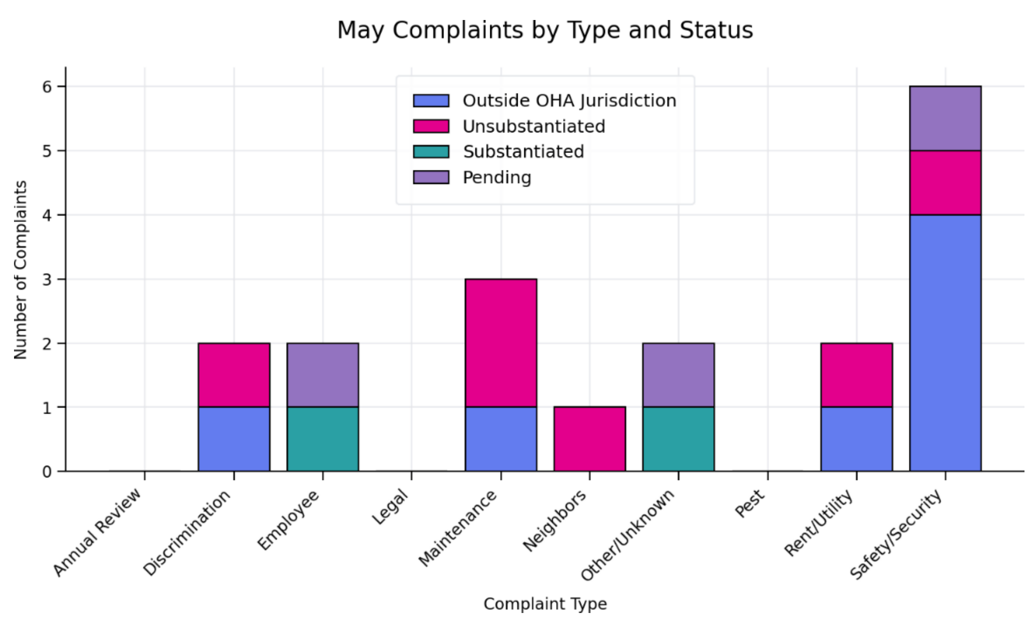
To: OHA Board of Commissioners

Date: June 4, 2026

Re: Complaint Report – May 2026

Reporting Period	May 1 - 31, 2026
Total Complaints this Period	18*
Number of Complaints Substantiated	2 (11.1%)
Average Resolution Time	2.5 Days

Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Annual Review	0	0	0	0	0
Discrimination	1	1	0	0	2
Employee	0	0	1	1	2
Legal	0	0	0	0	0
Maintenance	1	2	0	0	3
Neighbors	0	1	0	0	1
Other/Unknown	0	0	1	1	2
Pest	0	0	0	0	0
Rent/Utility	1	1	0	0	2
Safety/Security	4	1	0	1	6
TOTAL	**7**	**6**	**2**	**3**	**18**



* For the purpose of accurate reporting, duplicate records (those submitted by the same individual, regarding the same concern) are consolidated into a single complaint record. Please note that in May 2026, OHA received an abnormally high number of duplicate complaints (32) from a single complainant.

Memorandum

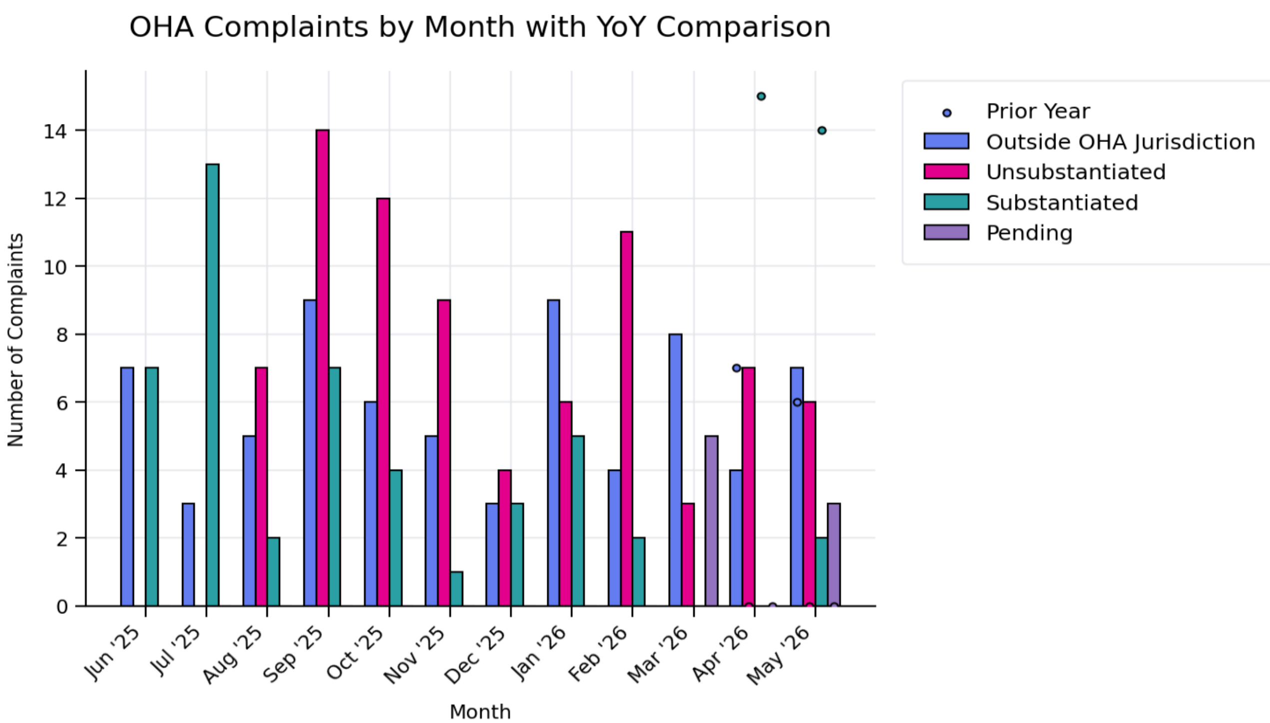
To: OHA Board of Commissioners

Date: June 4, 2026

Re: Complaint Report – May 2026

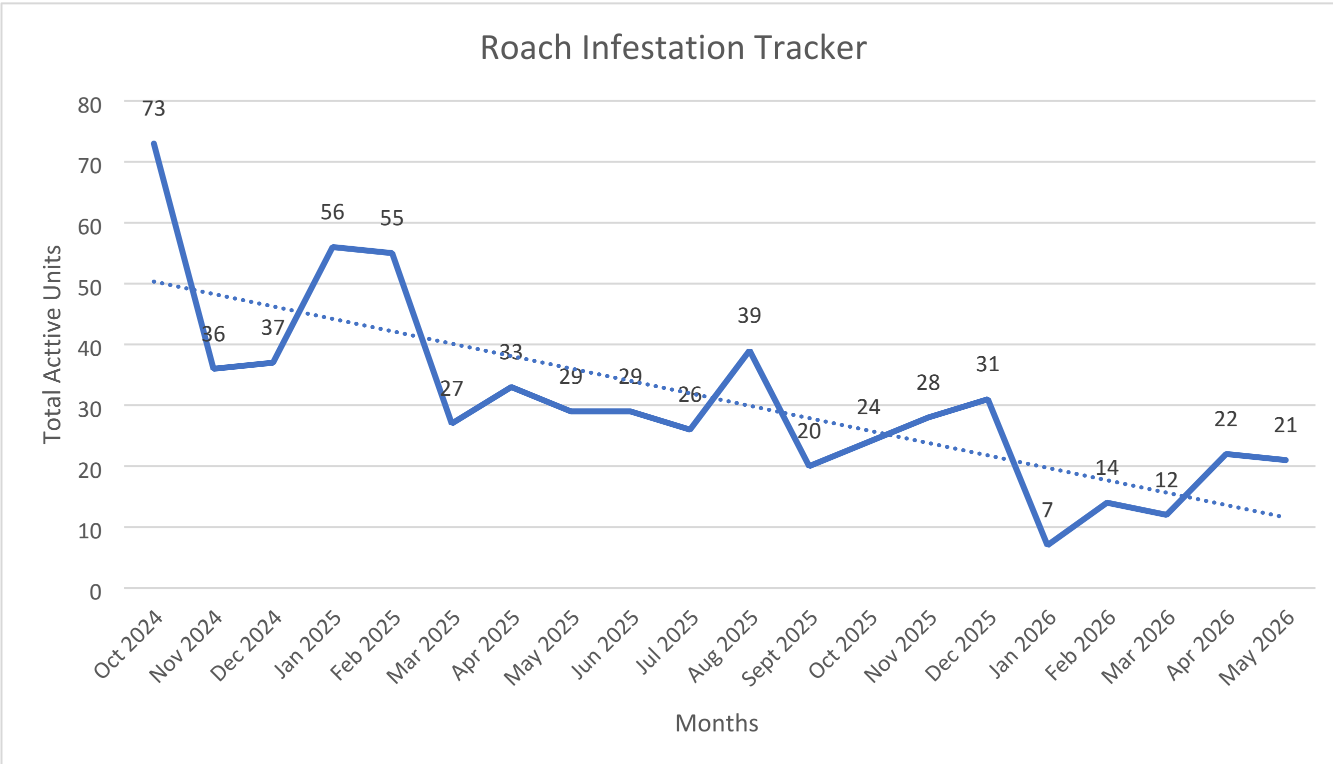
Reporting Period	2026
Total Complaints Received this Period	90
Number of Complaints Substantiated	9 (10%)
Average Resolution Time	4.4 Days

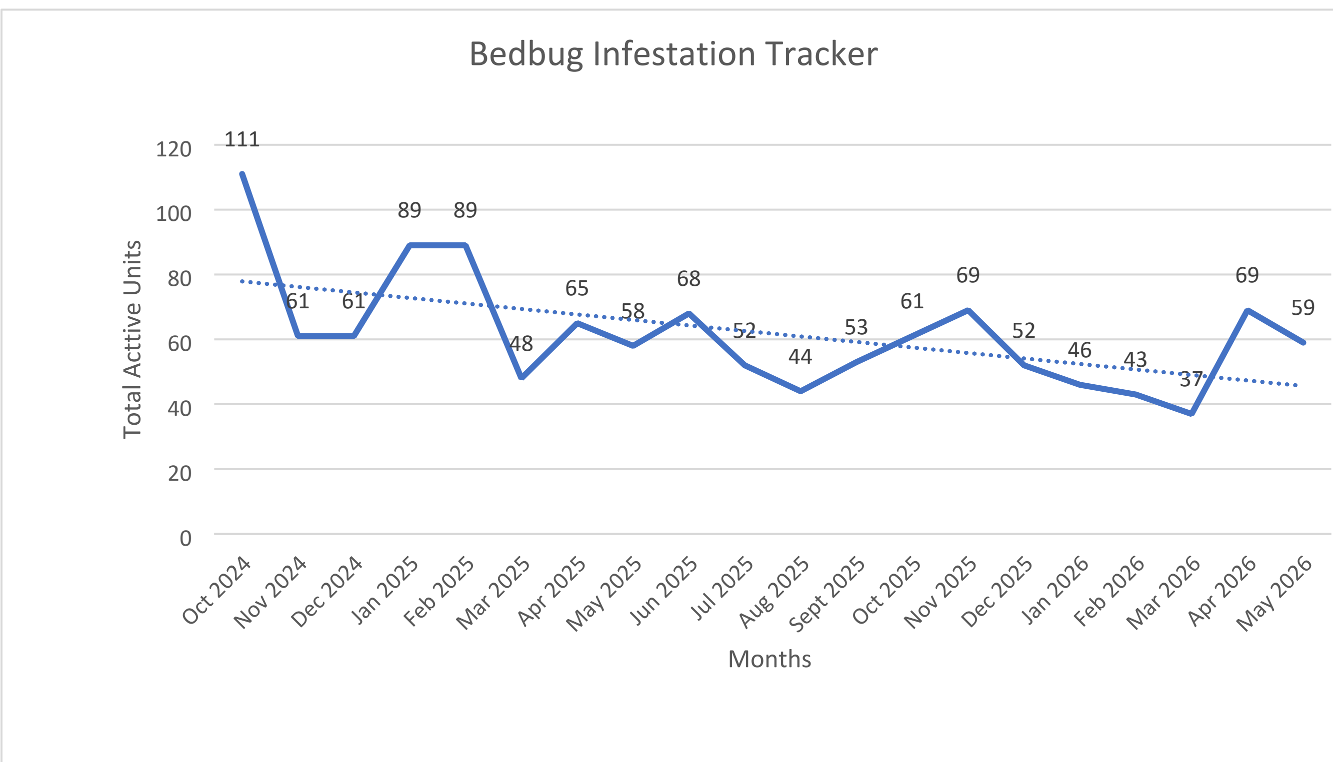
Complaint Type	Outside OHA Jurisdiction	Unsubstantiated	Substantiated	Pending	TOTAL
Annual Review	0	0	1	0	1
Discrimination	3	3	0	0	6
Employee	0	4	1	1	6
Legal	1	1	0	0	2
Maintenance	8	5	0	0	13
Neighbors	1	9	4	0	14
Other/Unknown	8	6	0	1	15
Pest	3	2	2	0	7
Rent/Utility	6	6	1	0	13
Safety/Security	7	5	0	1	13
TOTAL	**37**	**41**	**9**	**3**	**90**



Pest Control Report - May 2026

OHA Towers - Total Units 1263





5. CONSENT AGENDA ITEMS FOR CONSIDERATION

5.1. Minutes of Previous Regular Board Meeting (May 7, 2026)

OMAHA HOUSING AUTHORITY
BOARD OF COMMISSIONERS REGULAR MEETING MINUTES
Omaha Housing Authority | 1823 Harney Street | Omaha NE 68102
May 7, 2026 | 8:30 a.m.

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

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

CALL TO ORDER:

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:

Christine Johnson
Anna Caro
Abdi Hussein
Keenya Barnes-Heyward
Joel Dougherty, Vice Chair
Tony Veland

Commissioners Absent:

David Levy, Chair
Jennifer Taylor

3. **PUBLIC COMMENTS:**

Vice Chair Dougherty questioned if there were any public comments. No public comments were received.

REPORT OF THE CHIEF EXECUTIVE OFFICER:

Ms. Balk presented the CEO report, noting that the Pest Report was uploaded to the portal.

REPOSITIONING UPDATE:

Ms. Balk and Ms. Kayode presented the Repositioning Update. Due to funding restrictions and regulatory pressures, public housing authorities across the United States are repositioning public housing properties to a voucher-based program. The voucher structure permits greater autonomy in operating, which reduces operating costs. The voucher is also a more stable income source as it is contract based and not contingent upon appropriations from US Congress. Ms. Balk discussed the choice neighborhoods grants received both in north and south Omaha. Photos were shared of properties and amenities. Ms. Kayode discussed efforts to move public housing tower properties under the Section 8 program, a process known as RAD (Rental Assistance Demonstration). This provides flexibility to renovate properties outside the traditional public housing funding streams.

CONSENT AGENDA ITEMS FOR CONSIDERATION:

4. **Minutes of Minutes of Previous Regular Board Meeting (April 2, 2026)**
5. **Resolution 2026-22 Custodial Contract**
6. **Resolution 2026-23 Jackson Tower Plumbing Stack, Contract Renewal**
7. **Resolution 2026-24 Plumbing Services Contract**
8. **Resolution 2026-25 Flooring Services Contract**
9. **Resolution 2026-26 Inspection Services, Contract Renewal & Increase**
10. **Resolution 2026-27 Scattered Site Window Replacement Contract**
11. **Resolution 2026-28 Electrical Services Contract**
12. **Resolution 2026-29 Alamo Exterior Contract**

Vice Chair Dougherty questioned if any items needed removed from the consent agenda to be considered separately. Commissioner Barnes-Heyward requested that Resolution 22 (Custodial) and 25 (Flooring) be removed for further discussion.

MOTION by Commissioner Johnson, seconded by Commissioner Veland, to approve the Consent Agenda, except Resolutions 2026-22 and 2026-25.

Motion passed. Aye-6, Nay-0

Commissioner Caro – Aye
Commissioner Hussein – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Johnson – Aye

Discussion ensued regarding the custodial contract recommendation. Mr. Karl explained that OHA currently outsources most routine common area cleaning for its public housing properties and Central Office. In keeping with its mission, and for practical operational reasons, OHA prefers to have custodial work divided among multiple, smaller firms. Commissioner Veland asked about OHA's efforts to award business to minority owned and women owned businesses. Mr. Karl answered that he will prepare a report for the board regarding this for next month.

MOTION by Commissioner Johnson, seconded by Commissioner Veland, to approve Resolution 2026-22 Custodial Contract

Motion passed. Aye-5, Nay-1

Commissioner Caro – Aye
Commissioner Hussein – Aye
Commissioner Barnes-Heyward – Nay
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Johnson – Aye

Discussion ensued regarding the flooring contract recommendation. Mr. Karl explained this contract is for flooring replacement, primarily in connection with unit modernization activities. This will be in indefinite delivery, indefinite quantity (IDIQ) contract that will establish a pool of available flooring vendors. Flooring projects will be awarded by purchase order based on vendor pricing, availability, and other factors.

MOTION by Commissioner Johnson, seconded by Commissioner Veland, to approve Resolution 2026-25 Flooring Services Contract

Motion passed. Aye-5, Nay-1

Commissioner Caro – Aye
Commissioner Hussein – Aye
Commissioner Barnes-Heyward – Nay
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Johnson – Aye

ADDITIONAL ITEMS FOR CONSIDERATION:

13. Resolution 2026-30 Yardi, Contract Renewal

Ms. Mahnke explained this resolution is for renewal of the contract for an additional 12 month period. The amount will be increased by $425,000 to support additional services.

MOTION by Commissioner Veland, seconded by Commissioner Caro, to approve Resolution 2026-30 Yardi, Contract Renewal

Motion passed. Aye-5, Nay-1

Commissioner Caro – Aye
Commissioner Hussein – Aye
Commissioner Barnes-Heyward – Nay
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Johnson – Aye

14. Resolution 2026-31 HUD Section 18 Application Resolution Update

This resolution clarifies consultation with residents was held virtually via zoom and authorizes staff to submit Section 18 disposition applications and supplemental materials to HUD for disposition of scattered site units.

MOTION by Commissioner Johnson, seconded by Commissioner Caro, to approve Resolution 2026-31 HUD Section 18 Application Resolution Update

Motion passed. Aye-6, Nay-0

Commissioner Caro – Aye
Commissioner Hussein – Aye

Commissioner Barnes-Heyward – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Johnson – Aye

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**

NEW BUSINESS:
There was no new business.

Vice Chair Dougherty questioned if there was a need for executive session.

EXECUTIVE SESSION:
No need for executive session.

ADJOURNMENT:

MOTION by Commissioner Johnson seconded by Commissioner Veland to adjourn the meeting at 9:15a.m.
Motion passed. Aye-6, Nay-0
Commissioner Caro – Aye
Commissioner Hussein – Aye
Commissioner Barnes-Heyward – Aye
Commissioner Dougherty – Aye
Commissioner Veland – Aye
Commissioner Johnson – Aye

5.2. Resolution 2026-32 Independent Entity contract renewal

Memorandum

To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: June 4th, 2026
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 25-ENTITY-NR (Rent Determination) with contractors: CVR Associates, Inc.

- Extension of contract term by 12 months
- Increase in the contract amount by $25,000

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	$25,000	$25,000	4	6/6/26

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 1	$25,000	$50,000	3	6/5/2027

PROJECT COST:

Company Name	Expended as of 5/26/2026
CVR Associates, Inc.	$7,488

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Property funds

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 - 32
RENEWAL OF CONTRACT FOR RAD PROGRAM SERVICES

WHEREAS, the Housing Authority of the City of Omaha ("OHA") currently has a contract with CVR Associates, Inc. to provide Rental Assistance Demonstration (RAD) program services;

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

WHEREAS, the current contract will expire in June 2026, and staff recommend renewal of the contract for an additional one-year term;

WHEREAS, the previous cumulative amount of the contract was $25,000, and staff recommend increasing the funding by an additional $25,000, for a total cumulative contract amount of $50,000; and

WHEREAS, OHA staff recommends that the Board of Commissioners approve a one-year renewal of the contract with CVR Associates, Inc., with an increase in the contract amount of $50,000, to provide RAD program services;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with CVR Associates, Inc., with an increase in the contract amount of $50,000, to provide RAD program services.

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 4, 2026.

Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.3. Resolution 2026-33 Bond Counsel contract renewal

Memorandum

To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: June 4th, 2026
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

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

- Extension of contract term by 12 months

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	$100,000	$100,000	4	7/5/2023
Renewal 1	$0	$100,000	3	7/5/2024
Renewal 2	$0	$100,000	2	7/5/2025
Renewal 3	$0	$100,000	1	7/5/2026

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 4	$0	$100,000	0	7/5/2027

PROJECT COST:

Company Name	Expended as of 05/22/2026
Gilmore & Bell P.C	$0

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Contractor fee built into bond transaction; OHA does not pay vendor directly

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 – 33
RENEWAL OF CONTRACT FOR LEGAL SERVICES: BOND COUNSEL

WHEREAS, the Housing Authority of the City of Omaha (OHA) currently has a contract with Gilmore & Bell, P.C. to provide legal services and to represent OHA in the issuance of bonds for affordable housing development;

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

WHEREAS, the current contract will expire in July 2026, and staff recommends renewal of the contract for an additional one-year term; and

WHEREAS, the previous cumulative amount of the contract was $100,000, and OHA staff recommends no increase in the funding, for a total cumulative contract amount of $100,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with Gilmore & Bell, P.C., to provide legal services and to represent OHA in the issuance of bonds for affordable housing development with no increase in the contract amount of $100,000;

NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with Gilmore & Bell, P.C., to provide legal services and to represent OHA in the issuance of bonds for affordable housing development with no increase in the contract amount of $100,000.

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David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 4, 2026.

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Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.4. Resolution 2026-34 Insurance Brokerage contract renewal

Memorandum

To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: June 4th, 2026
Re: Recommendation for Contract Renewal and Increase

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 25-INSURE-40 (Insurance Broker) with contractor: Alliant Insurance Services.

- Extension of contract term by 12 months
- Increase of the contract amount by $530,000

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	$65,000	$65,000	4	6/30/2026

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 1	$530,000	$595,000	3	6/30/2027

PROJECT COST:

Company Name	Expended as of 5/26/2026
Alliant Insurance Services	$263,880*

**In the initial term, the contract amount was low because we expected to pay insurance carriers directly, and make no payments to Alliant. In fact, for some kinds of coverage, Alliant has acted as an intermediary for payments to carriers. While Alliant did not keep any of these funds, this amendment modifies the contract amount to normalize this payment situation. OHA's insurance premium costs have not changed.*

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: OHA Operating Budget

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 – 34
RENEWAL OF CONTRACT FOR PROPERTY & CASUALTY INSURANCE BROKERAGE

WHEREAS, the Omaha Housing Authority (OHA) currently has a contract with Alliant, Inc. to provide property and casualty insurance brokerage services;

WHEREAS, OHA's contract with Alliant, Inc. was procured in 2025 for a one-year term with the option to renew for four additional one-year terms;

WHEREAS, the current contract will expire in June 2026, and staff recommends renewal of the contract for an additional one-year term;

WHEREAS, the previous cumulative amount of the contract was $65,000, and OHA staff recommends increasing the funding by an additional $530,000, for a total cumulative contract amount of $595,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with Alliant, Inc. to provide property and casualty insurance brokerage services with an increase in the contract amount of $530,000;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with Alliant, Inc. to provide property and casualty insurance brokerage services with an increase in the contract amount of $530,000.

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David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 4, 2026.

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Joanie Balk, Secretary

5.5. Resolution 2026-35 Employee Benefits Services contract renewal

Memorandum

To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: June 4th, 2026
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

OHA staff recommends the OHA Board of Commissioners approve the following actions regarding contract 25-BENEFITS-39 (Employee Insurance Benefits Broker) with contractor: INSPRO-Marsh McLennan

- Extension of contract term by 12 months

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	$65,000	$65,000	4	6/30/2026

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 1	$0	$65,000	3	6/30/2027

PROJECT COST:

Company Name	Expended as of 5/26/2026
INSPRO-Marsh McLennan	$0

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. 2026 – 35
RENEWAL OF CONTRACT FOR EMPLOYEE BENEFITS INSURANCE BROKERAGE

WHEREAS, the Omaha Housing Authority (OHA) currently has a contract with INSPRO-Marsh McLennan, to provide employee benefits insurance brokerage services;

WHEREAS, OHA's contract with INSPRO-Marsh McLennan was procured in 2025 for a one-year term with the option to renew for four additional one-year terms;

WHEREAS, the current contract will expire in June 2026, and staff recommends renewal of the contract for an additional one-year term;

WHEREAS, the previous cumulative amount of the contract was $65,000, and OHA staff recommends no increase in the funding, for a total cumulative contract amount of $65,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with INSPRO-Marsh McLennan, to provide employee benefits insurance brokerage services with no increase in the contract amount of $65,000;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with INSPRO-Marsh McLennan, to provide employee benefits insurance brokerage services with no increase in the contract amount of $65,000.

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David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 4, 2026.

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Joanie Balk, Secretary

5.6. Resolution 2026-36 Generator Maintenance contract renewal

Memorandum

To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: June 4th, 2026
Re: Recommendation for Contract Renewal and Increase

RECOMMENDED ACTION:
OHA staff recommends the OHA Board of Commissioners approve the following action regarding contract 23-GENERATOR-39 (generator maintenance and repair) with Interstate Power Systems, Inc.:

- Extension of the contract term for an additional 12 months
- Increase of the contract amount by $50,000

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals available	Expiration Date
Initial Term	$40,000	$40,000	4	06/25/2024
Renewal 1	$40,000	$80,000	3	06/25/2025
Renewal 2	$50,000	$130,000	2	06/25/2026

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals available	Expiration Date
Renewal 3	$50,000	$180,000	1	06/25/2027

PROJECT COST:

Company Name	Expended as of 05/22/2026
Interstate Power Systems, Inc.	$116,080

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: Property operating funds

SPONSOR(S): Charles Karl, Capital Improvements Director
Sarah Notthorn, Director of Property Management

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 – 36
RENEWAL AND INCREASE OF CONTRACT FOR GENERATOR MAINTENANCE AND REPAIRS

WHEREAS, the Omaha Housing Authority (OHA) currently has a contract with Interstate Power Systems, Inc. to provide generator maintenance and repairs;

WHEREAS, OHA's contract with Interstate Power Systems, Inc. was procured in 2023 for a one-year term with the option to renew for four additional one-year terms;

WHEREAS, the current contract will expire in June 2026, and staff recommends renewal of the contract for an additional one-year term;

WHEREAS, the previous cumulative amount of the contract was $130,000, and OHA staff recommends increasing the funding by an additional $50,000, for a total cumulative contract amount of $180,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with Interstate Power Systems, Inc. to provide generator maintenance and repairs with an increase in the contract amount of $50,000;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with Interstate Power Systems, Inc. to provide generator maintenance and repairs with an increase in the contract amount of $50,000.

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David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 4, 2026.

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Joanie Balk, Secretary

5.7. Resolution 2026-37 Security Services, Signal, Contract Renewal

Memorandum

To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: June 4th, 2026
Re: Recommendation for Contract Renewal and Increase

RECOMMENDED ACTION:
OHA staff recommends the OHA Board of Commissioners approve the following action regarding contract 23-SECURITY-84 (security services) with contractor: Signal of Omaha

- Extension of the contract term for an additional 12 months
- Increase of the contract amount by $500,000

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals available	Expiration Date
Initial Term	$150,000	$150,000	4	08/20/2024
Renewal 1	$150,000	$300,000	3	08/20/2025
Renewal 2	$650,000	$950,000	2	7/10/2026

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals available	Expiration Date
Renewal	$500,000	$1,450,000	1	07/10/2027

PROJECT COST:

Company Name	Expended as of 5/21/2026
As Signal of Omaha	$757,000
As Guardian Elite, LLC	$310,000

METHOD OF PROCUREMENT: Renewal

SOURCE OF FUNDS: Generally, property operating funds;
Capital grants if project-related

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 - 37
RENEWAL AND INCREASE OF CONTRACT FOR SECURITY SERVICES

WHEREAS, the Housing Authority of the City of Omaha ("OHA") currently has a contract with Signal of Omaha to provide security services at OHA locations;

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

WHEREAS, the current contract will expire in July 2026, and staff recommends renewal of the contract for an additional one-year term;

WHEREAS, the previous cumulative amount of the contract was $950,000, and OHA staff recommends increasing the funding by an additional $500,000, for a total cumulative contract amount of $1,450,000; and

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with Signal of Omaha to provide security services, with an increase in the contract amount of $500,000;

NOW, THEREFORE, BE IT RESOLVED the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a one-year renewal of the contract with Signal of Omaha to provide security services, with an increase in the amount of $500,000.

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David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 4, 2026.

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Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.8. Resolution 2026-38 Security Services, Guardian, Contract

Memorandum

To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: June 4th, 2026
Re: Recommendation for Contract – Security and Surveillance Services

RECOMMENDED ACTION:
OHA staff recommends the OHA Board of Commissioners approve a contract for $400,000 with Guardian Elite, LLC for security and surveillance services at OHA properties. This contract will be for an initial term of 12 months, with the option to renew for an additional 12 months with Board of Commissioner approval.

EXPLANATION
In August 2023, the Board of Commissioners approved a contract with Signal of Omaha (23-SECURITY-84) to provide security patrol, dispatch, and surveillance services at OHA properties. The surveillance element of these services, which consists of 24-hour live monitoring, has been provided by an affiliate of Signal of Omaha, Guardian Elite, LLC under the 23-SECURITY-84 contract. Procurement staff recommend that OHA execute a separate contract with Guardian Elite, LLC to better ensure compliance with applicable regulations and to clarify the relationships between OHA, Signal of Omaha, and Guardian Elite, LLC. The scope of security services currently being provided will remain unchanged; the additional contract will better authorize OHA to pay both Signal and Guardian as separate vendors.

METHOD OF PROCUREMENT
Guardian LLC is an affiliate of Signal of Omaha, which was selected for contract award by competitive solicitation (RFP 230522) in June 2023. That solicitation is also the basis for this proposed additional contract.

SOURCE OF FUNDS:	Generally, property operating funds; Capital grants if project-related
SPONSOR(S):	Charles Karl, Capital Improvements Director Shannon Mahnke, Chief Operating Officer
RECOMMENDED BY:	Joanie Balk, CEO

RESOLUTION NO. 2026 – 38
CONTRACT FOR SECURITY AND SURVEILLANCE SERVICES

WHEREAS, the Housing Authority of the City of Omaha (OHA) requires contracted services for security and surveillance services for OHA properties;

WHEREAS, OHA conducted a public procurement process in accord with HUD regulations and OHA policies, issuing a Request for Proposals in June 2023;

WHEREAS, OHA received four proposals, and the proposal submitted by an affiliate of Signal of Omaha, Guardian Elite, LLC, received the strongest evaluation according to the published criteria; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve a contract with Guardian Elite, LLC, in an amount not to exceed $400,000, to provide security and surveillance services for OHA properties;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners of the Housing Authority of the City of Omaha hereby approves a contract with Guardian Elite, LLC in an amount not to exceed $400,000, to provide security and surveillance services for OHA properties.

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David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 4, 2026.

____
Joanie Balk, Secretary

5.9. Resolution 2026-39 Residential Real Estate Services contract renewal

Memorandum

To: The OHA Board of Commissioners
From: Charles Karl, Capital Improvements Director
Date: June 4th, 2026
Re: Recommendation for Contract Renewal

RECOMMENDED ACTION:

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

- Extension of contract term by 12 months

PREVIOUS ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Initial Term	% sales	% sales	4	6/14/2024
Renewal 1	% sales	% sales	3	6/14/2025
Renewal 2	% sales	% sales	2	6/14/2026

PROPOSED ACTION:

Action	Amount	Cumulative Amount	Renewals Available	Expiration Date
Renewal 3	% sales	% sales	1	6/14/2027

PROJECT COST:

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

PROCUREMENT METHOD: Renewal

SOURCE OF FUNDS: Property operating budgets, Capital Funds grants

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

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 – 39
RENEWAL OF CONTRACT FOR RESIDENTIAL REAL ESTATE AGENT

WHEREAS, the Housing Authority of the City of Omaha (OHA) currently has a contract with Jessica Dembinski, Realtor for Berkshire Hathaway HomeServices Ambassador Real Estate, to provide residential real estate services;

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

WHEREAS, the current contract will expire in June 2026, and staff recommends renewal of the contract for an additional one-year term;

WHEREAS, the previous contract established a commission rate of 4.8% per property sale, and OHA staff recommends no increase in the funding, for a contract commission rarte of 4.8% per property sale;

WHEREAS, OHA staff recommends that the OHA Board of Commissioners approve a one-year renewal of the contract with Jessica Dembinski, Realtor for Berkshire Hathaway HomeServices Ambassador Real Estate, to provide residential real estate services with no increase in the contract commission rate of 4.8% per property sale;

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 Jessica Dembinski, Realtor for Berkshire Hathaway HomeServices Ambassador Real Estate, to provide residential real estate services with no increase in the contract commission rate of 4.8% per property sale.

____
David Levy, Chairman
OHA Board of Commissioners

ATTEST
I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 4, 2026.

____
Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.10. Resolution 2026-40 Anti-Harassment & Anti-Discrimination Policy

Omaha Housing Authority
Anti-Harassment & Anti-Discrimination Policy

Purpose: The Omaha Housing Authority (OHA) is committed to maintaining a workplace culture grounded in civility, professionalism, dignity, and respect. This policy affirms that harassment, discrimination, and related misconduct are inconsistent with OHA's values and will not be tolerated. It establishes expectations for conduct, outlines prohibited behavior and sets forth reporting options and supervisory responsibilities.

Scope: This policy applies to all OHA employees (full-time, part-time, temporary, and introductory), applicants, interns, and volunteers. It also applies to conduct by or against third parties who interact with OHA in any capacity, including residents, customers, vendors, contractors, and visitors. The policy covers conduct that occurs:

- At OHA worksites or properties
- During work-related activities or events (on or off site)
- In any context connected to employment, including virtual/remote settings and electronic communications.

Policy:

1. Statement of Non-Tolerance: Any conduct that has the purpose or effect of mistreating, bullying, taunting, intimidating, ridiculing, denigrating, or embarrassing another individual is unacceptable and prohibited. Harassment of any kind—whether occurring in the workplace, during work-related activities, or in any context connected to employment—is strictly prohibited and may result in disciplinary action, up to and including termination of employment.
2. Protected Characteristics: Prohibited harassment includes sexual harassment and harassment based on any protected characteristic, including but not limited to: race, color, religion, national origin, ancestry, ethnicity, pregnancy, age, disability, sexual orientation, gender identity or expression, marital status, military or veteran status, genetic information, or any other characteristic protected by law.
3. Why This Policy Matters: OHA prohibits harassment not merely as a matter of legal compliance but because such behavior is fundamentally inconsistent with human dignity and professional conduct. Harassment harms individuals (e.g., creating hostile environments and impacting well-being and performance) and undermines OHA's mission (e.g., reducing productivity, lowering morale, increasing turnover, and damaging public trust).
4. Definitions:
    a. Harassment (General): Unwelcome conduct that has the purpose or effect of mistreating, bullying, taunting, intimidating, ridiculing, denigrating, or embarrassing an individual based on a personal trait or characteristic. Harassment includes conduct that diminishes a person's worth by focusing on personal characteristics rather than job performance, abilities, or contributions to OHA's mission.
        i. Examples of Prohibited Harassment (non-exhaustive): Racial slurs, derogatory comments, offensive jokes, age-related remarks, religious mockery, cultural stereotypes, or any conduct that creates an intimidating, hostile, or offensive working environment based on a protected characteristic.
    b. Sexual Harassment: Unwelcome sexual advances, requests for sexual favors, and other verbal or physical conduct of a sexual nature constitute sexual harassment when:
        i. submission to such conduct is made either explicitly or implicitly a term or condition of employment;

    ii. submission to or rejection of such conduct is used as the basis for employment decisions; or
    iii. such conduct has the purpose or effect of unreasonably interfering with work performance or creating an intimidating, hostile, or offensive working environment.
    iv. Examples of Sexual Harassment (non-exhaustive):
        1. Unwelcome sexual contact, advances, or pressure for sexual activity, whether explicit or implied
        2. Repeated sexual comments, jokes, innuendos, gestures, or propositions
        3. Displaying or distributing sexually suggestive materials in the workplace
        4. Threats or insinuations that employment benefits or decisions depend on submission to sexual conduct, or promises of favorable treatment in exchange for such conduct
  c. Reasonable Person Standard: Whether conduct is considered offensive is evaluated from the perspective of a reasonable person in the position of the individual experiencing the behavior. A lack of objection, participation, or apparent acquiescence does not make the conduct acceptable. Intent is not controlling, impact matters.
  d. Broader-than-Law Standard: OHA's policy is intentionally broader than minimum legal standards; harassing conduct is prohibited even if it does not rise to unlawful harassment under applicable law.

5. <u>Reporting Harassment:</u>
  a. How to Report: Employees are not required to confront the alleged harasser before making a report. Any employee who believes they have experienced or witnessed harassment by a supervisor, coworker, resident, vendor, or any other individual interacting with OHA will report the conduct as soon as possible to:
    i. Human Resources, or
    ii. The Chief Operating Officer, or
    iii. The Chief Executive Officer
  b. Investigation: All reports will be promptly, thoroughly, and impartially investigated. Information will be shared only on a need-to-know basis, consistent with conducting a fair investigation and taking appropriate corrective action.

6. <u>Whistleblower/Confidential Reporting Option:</u> If an employee is uncomfortable reporting through supervisory or standard channels—or believes the concern involves senior leadership—OHA provides a confidential whistleblower reporting option. Employees may report harassment, discrimination, retaliation, or other workplace misconduct without fear of retaliation. Reports may be made confidentially and, where permitted by law and available systems, anonymously.
  a. Accessing the Whistleblower Option:
    i. Anonymous Reporting Hotline: 833-950-4508 (Confidential; anonymity maintained to the extent permitted by law)
    ii. Online Reporting: www.lighthouse-services.com/ohauthority
  b. All whistleblower reports will be reviewed promptly and handled with discretion. OHA strictly prohibits retaliation against any employee who, in good faith, submits a report or participates in an investigation through the whistleblower process.

7. <u>Supervisor Responsibilities</u>: Supervisors play a critical role in maintaining a workplace free from harassment, discrimination, and retaliation. In addition to complying with this policy,

individuals with supervisory authority are expected to actively model appropriate behavior and promptly address concerns. Supervisors are responsible for:

a. Setting the tone: Lead by example and promote a workplace culture grounded in respect, professionalism, and accountability.
b. Preventing harassment: Take reasonable steps to prevent harassing behavior, including monitoring workplace conduct and addressing inappropriate behavior immediately, even if a formal complaint has not been made.
c. Responding to concerns: Take all complaints, reports, or observations of harassment seriously, regardless of whether the report is made formally or informally.
d. Reporting promptly: Immediately notify Human Resources, the Chief Operating Officer, or the Chief Executive Officer upon becoming aware of any alleged harassment, discrimination, or retaliation. Supervisors will not attempt to investigate or resolve such matters on their own.
e. Protecting against retaliation: Ensure that no employee who raises a concern or participates in an investigation is subjected to retaliation or adverse treatment.
f. Maintaining confidentiality: Share information related to harassment reports only with those who have a legitimate need to know, consistent with the investigation process.
g. Cooperating fully: Participate in investigations honestly and completely and implement any corrective or preventive measures directed by Human Resources or executive leadership.
h. Supporting corrective action: Enforce disciplinary decisions and corrective actions consistently and without bias.

8. Failure to fulfill these responsibilities: Failure by a supervisor to meet these responsibilities—including failure to report known or suspected harassment—constitutes a serious policy violation and may result in disciplinary action, up to and including termination of employment.
9. Prohibition on Retaliation: Retaliation against any employee who, in good faith, reports harassment or participates in an investigation is strictly prohibited. Any form of retaliation—direct or indirect—will result in disciplinary action, up to and including termination of employment.
10. Shared Responsibility: It's On Us: Harassment does not stop on its own. Preventing it requires the commitment of every employee. OHA empowers and encourages employees to protect our workplace culture and to be part of the solution. Employees who witness inappropriate conduct are encouraged to speak up—politely but firmly—and to report concerns when necessary. Silence and inaction allow harassment to persist. If you see something, say something. Everyone has a role in maintaining a respectful, safe, and professional workplace.

Violations and Disciplinary Action: 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.

Last Revision Date: January 27, 2026
Reviewed by Senior Staff: May 19, 2026
Review by AFSCME: YES / NO If Yes, date provided:
Effective Date:
Board Approval Date:
Policy Owner: COO/HR
Review Cycle: Annual

Memorandum

To: OHA Board of Commissioners

From: Shannon Mahnke, COO

Date: June 4, 2026

Re: Anti-Harassment & Anti-Discrimination Policy

RECOMMENDATION:
Staff of the Housing Authority of the City of Omaha (hereinafter "OHA") recommends that the Board of Commissioners approve OHA's Anti-Harassment & Anti-Discrimination Policy for agency use. This policy will apply to all employees and establish clear expectations for maintaining a respectful, inclusive, and professional workplace free from harassment, discrimination, and retaliation.

EXPLANATION:
OHA is committed to fostering a workplace culture grounded in civility, professionalism, dignity, and respect. Without a comprehensive and clearly communicated policy, there is increased risk of workplace misconduct, legal liability, decreased morale, and harm to employees and the community we serve.

The proposed policy outlines prohibited conduct, including harassment based on protected characteristics and sexual harassment, and establishes clear reporting pathways, investigative procedures, and accountability standards. It also emphasizes a zero-tolerance approach and reinforces that all employees share responsibility for maintaining a safe and respectful work environment.

POLICY OVERVIEW:
The policy applies to all employees, applicants, interns, volunteers, and third parties interacting with OHA and includes the following key components:

1. Statement of Non-Tolerance: Prohibits all forms of harassment, discrimination, and retaliation
2. Protected Characteristics: Includes, but is not limited to, race, color, religion, national origin, age, disability, sex, sexual orientation, gender identity, and other legally protected statuses
3. Definitions and Examples: Defines harassment and sexual harassment and provides practical examples
4. Reporting: Multiple reporting avenues including HR, COO, CEO, and confidential whistleblower hotline
5. Supervisor Responsibilities: Requires supervisors to model appropriate behavior, respond to concerns, and ensure compliance
6. Shared Responsibility: Reinforces that maintaining workplace culture is a collective effort

SUMMARY:
The Housing Authority of the City of Omaha Staff recommends that the Board of Commissioners approve the Anti-Harassment & Anti-Discrimination Policy to reinforce OHA's commitment to a respectful, inclusive, and professional workplace while reducing risk and ensuring accountability across the organization.

SPONSORS: Shannon Mahnke, Chief Operating Officer

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 - 40
ANTI-HARASSMENT AND ANTI-DISCRIMINATION POLICY

WHEREAS, the Omaha Housing Authority (OHA) seeks to implement an Anti-Harassment and Anti-Discrimination Policy that will apply to all employees and establish clear expectations for maintaining a respectful, inclusive, and professional workplace free from harassment, discrimination, and retaliation;

WHEREAS, OHA needs a formal policy to reinforce OHA's commitment to a respectful, inclusive, and professional workplace while reducing risk and ensuring accountability across the organization; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve the Anti-Harassment and Anti-Discrimination Policy;

NOW, THEREFORE, BE IT RESOLVED THAT, the OHA Board of Commissioners approves the Anti-Harassment and Anti-Discrimination Policy.

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David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 4, 2026.

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Joanie Balk, Secretary

5.11. Resolution 2026-41 Employee Disciplinary Acknowledgment Policy

Memorandum

To: OHA Board of Commissioners

From: Shannon Mahnke, COO

Date: June 4, 2026

Re: Employee Disciplinary Acknowledgement Policy

RECOMMENDATION:
Staff of the Housing Authority of the City of Omaha (hereinafter "OHA") recommends that the Board of Commissioners approve OHA's Employee Disciplinary Acknowledgment Policy for agency use. This policy will apply to all employees and establish clear expectations for acknowledging receipt of disciplinary actions while ensuring consistency and accountability across the organization.

EXPLANATION:
OHA is committed to maintaining consistent and transparent personnel practices. Without a clear policy governing the acknowledgment of disciplinary actions, there is an increased risk of inconsistency in documentation, misunderstandings regarding employee obligations, and challenges in enforcing workplace standards.

The proposed policy clarifies that employee signatures on disciplinary action forms serve only as confirmation of receipt and review; not agreement, and establishes expectations for compliance. It also outlines disciplinary procedures for refusal to sign, reinforcing management's ability to enforce reasonable workplace directives while preserving employees' opportunity to provide a written response.

POLICY OVERVIEW:
The policy applies to all employees and includes the following key components:

1. **Acknowledgment Requirement:** Employees are required to sign disciplinary action forms to confirm receipt and review.
2. **Refusal to Sign:** Refusal does not invalidate the disciplinary action and is considered failure to follow a reasonable directive.
3. **Discipline Procedures for Refusal:**
    - First refusal results in additional discipline and a one-day unpaid suspension.
    - Repeated refusal may result in further discipline, up to and including termination.
4. **Employee Statement Option:** Employees may submit a written statement to be included in their personnel file.
5. **Consistency and Enforcement:** Establishes standardized handling of disciplinary acknowledgments across the organization.

SUMMARY:
The Housing Authority of the City of Omaha Staff recommends that the Board of Commissioners approve the Employee Disciplinary Acknowledgment Policy to ensure consistent documentation of disciplinary actions, reinforce accountability, and support fair and transparent personnel practices across the organization.

SPONSORS: Shannon Mahnke, Chief Operating Officer

RECOMMENDED BY: Joanie Balk, CEO

Omaha Housing Authority
Employee Disciplinary Acknowledgment Policy

Purpose: To ensure consistent handling of employee acknowledgment of disciplinary action forms. The signature on the disciplinary action form serves as confirmation that the employee has received and reviewed the document. The signature does not indicate agreement with the disciplinary action, findings, or conclusions.

Scope: This policy applies to all employees of the organization.

Policy Statement: Employees are required to sign disciplinary action forms to acknowledge receipt and review. An employee's refusal to sign a disciplinary action form does not invalidate the disciplinary action.
Refusal to sign a disciplinary action form is considered
failure to follow a reasonable workplace directive.

Consequences of Refusal to Sign
First Refusal

- Employee will receive a separate disciplinary action for failure to follow policy and supervisory instruction.
- Employee will be suspended for one (1) workday without pay.

Second Refusal

- Employee may be subject to further disciplinary action, up to and including termination of employment, for repeated failure to follow company policy and reasonable directives.

Employee Statement
Employees may submit a written statement on the disciplinary form, detailing their thoughts regarding the disciplinary action. This statement will be included in their personnel file but does not replace the required acknowledgement signature.

Violations and Disciplinary Action
Policy Violations: Any violation of this policy may result in disciplinary action, up to and including termination of employment.

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

Last Revision Date: May 14, 2026
Reviewed by Senior Staff: May 19, 2026
Review by AFSCME: YES / NO If Yes, date provided:
Effective Date:
Board Approval Date:
Policy Owner: COO/HR
Review Cycle: Annual

RESOLUTION NO. 2026 - 41
EMPLOYEE DISCIPLINARY ACKNOWLEDGEMENT POLICY

WHEREAS, the Omaha Housing Authority (OHA) seeks to implement an Employee Disciplinary Acknowledgment Policy that will apply to all employees and establish clear expectations for acknowledging receipt of disciplinary actions while ensuring consistency and accountability across the organization;

WHEREAS, OHA needs a formal policy to ensure consistent documentation of disciplinary actions, reinforce accountability, and support fair and transparent personnel practices across the organization; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve the Employee Disciplinary Acknowledgment Policy;

NOW, THEREFORE, BE IT RESOLVED THAT, the OHA Board of Commissioners approves the Employee Disciplinary Acknowledgment Policy.

____
David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 4, 2026.

____
Joanie Balk, Secretary

5.12. Resolution 2026-42 Identification Badge Policy

Omaha Housing Authority
Identification Badge Policy

Purpose: To better support the safety and security of employees, residents, visitors, and property across all Omaha Housing Authority (OHA) locations. Identification badges help OHA verify authorized individuals, maintain access control, and promote a professional and secure environment. This policy outlines expectations for issuing, wearing, managing, and returning OHA identification badges.

Scope: This policy applies to:

- All OHA employees (full-time, part-time, temporary, and introductory)
- Contractors, consultants, and vendors working on OHA premises
- Tenants or resident leaders issued OHA identification for authorized purposes
- Any individual granted access to OHA facilities through an OHA-issued identification badge or access card

This policy covers all OHA administrative buildings, residential properties, maintenance facilities, and any other OHA-controlled location.

Policy: All individuals issued an OHA identification badge or access card will wear or carry it visibly while on OHA property and present it upon request.

Badges and access cards remain the property of OHA and should be protected from loss, theft, or unauthorized use. Individuals are responsible for promptly reporting lost, stolen, or damaged badges. Misuse of an identification badge or failure to comply with this policy may result in disciplinary action, loss of access privileges, or removal from OHA property.

Upon separation from employment or conclusion of authorized duties, all badges will be returned to the Human Resources (HR) department or designated OHA representative.

Procedure:

1. OHA Employees
    a. Issuance: Human Resources issues identification (ID) badges to all new and temporary employees on their first day of employment. HR is also responsible for issuing replacement badges.
    b. Loss or Theft: Employees will report lost or stolen badges immediately by emailing hrdept@ohauthority.org. Employees may be charged a replacement fee for lost, damaged, or stolen badges.
    c. Return of Badge: Employees will return their ID badge to HR during the exit process on their final day of employment.

2. Tenants, Contractors, and Vendors
    a. Issuance: To request a new or replacement badge for tenants, contractors, or vendors, complete the ID Badge Request Form and email it to accesscards@ohauthority.org.
    b. Loss or Theft: Lost or stolen badges or access cards will be reported immediately by emailing accesscards@ohauthority.org.

c. Access Requirements: Contractors and vendors will wear their badges while on OHA property and may be denied access if a badge is not displayed or if identity cannot be verified.

3. Security & Access Control
    a. OHA may deactivate badges immediately upon notification of loss, theft, job separation, or misuse.
    b. Signal Security Team, HR, or any employee may request to see an ID badge at any time.
    c. Unauthorized use of another person's badge is strictly prohibited.

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.

Last Revision Date: May 14, 2026
Reviewed by Senior Staff: May 19, 2026
Review by AFSCME: YES / NO If Yes, date provided:
Effective Date:
Board Approval Date:
Policy Owner: COO/HR
Review Cycle: Annual

Memorandum

To: OHA Board of Commissioners

From: Shannon Mahnke, COO

Date: June 4, 2026

Re: Identification Badge Policy

RECOMMENDATION:
Staff of the Housing Authority of the City of Omaha (hereinafter "OHA") recommends that the Board of Commissioners approve OHA's Identification Badge Policy for agency use. This policy will apply to employees and authorized individuals and establish clear expectations for identification, access control, and security across all OHA locations.

EXPLANATION:
OHA is committed to maintaining a safe, secure, and professional environment for employees, residents, and visitors. Without a standardized identification badge policy, there is increased risk of unauthorized access, security vulnerabilities, and challenges in verifying individuals on OHA property.

The proposed policy establishes clear requirements for the issuance, use, and management of identification badges and access cards. It reinforces accountability by requiring individuals to visibly display identification, promptly report lost or stolen badges, and return badges upon separation. The policy also strengthens access control measures and supports OHA's broader safety and security objectives.

POLICY OVERVIEW:
The policy applies to all employees, contractors, vendors, tenants with authorized access, and any individual issued an OHA identification badge or access card and includes the following key components:

1. Badge Requirement: All individuals will wear or carry identification badges visibly and present them upon request while on OHA property.
2. Issuance and Management: Designated departments oversee the issuance and replacement of badges and access cards.
3. Loss or Theft Reporting: Lost, stolen, or damaged badges will be reported immediately, and replacement procedures are established.
4. Access Control and Security: OHA may deactivate badges as needed, and unauthorized use of identification is strictly prohibited.
5. Return of Badges: All identification badges will be returned upon separation from employment or completion of authorized duties

SUMMARY:
The Housing Authority of the City of Omaha Staff recommends that the Board of Commissioners approve the Identification Badge Policy to strengthen access control, enhance organizational security, and promote a safe and professional environment across all OHA locations.

SPONSORS: Shannon Mahnke, Chief Operating Officer

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 - 42
IDENTIFICATION BADGE POLICY

WHEREAS, the Omaha Housing Authority (OHA) seeks to implement an Identification Badge Policy that will apply to employees and authorized individuals and establish clear expectations for identification, access control, and security across all OHA locations;

WHEREAS, OHA needs a formal policy to strengthen access control, enhance organizational security, and promote a safe and professional environment throughout OHA; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve the Identification Badge Policy;

NOW, THEREFORE, BE IT RESOLVED THAT, the OHA Board of Commissioners approves the Identification Badge Policy.

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David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 4, 2026.

____
Joanie Balk, Secretary

5.13. Resolution 2026-43 Organizational Values & Behaviors Policy

Omaha Housing Authority
Organizational Values & Behaviors Policy

Purpose: The purpose of this policy is to affirm the Omaha Housing Authority's (OHA) commitment to fostering, cultivating, and maintaining a workplace culture that values individual differences, fairness, and mutual respect. This policy establishes expectations for conduct, decision-making, and organizational practices that promote a respectful and high-performing environment for all employees.

Scope: This policy applies to all OHA employees, including full-time, part-time, temporary, introductory, and contract personnel, as well as individuals participating in OHA-sponsored programs, training, or events. The principles outlined in this policy inform all employment and workplace practices across the agency.

Policy: OHA recognizes that its employees are its most valuable resource. The varied backgrounds, experiences, perspectives, skills, and talents of OHA's workforce strengthen the organization, support innovation, and enhance OHA's ability to effectively serve residents and the community. OHA is committed to maintaining a workplace culture where employees feel valued, respected, and able to fully contribute to their roles.

OHA encourages a workplace that respects and appreciates a broad range of individual characteristics and experiences, including age, color, disability, ethnicity, family or marital status, gender identity or expression, language, national origin, physical or mental ability, political affiliation, race, religion, sexual orientation, socioeconomic status, veteran status, and any other characteristic protected by law or reflective of individual identity.

While OHA strives to maintain a workforce that reflects the residents and communities it serves, all employment decisions are based on merit. OHA does not set quotas or make decisions based on non–job-related personal characteristics. Hiring, promotion, compensation, discipline, and other employment actions are based on qualifications, performance, skills, and demonstrated achievement.

OHA's commitment to fair treatment and respect in the workplace extends to all employment practices, including but not limited to:

- Recruitment and selection
- Compensation and benefits
- Professional development and training
- Promotions and transfers
- Layoffs and terminations
- Workplace culture and engagement initiatives

OHA promotes a work environment that supports:

- Respectful communication and cooperation among all employees
- Teamwork and participation that values a variety of perspectives
- Work-life balance, including flexible scheduling when operationally feasible
- Community engagement that advances understanding and mutual respect

All employees share responsibility for fostering a respectful workplace. Employees are expected to treat others with dignity, professionalism, and respect at all times, including during work hours, work-related activities, off-site functions, and OHA-sponsored events. Employees are also required to complete any workplace conduct or professional development training assigned by OHA to support these principles.

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.

Last Revision Date: May 14, 2026
Reviewed by Senior Staff: May 19, 2026
Review by AFSCME: YES / NO If Yes, date provided:
Effective Date:
Board Approval Date:
Policy Owner: COO/HR
Review Cycle: Annual

Memorandum

To: OHA Board of Commissioners

From: Shannon Mahnke, COO

Date: June 4, 2026

Re: Organizational Values & Behaviors Policy

RECOMMENDATION:

Staff of the Housing Authority of the City of Omaha (hereinafter "OHA") recommends that the Board of Commissioners approve OHA's Organizational Values & Behaviors Policy for agency use. This policy will apply to all employees and establish clear expectations for workplace conduct, decision-making, and organizational practices that promote a respectful and high-performing work environment.

EXPLANATION:

OHA is committed to fostering a workplace culture grounded in respect, fairness, professionalism, and inclusion. Without a clearly defined framework for organizational values and expected behaviors, there is increased risk of inconsistent practices, reduced employee engagement, and challenges in maintaining a positive and productive work environment.

The proposed policy formalizes OHA's commitment to valuing individual differences while ensuring that all employment decisions are based on merit, performance, and qualifications. It outlines expectations for respectful communication, teamwork, and professional conduct, and reinforces the shared responsibility of all employees in creating a culture that supports both organizational success and employee well-being.

POLICY OVERVIEW:

The policy applies to all employees and individuals participating in OHA programs or activities and includes the following key components:

1. Organizational Values: Promotes a culture of respect, fairness, inclusion, and mutual dignity across the organization.
2. Merit-Based Employment Practices: Ensures all employment decisions are based on qualifications, performance, and demonstrated achievement.
3. Workplace Culture: Recognizes and values diverse backgrounds, perspectives, and experiences that strengthen the organization.
4. Workplace Expectations: Requires professional conduct, respectful communication, teamwork, and accountability in all work-related settings.
5. Employment Practices: Applies to all aspects of employment, including recruitment, compensation, development, promotion, and separation.
6. Shared Responsibility: Emphasizes that all employees are responsible for fostering a respectful and productive workplace culture.

SUMMARY:

he Housing Authority of the City of Omaha Staff recommends that the Board of Commissioners approve the Organizational Values & Behaviors Policy to reinforce OHA's commitment to a respectful, inclusive, and high-performing workplace while ensuring consistency and accountability across all organizational practices.

SPONSORS: Shannon Mahnke, Chief Operating Officer

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 - 43
ORGANIZATIONAL VALUES AND BEHAVIORS POLICY

WHEREAS, the Omaha Housing Authority (OHA) seeks to implement an Organizational Values and Behaviors Policy that will apply to all employees and will establish clear expectations for workplace conduct;

WHEREAS, OHA needs a formal policy to reinforce OHA's commitment to a respectful, inclusive, and high-performing workplace while ensuring consistency and accountability across all organizational practices; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve the Organizational Values and Behaviors Policy;

NOW, THEREFORE, BE IT RESOLVED THAT, the OHA Board of Commissioners approves the Organizational Values and Behaviors Policy.

____
David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 4, 2026.

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Joanie Balk, Secretary

5.14. Resolution 2026-44 Technology Eligibility & Usage Policy

Omaha Housing Authority
Technology Eligibility and Usage Policy

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

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

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

Eligibility for Access

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

Acceptable Use

Employees are expected to use technology responsibly and for work-related purposes. Accessing company systems is limited to approved devices and environments as defined by IT.
Acceptable use includes:

- Performing job duties and responsibilities
- Communicating with colleagues, clients, and vendors
- Accessing authorized software and business tools
- Participating in approved professional development activities

Unacceptable use includes but is not limited to:

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

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Artificial Intelligence (AI)

Generative Artificial Intelligence (Generative AI) refers to technology-based tools or systems that use machine learning models to create new content—such as text, images, summaries, code, data analysis, or recommendations—based on prompts or inputs provided by a user. Examples include conversational AI tools, content-generation platforms, and automated assistants.

1. Approved Use:
   The Omaha Housing Authority permits the use of generative AI tools only through approved enterprise platforms that meet organizational security, privacy, and compliance standards.
   - Microsoft Copilot is approved for employee use within the organization's enterprise environment.
   - Enterprise or Government versions of ChatGPT may be used only with prior written approval from the Director of IT and the Chief Operating Officer (COO).
   - Use of generative AI is to support legitimate business purposes and comply with all applicable federal, state, and local laws, including HUD requirements.

2. Prohibited Use and Data Protection
   Employees are strictly prohibited from entering, uploading, or processing:
   - Confidential or proprietary information
   - Personally Identifiable Information (PII)
   - Resident, applicant, tenant, or employee data
   - Financial, legal, medical, or protected information

3. Monitoring, Compliance, and Enforcement
   - The Information Technology Department reserves the right to monitor, restrict, audit, or disable AI usage to ensure compliance with organizational policies, data protection standards, and regulatory requirements.
   - Misuse of AI tools, including unauthorized access or inappropriate data entry, may result in disciplinary action, up to and including termination of employment, and may carry legal or regulatory consequences.

Security and Data Protection

Company data is classified as Public, Internal, Confidential, or Restricted. Employees will handle data according to its classification level. Confidential and Restricted data (including PII-Personally Identifiable Information) may only be stored in approved systems and must not be transmitted via personal email, external storage devices, or unauthorized applications.

- Employees will maintain the confidentiality of company and client data
- PII Documentation and Storage
  - PII cannot be stored on employee's desktop or in the S-Drive.
  - PII will be stored in either the OneDrive Documents folder (or other folder within OneDrive), non-public folder on department SharePoint site, property SharePoint (through Yardi attachments) or other IT approved software.
- MFA (multi-factor authentication) is a requirement for all Microsoft accounts.
  - If you do not have a work cell phone, you will have to use your personal phone to authenticate your Microsoft account.

    - Link with instructions on how to download the Microsoft Authenticator app and set up MFA on your device: https://american-pcs.itglue.com/8628782/docs/19368004.
    - Setting up MFA on your personal device does not link anything work-related to your device. The app generates a code to verify that you are the person trying to access your account.
- Personal Devices (BYOD) and Account Access
    - Employees who are issued an official OHA device are not permitted to access company systems, accounts, or data from personal devices under any circumstances, unless a specific exception is granted by IT.
    - Use of personal devices to access company systems, email, or data is strictly prohibited unless explicitly approved in advance by IT.
    - Personal devices used solely for multi-factor authentication (MFA) do not constitute approved access. These devices may only be used for authentication purposes and are not authorized for accessing company accounts, systems, or data.
- Devices will be password-protected and locked when unattended
- Only approved apps and software may be installed
- Any loss, theft, or breach should be reported to IT immediately

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Monitoring and Privacy
The organization reserves the right to monitor, access, and review all activity conducted on company-owned or managed systems at any time, with or without notice, to ensure security and policy compliance.

Return of Technology
All company-issued devices, accessories and access credentials must be returned or disabled upon termination of employment. Employees under suspension must turn in all OHA-issued equipment and access badge within one business day of suspension date to ensure safety of employee accounts.

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

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

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

Creation Date: July 29, 2025
Last Revision Date: May 13, 2026
Review by AFSCME: YES / NO If Yes, date provided:
Reviewed by Senior Staff: May 19, 2026
Effective Date: August 8, 2025
Board Approval Date: August 7, 2025
Policy Owner: COO/IT Project and Vendor Manager
Review Cycle: Annual

Table 1:			
Employee Position	**Cell phone required (Y/N)**	**Company issued**	**Eligible for cell phone reimbursement (personal)**
Account Resolution Coordinator	**N**		
Accountant	N		
Accounts Payable Manager	N		
Accounts Payable Specialist	N		
Administrative Assistant	N		
Administrative Assistant - Floater	N		
Administrative Assistant - Part Time	N		
Administrative Assistant-Housing Operations	Y	Y	
Administrative Assistant-PHI	N		
Administrative Assistant – Property Management	Y	Y	
Administrative Clerk	N		
Administrative Clerk – Property Management	Y	Y	
Assistant Director – Property Management	Y	Y	
Assistant Director of Eligibility and Compliance	Y	optional	Y
Assistant Director of Facilities Operations	Y	Y	Y
Assistant Maintenance Manager	Y	Y	
Assistant Property Manager	Y	Y	
Assistant to the General Counsel	Y	Y	
Capital Improvements Coordinator	Y	Y	
Capital Improvements Director	Y	Y	
Case Manager - Intensive Services	Y	Y	
Certification Specialist	N		
Chief Executive Officer	Y	optional	Y
Chief Financial Officer	Y	optional	Y
Chief Operating Officer	Y	optional	Y
Clerical Assistant	N		
Community Outreach Coordinator	Y	Y	
Construction General Laborer	Y	Y	
Custodian	Y	Y	
Data and Software Specialist	Y	Y	

Director of Compliance	Y	optional	Y
Director of HCV	Y	optional	Y
Director of Human Resources	Y	optional	Y
Director of Property Management Operations	Y	Y	[redacted]
Director of Resident Services & PH Engagement	Y	optional	Y
Elderly Services Coordinator	Y	Y	[redacted]
Executive Assistant	Y	optional	Y
Finance Manager	N	[redacted]	[redacted]
FSS Coordinator II	Y	Y	[redacted]
General Counsel	Y	optional	Y
Grant Accountant	N	[redacted]	[redacted]
HCV Intake/Leasing Manager	Y	Y	[redacted]
HCV Program Coordinator	N	[redacted]	[redacted]
HCV Program Manager	Y	Y	[redacted]
Housing Choice Voucher Property Owner Liaison	Y	Y	[redacted]
Housing Clerk	N	[redacted]	[redacted]
Housing Compliance Specialist	Y	Y	[redacted]
Housing Inspector	Y	Y	[redacted]
Housing Specialist	N	[redacted]	[redacted]
Housing Specialist - Waitlist	N	[redacted]	[redacted]
Human Resources Generalist	Y	Y	[redacted]
Information Technology Specialist	Y	Y	[redacted]
Inspection Clerk	N	[redacted]	[redacted]
Inspections Department Manager	Y	Y	[redacted]
Intensive Services Manager	Y	Y	[redacted]
IT Project and Vendor Manager	Y	Y	[redacted]
Lead FSS Coordinator	Y	Y	[redacted]
Lead Pest Control Technician	Y	Y	[redacted]
Mail Courier	Y	Y	[redacted]
Maintenance Manager	Y	Y	[redacted]
Maintenance Repairer	Y	Y	[redacted]
Maintenance Repairer - HVAC	Y	Y	[redacted]
Maintenance Repairer - Plumber	Y	Y	[redacted]
Maintenance Support Assistant	Y	Y	[redacted]
Paint Crew Leader	Y	Y	[redacted]
Painter	Y	Y	[redacted]
Painter FT - Temporary	Y	Y	[redacted]
Payroll Accountant	Y	Y	[redacted]
Pest Control Technician	Y	Y	[redacted]

Procurement Manager	Y	Y	[redacted]
Program Coordinator - Intensive Services	Y	Y	[redacted]
Project Based Voucher Program Coordinator	N	[redacted]	[redacted]
Project Based Voucher Program Manager	Y	Y	[redacted]
Project Manager	Y	Y	[redacted]
Property Manager	Y	Y	[redacted]
Public Housing Intake Manager	N	[redacted]	[redacted]
Quality Control Coordinator	Y	Y	[redacted]
Quality Improvement Director	Y	optional	Y
Receptionist	N	[redacted]	[redacted]
Senior Accountant	N	[redacted]	[redacted]
Senior Administrative Assistant – Compliance	Y	Y	[redacted]
Senior Administrative Assistant - HCV	Y	Y	[redacted]
Senior HCV Program Manager	Y	Y	[redacted]
Senior Legal Assistant	N	[redacted]	[redacted]
Strategic Project Manager	Y	Y	[redacted]
Talent Acquisition & Benefits Manager	Y	Y	[redacted]
Transitional Housing Coordinator	Y	Y	[redacted]
Waitlist Coordinator	N	[redacted]	[redacted]

Memorandum

To: OHA Board of Commissioners

From: Shannon Mahnke, COO

Date: June 4, 2026

Re: Technology Eligibility and Usage Policy

RECOMMENDATION:
Staff of the Housing Authority of the City of Omaha (hereinafter "OHA") recommends that the Board of Commissioners approve the revised Technology Eligibility and Usage Policy for agency use. This updated policy replaces the previously approved Technology Eligibility and Acceptable Use Policy and applies to all employees and authorized users of OHA technology systems.

EXPLANATION:
The Technology Eligibility and Usage Policy has been revised to reflect evolving technology practices, strengthen data security standards, and provide clearer guidance regarding the use of emerging tools, including artificial intelligence (AI). While the prior policy established foundational expectations for acceptable use and access, the updated policy introduces more detailed requirements related to system access, data protection, and device usage.

The revisions ensure alignment with current operational needs, cybersecurity best practices, and regulatory expectations. They also provide clearer accountability and enforcement mechanisms to reduce risk and support secure and efficient use of organizational technology resources.

POLICY OVERVIEW (KEY CHANGES):
The revised policy retains the core structure of eligibility, acceptable use, and security requirements, with the following key updates and enhancements:

1. Expanded Artificial Intelligence (AI) Governance:
    - Introduces formal guidelines for the use of generative AI tools
    - Limits use to approved enterprise platforms (e.g., Microsoft Copilot)
    - Prohibits entry of confidential, resident, or personally identifiable information into AI tools
    - Establishes IT oversight, monitoring, and enforcement for AI usage
2. Stronger Data Protection Standards:
    - Establishes clear data classification levels (Public, Internal, Confidential, Restricted)
    - Provides specific requirements for storage and handling of sensitive and Personally Identifiable Information (PII) data
    - Prohibits storage of PII on desktops or unapproved systems
3. Personal Device (BYOD) Restrictions:
    - Prohibits access to OHA systems from personal devices unless expressly approved by IT
    - Clarifies that personal devices used for MFA do not constitute authorized system access
4. Enhanced Security Requirements:
    - Reinforces mandatory multi-factor authentication (MFA)
    - Requires use of approved devices, applications, and secure environments
    - Expands requirements for reporting security incidents and breaches
5. Clarified Acceptable and Unacceptable Use:
    - Adds specific examples of prohibited activities, including use of unapproved devices, unauthorized data sharing, and insecure websites
    - Clarifies expectations for work-related use of technology resources

6. Access Control and Accountability Enhancements:
    - Strengthens processes for granting and approving access based on job roles and operational need
    - Adds requirements for timely return of equipment, including during suspension
    - Expands monitoring and enforcement authority of IT
7. Updated Cell Phone and Access Provisions:
    - Maintains structured eligibility table for device issuance and stipends
    - Clarifies expectations for employees required to use mobile devices in their roles

SUMMARY:
The Housing Authority of the City of Omaha Staff recommends that the Board of Commissioners approve the revised Technology Eligibility and Usage Policy to strengthen cybersecurity, address emerging technologies such as artificial intelligence, and ensure clear, consistent standards for the use and protection of OHA technology resources.
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SPONSORS: Shannon Mahnke, Chief Operating Officer

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 - 44
TECHNOLOGY ELIGIBILITY AND USAGE POLICY REVISIONS

WHEREAS, the Omaha Housing Authority (OHA) needs to implement revisions to the agency's Technology Eligibility and Usage Policy that will apply to all eligible employees and authorized users of OHA technology systems.

WHEREAS, the revisions to the Technology Eligibility and Usage Policy will strengthen cybersecurity, address emerging technologies such as artificial intelligence, and ensure clear, consistent standards for the use and protection of OHA; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve the Technology Eligibility and Usage Policy revisions;

NOW, THEREFORE, BE IT RESOLVED THAT, the OHA Board of Commissioners approves the Technology Eligibility and Usage Policy revisions.

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David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 4, 2026.

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Joanie Balk, Secretary
Housing Authority of the City of Omaha

5.15. Resolution 2026-45 SST Phase 3

HOUSING AUTHORITY OF THE CITY OF OMAHA
REGULAR MEETING OF THE BOARD OF COMMISSIONERS

Resolution authorizing the Chief Executive Officer to execute and deliver all closing documents pertaining to the Southside Terrace Phase 3 development, which is a Choice Neighborhoods Initiative transaction, and authorizing the Chief Executive Officer or her designee to take such other actions as the Chief Executive Officer deems necessary to carry out this resolution and closing.

RESOLUTION NO. 2026-___

WHEREAS, on September 15, 2022, the United States Department of Housing and Urban Development ("**HUD**") selected the Housing Authority of the City of Omaha ("**OHA**") and the City of Omaha to receive a Fiscal Year (FY) 2021 Choice Neighborhoods Initiative ("**CNI**") Implementation Grant to support the CNI Transformation Plan to redevelop and replace the public housing site known as Southside Terrace in the Omaha neighborhood ("**Southside Terrace**");

WHEREAS, OHA, the City, and Brinshore Development, L.L.C., a Nebraska limited liability company (the "**Developer**") entered into that certain Master Development Agreement dated as of May 1, 2024 (collectively, the "**Agreement**");

WHEREAS, pursuant to the Agreement, Developer, City and OHA are developing Southside Terrace in multiple phases, including this first phase, which entails the development of an approximately one hundred thirteen (113) unit rental housing project, commonly known as "Southside Terrace Phase 3" (the "**Project**");

WHEREAS, OHA is the fee interest owner of the underlying real property of the Project (the "**Property**");

WHEREAS, OHA will enter into that certain Declaration of Condominium Ownership For Southside Terrace Phase 3 Condominium ("**Condo Declaration**"), pursuant to which OHA will divide the Property into two condominium units: (i) a market rate condominium owned by SST Phase 3 Market, LLC (the "**Market Rate Owner**"), which will contain approximately thirty-eight (38) units, of which twelve (12) will receive Section 8 Project Based Voucher ("**PBV**") assistance and twenty-six (26) will be unrestricted market rate units (the "**Market Rate Condo**"); and (ii) an affordable condominium owned by SST Phase 3 LIHTC, LLC (the "**LIHTC Owner**"), which will contain approximately seventy-five (75) rental units, of which forty-three (43) will receive PBV assistance (the "**LIHTC Condo**");

WHEREAS, OHA will ground lease the Property to the Market Rate Owner and the LIHTC Owner (collectively the "**Owners**"), pursuant to ground lease agreements (collectively the "**Ground Lease**");

WHEREAS, OHA will provide construction to permanent loans to the Owners with a portion of the CNI grant funds and disposition proceeds for the development of the Project (the "**OHA**

Loans");

WHEREAS, the Owners have secured additional financing for the development of the Project, including, but not limited to, proceeds from tax exempt bonds, equity from the sale of low income housing tax credits, and construction/permanent financing from private lenders, the City, and the Nebraska Department of Economic Development (collectively with the OHA Loans, the "**Project Financing**");

WHEREAS, pursuant to the requirements of the CNI grant, OHA and the Owners will enter into a Declaration of Restrictive Covenants for the Choice Neighborhoods Initiative Program ensuring the long-term affordability of the Project and such other documents as required by HUD under the CNI program (collectively, the "**CNI Documents**");

WHEREAS, OHA will provide approximately fifty-five (55) PBVs to the Owners pursuant to Agreements to Enter into a Housing Assistance Payment Contracts ("**AHAP**");

WHEREAS, the Board of Commissioners of the Housing Authority of the City of Omaha have determined that it is in the best interest of OHA to undertake the Project and the transactions provided herein.

NOW, THEREFORE, BE IT RESOLVED THAT: The Board of Commissioners of the Housing Authority of the City of Omaha hereby authorizes and approves:

1. That Joanie Balk, the Chief Executive Officer of OHA, is hereby authorized, empowered and directed to enter the (i) Condo Declaration, (ii) Ground Lease, (iii) documents evidencing the OHA Loans, (iv) CNI Documents, (v) AHAP, and any additional or ancillary documents, instruments, certifications, guarantees, and agreements required thereunder and to take such further actions to carry out the forgoing transactions and as may be necessary in connection with the closing of the Project or related thereto;

2. That Joanie Balk, the Chief Executive Officer of OHA, is authorized, empowered, and directed to negotiate and execute any and all necessary documents, agreements, and/or certifications necessary to complete and close with all financing partners with respect to the Project; and

3. That to the extent any of the actions authorized by this Resolution have already been taken, such actions are hereby ratified and confirmed as the valid actions of the OHA, effective as of the date such actions were taken.

[signature follows]

David Levy, Chairman, OHA Board of Commissioners

ATTEST
I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 4, 2026.

Joanie Balk, Secretary

6. ADDITIONAL ITEMS FOR CONSIDERATION

6.1. Resolution 2026-46 Remote Work Policy

Omaha Housing Authority
Remote Work Policy

Purpose: The purpose of this policy is to establish clear standards and expectations for remote work arrangements at the Omaha Housing Authority (OHA). This policy is intended to support operational efficiency, accountability, employee performance, and compliance with all applicable federal, state, and local laws and regulations.

Scope: This policy applies to all OHA employees who are approved to work remotely on a hybrid or temporary/as needed basis. Remote work is a management option and not an employee entitlement.

Definitions (for purposes of this policy):
Remote Work: A work arrangement in which an employee performs assigned job duties from an approved location other than an OHA facility for a designated portion of the workweek.

Hybrid Remote Work: A recurring schedule in which an employee works remotely for a portion of the workweek and onsite for the remainder.

Temporary or As-Needed Remote Work: A short-term or intermittent arrangement approved for a defined or extended period of time or a specific business need.

Extended Period of Time: Remote work exceeding thirty (30) consecutive calendar days or that is recurring or expected to continue beyond thirty (30) days, regardless of whether the arrangement is full-time or partial. This includes remote work approved as part of a reasonable accommodation

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Policy Statement: OHA may approve remote work based on business needs, provided it does not negatively impact service delivery, performance, or compliance requirements. Supervisory approval and ongoing review are required.

Eligibility: Eligibility for remote work is determined by job duties, operational requirements, employee performance history, and departmental needs. Positions requiring regular in-person interaction, on-site responsibilities, or use of specialized equipment may not be eligible. Please refer to the Remote Access Eligibility Policy for more information.

Approval: Department Directors have authority to approve, deny, modify, or revoke remote work arrangements. Approval decisions will be documented using the Flexwork Agreement, retained in accordance with OHA recordkeeping requirements, and follow the eligibility requirements outlined in the Remote Access Eligibility Policy.

Commented [SM1]: Link to agreement will be inserted upon Board Approval

Non-exempt (hourly) employees: any remote work arrangement that is extended in duration (as defined in this policy), recurring, or approved as a reasonable accommodation requires prior review and written approval by Human Resources, with Legal review as applicable, before implementation. This review will ensure compliance with wage and hour laws, timekeeping requirements, reasonable accommodation obligations, and other applicable federal, state, and local regulations.

Approval Workflow for Extended Remote Work (Hourly Employees):

1. Department Director Review
   - The Department Director evaluates the operational feasibility of the proposed remote work arrangement
   - The Director confirms:
     - The position's duties can be performed remotely without impacting service delivery or compliance
     - Adequate supervision, productivity monitoring, and communication plans are in place
   - If supported, the Director submits the request to Human Resources for review, including:
     - Duration and schedule of remote work
     - Employee classification (hourly/non-exempt)
     - Business justification or accommodation basis
2. Human Resources Review
   - Human Resources reviews the request for:
     - Compliance with wage and hour laws (including timekeeping and overtime controls)
     - Alignment with the Remote Access Eligibility Policy
     - Workers' compensation, safety, and ergonomic considerations
     - Reasonable accommodation obligations, if applicable
   - HR may require additional documentation or impose conditions (e.g., timekeeping controls, periodic review dates)
   - Requests involving reasonable accommodations or heightened compliance risk are forwarded to Legal for review
3. Legal Review (as applicable)
   - Legal reviews the request to ensure compliance with:
     - Federal employment laws
     - Nebraska employment laws
     - Applicable employment, wage and hour, tax, workers' compensation, unemployment insurance, and leave laws of any other state in which the employee will be working remotely for an extended period
     - ADA and reasonable accommodation requirements
     - HUD, OSHA, and other regulatory obligations
   - Legal may recommend modifications, limitations, or denial based on compliance risk
4. Final Determination and Documentation
   - Human Resources issues the final written determination, incorporating any required Legal conditions
   - Approved arrangements are documented and retained in accordance with OHA recordkeeping requirements
   - Remote work arrangements may be modified or revoked if business needs, compliance requirements, or performance standards are no longer met

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Remote Work Expectations: OHA facilities and onsite operations remain the primary work location for employees unless a remote work arrangement has been formally approved. Employees approved for remote work will maintain productivity, meet performance standards, remain accessible during scheduled work hours, and comply with all OHA policies including attendance, confidentiality, and acceptable use of technology.

1. Work Hours and Timekeeping
    a. Non-exempt employees will accurately record all hours worked and obtain prior approval before working overtime
    b. Exempt employees are expected to meet workload and performance expectations regardless of work location
2. Work location requirements
    a. Employees will maintain a safe, secure, and professional remote work environment.
    b. Any change in remote work location will be approved in advance
    c. Out-of-state/country remote work requires executive approval
3. Technology and equipment
    a. OHA will determine what equipment is necessary to perform job duties
    b. Employees are responsible for maintaining reliable internet service and protecting OHA systems, data, and equipment in accordance with IT security policies
    c. Remote access to OHA systems will be conducted through approved secure methods, including the use of OHA's Virtual Private Network (VPN), in accordance with IT security policies
4. Confidentiality and data security
    a. Employees will safeguard confidential and sensitive information while working remotely
    b. Employees will comply with all OHA data security and privacy requirements
5. Health and Safety
    a. Remote employees are responsible for maintaining an ergonomically appropriate workspace
    b. Work-related injuries occurring in a remote setting will be reported immediately to the supervisor and may be subject to workers' compensation review

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Virtual Meeting & Communication Standards: Employees approved for remote work are required to maintain consistent communication, remain accessible during scheduled work hours, and actively participate in all work-related meetings. Remote work does not alter expectations regarding responsiveness, professionalism, or performance standards.

1. Communication and Availability: Employees will remain available, reachable, and responsive during their approved work schedule, including responding to phone calls, email, and internal communication platforms (e.g., Teams)
2. Employees are expected to:
    a. Maintain active communication status during work hours, except during approved leave or scheduled meetings
    b. Notify their supervisor in advance of any temporary unavailability
    c. Meet department-established response time and business hour expectations
3. Virtual Meeting Expectations
   Employees will:
    a. Attend and actively participate in all required meetings, trainings, and work-related discussions
    b. Join meetings on time and remain engaged throughout
    c. Be prepared with relevant materials and information
    d. Utilize video participation when required by the department or meeting facilitator
4. Professional Conduct: Employees will maintain professional standards consistent with an in-office environment by:
    a. Participating from a quiet, distraction-free workspace

   b. Maintaining a professional appearance and appropriate background
   c. Communicating respectfully and effectively with colleagues, residents, and external partners
5. Phone and Audio Standards
   Employees are expected to:
   a. Conduct work-related calls professionally, including proper greeting and identification
   b. Use appropriate equipment to ensure clear audio and minimize background noise
   c. Handle confidential discussions in secure, private settings
   d. Work-related calls will not be conducted in public or unsecured environments where sensitive information may be exposed
6. Technology and Connectivity: Employees are responsible for maintaining reliable internet connectivity and access to required communication systems
   Employees will:
   a. Ensure they can effectively participate in meetings and perform job duties
   b. Promptly notify their supervisor of any technical issues impacting communication, availability, or performance

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Related Policies and Guidelines:
1. Remote Access Eligibility Policy
2. Technology Eligibility and Usage Policy
3. Ergonomics and Remote Work Guidelines
4. Employee Handbook > Insurance & Core Benefits > Worker's Compensation

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

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

Creation Date: May 12, 2026
Last Revision Date:
Review by AFSCME: YES / NO If Yes, date provided: Yes, May 28, 2026
Reviewed by Senior Staff: May 26, 2026
Effective Date:
Board Approval Date:
Policy Owner: COO
Review Cycle:

Memorandum

To: OHA Board of Commissioners

From: Shannon Mahnke, COO

Date: June 4, 2026

Re: Remote Work Policy

RECOMMENDATION:
Staff of the Housing Authority of the City of Omaha (hereinafter "OHA") recommends that the Board of Commissioners approve the Remote Work Policy for agency use. This policy establishes clear standards, expectations, and approval processes for remote and hybrid work arrangements.

EXPLANATION:
As remote and hybrid work arrangements continue to evolve, OHA will ensure that operational effectiveness, accountability, and compliance are maintained. Without a formal policy, there is increased risk of inconsistent practices, reduced oversight, and potential non-compliance with wage and hour laws, data security requirements, and other regulatory obligations.

The proposed policy provides a structured framework for evaluating and approving remote work arrangements while reinforcing that remote work is a management-approved option—requiring approval at the Director level or above—and not an entitlement. It ensures that business needs, employee performance, and service delivery remain the primary considerations in all decisions.

In addition, the policy establishes clear expectations for communication, availability, and professionalism, ensuring that remote work does not diminish productivity, or the level of service provided to residents and stakeholders.

POLICY OVERVIEW:
The policy applies to all employees approved for remote work and includes the following key components:

1. Eligibility and Approval:
   - Remote work is based on job duties, operational needs, and employee performance.
   - Department Directors may approve or revoke arrangements, with Human Resources and Legal review required for certain situations, particularly for non-exempt employees.
2. Compliance and Oversight:
   - Establishes a formal approval workflow to ensure compliance with wage and hour laws, reasonable accommodation requirements, and other legal obligations.
   - Remote work arrangements may be modified or revoked if business needs or performance expectations are not met.
3. Work Expectations and Accountability:
   - Employees will maintain productivity, meet performance standards, and remain accessible during scheduled work hours.
   - Clear standards are established for timekeeping, communication, and responsiveness.
4. Communication and Professional Standards:
   - Requires consistent communication, active participation in meetings, and adherence to professional conduct expectations.
   - Establishes expectations for virtual meetings, phone use, and maintaining a professional remote work environment.

5. Technology, Security, and Safety:
    - Employees will maintain reliable connectivity and use secure systems to protect sensitive information.
    - Reinforces data security, confidentiality, and workplace safety requirements in remote settings.

SUMMARY:

The Housing Authority of the City of Omaha Staff recommends that the Board of Commissioners approve the Remote Work Policy to ensure consistent practices, strengthen accountability, and maintain high standards of performance, compliance, and service delivery across the organization.

SPONSORS: Shannon Mahnke, Chief Operating Officer

RECOMMENDED BY: Joanie Balk, CEO

RESOLUTION NO. 2026 - 46
REMOTE WORK POLICY

WHEREAS, the Omaha Housing Authority (OHA) seeks to implement a Remote Work Policy that will establish clear standards, expectations, and approval processes for remote and hybrid work arrangements;

WHEREAS, OHA needs a formal policy to ensure consistent practices, strengthen accountability, and maintain high standards of performance, compliance, and service delivery across the organization; and

WHEREAS, staff recommends that the OHA Board of Commissioners approve the Remote Work Policy;

NOW, THEREFORE, BE IT RESOLVED THAT, the OHA Board of Commissioners approves the Remote Work Policy.

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David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 4, 2026.

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Joanie Balk, Secretary

6.2. Resolution 2026-47 SEMAP Corrective Action Plan

Omaha Housing Authority
1823 Harney Street ~ Omaha, NE 68102- ~ 402.444.6900 ~ https://ohauthority.org

Ms. Julie Steadman
Office of Public Housing
Sent via email: Julie.A.Steadman@hud.gov

Dear HUD Field Office,

The Omaha Housing Authority (OHA) respectfully submits this report outlining the corrective actions to be implemented in response to the Section Eight Management Assessment Program (SEMAP) Confirmatory Review findings for Fiscal Year 2025. These actions reflect OHA's commitment to strengthening compliance with HUD regulations, improving operational effectiveness, and ensuring program integrity across all SEMAP indicators.

OHA has taken a comprehensive and structured approach to address identified deficiencies and enhance performance in key program areas. The following summarizes the corrective actions taken:

Indicator 1 – Selection from the Waiting List
OHA has reinforced adherence to written policies governing waiting list admissions selection and will continue a requirement for 100% quality control audits of applicant files. Staff training and the implementation of updated Standard Operating Procedures (SOPs) are scheduled for completion by December 31, 2026. Additionally, staff will also be trained in SEMAP procedures and how to utilize a single admissions-based universe to ensure accurate and unbiased sample size calculations.

Indicators 2 and 3 – Rent Reasonableness and Determination of Adjusted Income
OHA will implement standardized procedures to ensure the correct methodology is used when establishing universe sizes and sample selections for quality control reviews. These improvements promote consistency, accuracy, and compliance with SEMAP requirements.

Indicator 5 – HQS Quality Control Inspections
OHA will ensure the correct universe and sample size calculations are consistently applied. Additionally, quarterly audits of inspection logs will be implemented to identify and correct data entry errors and improve overall data integrity.

Indicator 6 – HQS Enforcement
OHA will establish and maintain a centralized tracking log to monitor deficiencies, including life-threatening conditions, to improve oversight, tracking, and timely resolution.

Indicator 7 – Expanding Housing Opportunities
OHA is enhancing documentation to clearly demonstrate efforts to encourage participation by landlords in areas outside of poverty and minority concentration. Updated maps have been incorporated into the 2026 briefing packet, and additional maps will be developed to better illustrate geographic distribution, housing characteristics, and available opportunities.

Indicator 10 – Correct Tenant Rent Calculations
OHA will implement a standardized file review checklist, expanded its Quality Control team, and established enhanced audit protocols, including a 10% sample audit of reexamination files. These measures are designed to improve accuracy, strengthen oversight, and ensure compliance with rent calculation requirements.

These corrective actions demonstrate OHA's ongoing commitment to continuous improvement and adherence to HUD SEMAP performance standards. OHA will continue to monitor progress, provide staff training, and implement process enhancements to achieve and maintain compliance.

Please feel free to contact us if additional information or clarification is needed.

<u>SEMAP Indicator #1 – Selection from the Waiting List</u>

Finding Response:

An internal quality control review for the fiscal year ending 2025 showed that the selection process from the waiting list did not meet the 98% accuracy threshold needed for full points. Specifically, the review found discrepancies in these areas:

- Lack of documentation: Documentation supporting applicant preferences was missing or incomplete in the sampled files.
- Inconsistent application of policy: A systemic issue was found in how staff applied the waiting list selection policy. This resulted in selections not conforming to the OHA's administrative plan.

To strengthen compliance with SEMAP Indicator #1, OHA will implement the following corrective actions:

1. **Written Policy and Documentation:**
   - OHA maintains a written policy that governs the selection of applicants from the waiting list, ensuring transparency and consistency.
   - Staff are required to complete and print the waiting list report when processing initial files. This report is submitted to the Quality Control (QC) department for verification.
2. **100% Quality Control Review:**
   - OHA's procedures mandate a 100% audit of the Applicant Waiting List History Report with each file.
   - This report must clearly show the applicant's status, including:
     - On waiting list
     - Selected from the list
     - Issued/offered a voucher
     - If offered, or whether the applicant refused, was denied, withdrew, or leased
3. **Training and SOP Implementation:**
   - Staff training on waiting list procedures and documentation will be completed by December 31, 2026.
   - A comprehensive Standard Operating Procedure (SOP) will also be finalized and implemented by December 31, 2026, to ensure consistent application of policy and audit practices.

These actions are designed to ensure full compliance with HUD requirements and to maintain the integrity of the applicant selection process.

SEMAP Indicator #2 – Rent Reasonableness

Finding Response:

OHA acknowledges the finding related to Indicator 2 regarding the incorrect calculation of the universe size for the Reasonable Rent Quality Control (QC) Log and insufficient documentation to support QC review results.

OHA's Administrative Plan includes comprehensive policies for determining rent reasonableness, outlining required considerations such as unit location, size, type, quality, amenities, and market comparability. The agency utilizes multiple data sources, including www.myhousingsearch.com, market surveys, and other industry resources, and conducts rent determinations at initial occupancy and upon rent adjustments in accordance with HUD requirements.

However, during the SEMAP certification process, OHA incorrectly calculated the universe size by using VMS Units Leased (4,103) rather than the required methodology. The universe should have included all families assisted at fiscal year-end, along with End-of-Participation (EOP) cases and absorbed portability vouchers, resulting in a corrected universe of 4,452 and a required sample size of 43.

Additionally, because the incorrect sample methodology was applied, the QC sample did not meet SEMAP requirements, and documentation supporting the quality control review could not be fully validated. As a result, HUD adjusted the score for this indicator to zero.

Corrective Actions:

1. OHA will revise its QC sampling methodology to ensure the universe size includes all required components (families assisted at FYE, EOPs, and absorbed ports) in accordance with HUD SEMAP guidance.
2. Staff involved in QC processes will receive targeted training on SEMAP Indicator requirements, including proper universe calculation and sampling procedures.
3. A standardized QC tracking tool will be implemented to ensure accurate calculation of universe and sample sizes.
4. OHA will establish a procedure to pull additional files when initial QC samples do not include qualifying events (e.g., new admissions or rent increases), ensuring compliance with required sample sizes.
5. QC documentation standards will be strengthened to ensure all files clearly demonstrate evidence of rent reasonableness determinations and quality control review.
6. Supervisory review protocols will be implemented to verify QC calculations and documentation prior to SEMAP submission.

OHA is committed to addressing this deficiency and improving internal controls to ensure full compliance with HUD SEMAP requirements moving forward.

SEMAP Indicator #3 – Determination of Adjusted Income

Finding Response:

OHA acknowledges the findings related to Indicator 3 regarding quality control (QC) documentation, incorrect universe size calculation, underrepresentation of new admission files, and identified file discrepancies impacting tenant rent determinations.

While OHA maintains established policies within Chapter 6 of the Administrative Plan and generally follows HUD verification hierarchy requirements, deficiencies were identified in QC sampling methodology, documentation clarity, and consistency in file accuracy. These issues resulted in an inability to validate QC results and a modified score of zero.

Corrective Actions Implemented

1. File Corrections and Compliance Review

- OHA will immediately review and correct the identified files to ensure accurate tenant rent calculations:
  - **Tenant A (Annual 3/1/25):** Verify EIV employment and child support income; update utility allowance to include water and trash per RFTA.
  - **Tenant B (Annual 9/1/25):** Include child support as annual income and recalculate tenant rent.
  - **Tenant C (Annual 10/01/25):** Update child support income using third-party verification and adjust rent calculation accordingly.
- Any resulting rent adjustments will be processed in compliance with HUD requirements and documented in the tenant file.

2. Quality Control Sampling Methodology

- OHA will revise its QC sampling methodology to align with HUD SEMAP requirements:
  - Universe size will include families assisted at FYE, End-of-Participation (EOP) cases, and absorbed portability vouchers.
  - Sampling will be recalculated based on the corrected universe (4,452) to meet the required sample size (43).
- A standardized QC sampling calculator (Excel-based) will be implemented to eliminate manual errors.

3. Administrative Plan Update

- The Administrative Plan will be updated to formally document:
  - The requirement for 100% QC review of new admission files.
  - SEMAP QC procedures, including sampling methodology, file selection criteria, and documentation standards.
- This update will ensure consistency between practice and policy.

4. QC File Documentation and Clarification Standards

- OHA will implement enhanced documentation requirements to ensure all QC-reviewed files clearly reflect:
  - Source of income verification (EIV, third-party documents, self-certifications where applicable).
  - Detailed rent calculation notes, including how income, deductions, and utility allowances were applied.
- A standardized QC checklist and review form will be required for each file.

5. Utility Allowance and RFTA Verification

- Staff will be required to cross-check RFTA documentation against utility allowance schedules during both initial processing and during a QC review.
- A verification step will be added to the QC checklist to confirm all tenant-paid utilities are correctly applied in rent calculations.

6. Zero Income Verification Procedures

- OHA will enforce mandatory completion of zero-income checklists for all applicable households.
- Supervisory review will confirm completion prior to finalizing the file or QC review.

7. Proportional Representation of QC Samples

- QC sampling procedures will be revised to ensure appropriate representation of:
  - New admissions
  - Annual reexaminations
- Separate tracking categories will be added within the QC log to monitor proportional sampling.

8. Staff Training and Oversight

- All staff involved in income determination and QC processes will receive targeted training on:
  - HUD income calculation requirements
  - SEMAP QC standards
  - Proper documentation practices
- Supervisory review will be required to validate QC samples, calculations, and documentation prior to SEMAP submission.

Ongoing Monitoring

- OHA will conduct quarterly internal QC audits to ensure continued compliance.
- QC logs and documentation will be reviewed regularly by management to verify accuracy and completeness.
- Any discrepancies identified will be corrected promptly, with findings used to inform continuous process improvement.

OHA is committed to strengthening its internal controls, improving documentation practices, and ensuring full compliance with HUD SEMAP requirements to achieve an improved performance rating in future assessments.

SEMAP Indicator #5 HQS Quality Control Inspections

Finding Response:

The Omaha Housing Authority (OHA) acknowledges the reviewer's observations regarding the estimated universe size and the noted data entry discrepancy within the HQS QC log.

Regarding the inspection universe size, OHA staff initially used an estimated universe of 4,300 units when determining the required QC sample size. Upon further review of the Yardi Inspection report, the actual universe totaled 4,650 units. While this resulted in a slight variance in the calculated minimum sample size (45 vs. 44), the impact was negligible. OHA exceeded both thresholds by conducting 97 supervisory quality control inspections during the fiscal year, demonstrating a strong commitment to compliance and quality assurance.

OHA confirms that its quality control inspection process is consistent with Chapter 8.A, Section 8.ILE of the Administrative Plan and is further supported by a comprehensive Inspection Procedures document. Supervisory QC inspections are conducted throughout the year, samples are selected from recently completed inspections, and all inspectors are represented. Additionally, the sampling methodology ensures geographic distribution across OHA's jurisdiction.

With respect to the HQS QC log entry reflecting an inspection date of 1935, OHA has determined this to be a clerical/data entry error. The agency will implement the following corrective actions:

- The erroneous entry has been reviewed and corrected in the system.
- Staff have been reminded of the importance of accurate data entry.
- A secondary review step will be implemented for QC log entries to ensure data accuracy and prevent similar errors.

OHA remains committed to maintaining accurate records and adhering to HUD SEMAP requirements. The agency will continue to monitor its QC inspection tracking processes to ensure ongoing compliance and data integrity.

SEMAP Indicator #6 HQS Enforcement

Finding Response:

The Omaha Housing Authority (OHA) acknowledges the reviewer's observations regarding the HQS Enforcement Quality Control (QC) process, specifically related to tracking methods, sampling procedures, and timing of QC reviews.

OHA confirms that the universe size of 2,188 failed inspections was accurately derived from the Yardi Failed Inspection report, and the minimum required sample size of 31 was correctly calculated. OHA further ensured compliance by completing QC reviews in accordance with SEMAP requirements, as evidenced by the review sample, which confirmed that all inspected files were complete and compliant.

Regarding the selection process, OHA utilized a manual method of selecting every 71st file to establish a representative sample. While this methodology achieved compliance, OHA recognizes that the process is inefficient and time-consuming. Additionally, OHA acknowledges that conducting all QC reviews after the close of the fiscal year resulted in operational strain due to certification deadlines.

With respect to tracking, OHA confirms that 24-hour life-threatening deficiencies are monitored; however, they are currently maintained outside of the HQS Enforcement QC log in a separate manual tracking system. OHA agrees that consolidating this information will improve efficiency and oversight.

Corrective Actions Taken:

1. A 24-hour life-threatening deficiencies column has been added to the HQS Enforcement QC log to ensure all required elements are tracked in a centralized location.
2. Existing records have been reviewed and, where applicable, incorporated into the updated QC log to maintain consistency and completeness.

Process Improvements to be Implemented:

- OHA will transition from manual file selection to a more efficient sampling method, utilizing Excel's random selection function or other available tools, to improve accuracy and reduce administrative burden.
- QC reviews will be conducted on a quarterly basis to ensure timely monitoring, reduce year-end workload, and allow for earlier identification of deficiencies.
- OHA is developing a centralized, electronic tracking method for 24-hour life-threatening deficiencies to replace the current manual binder system and improve accessibility and reporting.
- Coordination between the Inspection and SEMAP QC functions will be strengthened to streamline processes, improve information sharing, and enhance overall program oversight.

OHA appreciates the technical assistance provided during the review and remains committed to continuous process improvement, accurate tracking, and full compliance with HUD SEMAP requirements.

SEMAP Indicator #7 Expanding Housing Opportunities

Finding Response:

The Omaha Housing Authority (OHA) acknowledges the reviewer's findings regarding documentation supporting efforts to expand housing opportunities outside areas of poverty or minority concentration.

OHA confirms that its Administrative Plan (Section 1.6 – Expanding Housing Opportunities) outlines the agency's commitment to encouraging participation by owners in a broad range of neighborhoods. However, OHA recognizes that supporting documentation demonstrating these efforts, as well as clearly identifiable evidence of outreach and available housing opportunities in low-poverty and non-minority concentrated areas, was not adequately maintained or presented during the review.

Additionally, while OHA conducted analysis related to Fair Market Rents (FMR) and payment standards, the documentation did not explicitly demonstrate that voucher holders were experiencing difficulty locating housing in areas outside of poverty or minority concentration, nor did it sufficiently link these analyses to mobility or deconcentrating efforts.

Corrective Actions Taken:

1. OHA has begun compiling documentation that demonstrates active efforts to encourage owner participation in areas outside of poverty or minority concentration, including landlord outreach, recruitment strategies, and participation initiatives.
2. OHA is developing comprehensive maps that identify housing opportunities both within its jurisdiction and in neighboring areas. These maps will:
    - Highlight units located outside areas of poverty or minority concentration
    - Include property characteristics (e.g., unit size, amenities)
    - Provide owner/property contact information to support participant access

Process Improvements to be implemented:

- OHA will maintain a centralized folder of supporting documentation to demonstrate compliance with its Administrative Plan policies related to expanding housing opportunities.
- The agency will incorporate a quarterly survey to all voucher holders to access barriers, including challenges in locating housing outside areas of poverty or minority concentration.
- OHA will update its participant briefing materials to include user-friendly maps and resource tools that assist families in identifying housing opportunities in diverse neighborhoods.
- OHA will strengthen partnerships with landlords and property managers in low-poverty areas to increase available unit inventory and improve program participation.
- OHA assesses barriers to housing mobility and applies strategies to address them.
- OHA will ensure all outreach and briefing materials meet HUD SEMAP requirements and support deconcentration.

OHA remains committed to enhancing its mobility and deconcentrating efforts and ensuring that documentation clearly reflects compliance with HUD SEMAP requirements. The agency will continue to improve both its processes and recordkeeping practices to support and demonstrate these efforts moving forward.

<u>SEMAP Indicator #10 Correct Tenant Rent Calculation</u>

Finding Response:

OHA acknowledges that incorrect rent calculations can result in financial hardship for families, overpayment of housing assistance, and a negative SEMAP score. OHA has taken proactive steps to improve the accuracy of tenant rent calculations and ensure compliance with HUD regulations.
The following measures will be implemented to strengthen internal controls and enhance staff performance:

1. **File Checklist:**
    - OHA will develop a standardized file checklist to assist staff in maintaining proper file order and conducting self-audits.
    - This tool promotes consistency and helps staff verify that all required documentation and calculations are complete and accurate.
2. **Audit Protocols:**
    - OHA will implement a 10% audit sample of annual and interim reexaminations by immediate ongoing monthly reviews.
    - A 100% audit is already in place for initial and transfer files, ensuring that rent calculations for new admissions and moves are thoroughly reviewed before finalization.
3. **Provide targeted training.**
    - Conduct ongoing training sessions for staff on rent calculation policies.
    - Provide regular updates on HUD's rules for income, assets, deductions, and calculations.

These actions reflect OHA's commitment to improving rent calculation accuracy and maintaining high standards of program integrity. Ongoing training and quality assurance efforts will continue to support staff and reduce errors. OHA is working to ensure a 98% or greater accuracy in tenant rent calculations for the next SEMAP reporting period and implement a sustainable process to maintain accuracy.

OHA has taken immediate action to address many deficiencies identified above and will continue to address deficiencies on an ongoing basis through the end of the year.

OHA will continue to track its progress and ensure the corrective actions are effective through monitoring of OHA and HUD reports.

- Each corrective action item will be assigned to a specific staff member or department. A responsibility matrix will be maintained to ensure accountability and timely execution.
- Monthly MTCS reports: Generate and review monthly MTCS reports to confirm that the percentage remains above the threshold required for a passing score.
- Audit readiness: Maintain a clear audit trail of all documentation, staff training, and system improvements to demonstrate compliance with HUD.

This letter serves as the official corrective action plan in response to the failed rating for the SEMAP ratings above.

OHA is committed to resolving deficiencies and restoring full compliance with SEMAP requirements. We appreciate HUD's guidance and oversight and remain dedicated to delivering high-quality housing assistance to our community.

Sincerely,

Philisa Smith, HCV Director
Omaha Housing Authority

Omaha Housing Authority

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Ms. Julie Steadman
Office of Public Housing
Sent via email: Julie.A.Steadman@hud.gov

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OHA has taken a comprehensive and structured approach to address identified deficiencies and enhance performance in key program areas. The following summarizes the corrective actions taken:

Indicator 1 – Selection from the Waiting List
OHA has reinforced adherence to written policies governing waiting list admissions selection and will continue a requirement for 100% quality control audits of applicant files. Staff training and the implementation of updated Standard Operating Procedures (SOPs) are scheduled for completion by December 31, 2026. Additionally, staff will also be trained in SEMAP procedures and how to utilize a single admissions-based universe to ensure accurate and unbiased sample size calculations.

Indicators 2 and 3 – Rent Reasonableness and Determination of Adjusted Income
OHA will implement standardized procedures to ensure the correct methodology is used when establishing universe sizes and sample selections for quality control reviews. These improvements promote consistency, accuracy, and compliance with SEMAP requirements.

Indicator 5 – HQS Quality Control Inspections
OHA will ensure the correct universe and sample size calculations are consistently applied. Additionally, quarterly audits of inspection logs will be implemented to identify and correct data entry errors and improve overall data integrity.

Indicator 6 – HQS Enforcement
OHA will establish and maintain a centralized tracking log to monitor deficiencies, including life-threatening conditions, to improve oversight, tracking, and timely resolution.

Indicator 7 – Expanding Housing Opportunities
OHA is enhancing documentation to clearly demonstrate efforts to encourage participation by landlords in areas outside of poverty and minority concentration. Updated maps have been incorporated into the 2026 briefing packet, and additional maps will be developed to better illustrate geographic distribution, housing characteristics, and available opportunities.

Indicator 10 – Correct Tenant Rent Calculations
OHA will implement a standardized file review checklist, expanded its Quality Control team, and established enhanced audit protocols, including a 10% sample audit of reexamination files. These measures are designed to improve accuracy, strengthen oversight, and ensure compliance with rent calculation requirements.

These corrective actions demonstrate OHA's ongoing commitment to continuous improvement and adherence to HUD SEMAP performance standards. OHA will continue to monitor progress, provide staff training, and implement process enhancements to achieve and maintain compliance.

Please feel free to contact us if additional information or clarification is needed.

SEMAP Indicator #1 – Selection from the Waiting List

Finding Response:

An internal quality control review for the fiscal year ending 2025 showed that the selection process from the waiting list did not meet the 98% accuracy threshold needed for full points. Specifically, the review found discrepancies in these areas:

- Lack of documentation: Documentation supporting applicant preferences was missing or incomplete in the sampled files.
- Inconsistent application of policy: A systemic issue was found in how staff applied the waiting list selection policy. This resulted in selections not conforming to the OHA's administrative plan.

To strengthen compliance with SEMAP Indicator #1, OHA will implement the following corrective actions:

1. **Written Policy and Documentation:**
    - OHA maintains a written policy that governs the selection of applicants from the waiting list, ensuring transparency and consistency.
    - Staff are required to complete and print the waiting list report when processing initial files. This report is submitted to the Quality Control (QC) department for verification.
2. **100% Quality Control Review:**
    - OHA's procedures mandate a 100% audit of the Applicant Waiting List History Report with each file.
    - This report must clearly show the applicant's status, including:
        - On waiting list
        - Selected from the list
        - Issued/offered a voucher
        - If offered, or whether the applicant refused, was denied, withdrew, or leased
3. **Training and SOP Implementation:**
    - Staff training on waiting list procedures and documentation will be completed by December 31, 2026.
    - A comprehensive Standard Operating Procedure (SOP) will also be finalized and implemented by December 31, 2026, to ensure consistent application of policy and audit practices.

These actions are designed to ensure full compliance with HUD requirements and to maintain the integrity of the applicant selection process.

<u>SEMAP Indicator #2 – Rent Reasonableness</u>

Finding Response:

OHA acknowledges the finding related to Indicator 2 regarding the incorrect calculation of the universe size for the Reasonable Rent Quality Control (QC) Log and insufficient documentation to support QC review results.

OHA's Administrative Plan includes comprehensive policies for determining rent reasonableness, outlining required considerations such as unit location, size, type, quality, amenities, and market comparability. The agency utilizes multiple data sources, including www.myhousingsearch.com, market surveys, and other industry resources, and conducts rent determinations at initial occupancy and upon rent adjustments in accordance with HUD requirements.

However, during the SEMAP certification process, OHA incorrectly calculated the universe size by using VMS Units Leased (4,103) rather than the required methodology. The universe should have included all families assisted at fiscal year-end, along with End-of-Participation (EOP) cases and absorbed portability vouchers, resulting in a corrected universe of 4,452 and a required sample size of 43.

Additionally, because the incorrect sample methodology was applied, the QC sample did not meet SEMAP requirements, and documentation supporting the quality control review could not be fully validated. As a result, HUD adjusted the score for this indicator to zero.

Corrective Actions:

1. OHA will revise its QC sampling methodology to ensure the universe size includes all required components (families assisted at FYE, EOPs, and absorbed ports) in accordance with HUD SEMAP guidance.
2. Staff involved in QC processes will receive targeted training on SEMAP Indicator requirements, including proper universe calculation and sampling procedures.
3. A standardized QC tracking tool will be implemented to ensure accurate calculation of universe and sample sizes.
4. OHA will establish a procedure to pull additional files when initial QC samples do not include qualifying events (e.g., new admissions or rent increases), ensuring compliance with required sample sizes.
5. QC documentation standards will be strengthened to ensure all files clearly demonstrate evidence of rent reasonableness determinations and quality control review.
6. Supervisory review protocols will be implemented to verify QC calculations and documentation prior to SEMAP submission.

OHA is committed to addressing this deficiency and improving internal controls to ensure full compliance with HUD SEMAP requirements moving forward.

SEMAP Indicator #3 – Determination of Adjusted Income

Finding Response:

OHA acknowledges the findings related to Indicator 3 regarding quality control (QC) documentation, incorrect universe size calculation, underrepresentation of new admission files, and identified file discrepancies impacting tenant rent determinations.

While OHA maintains established policies within Chapter 6 of the Administrative Plan and generally follows HUD verification hierarchy requirements, deficiencies were identified in QC sampling methodology, documentation clarity, and consistency in file accuracy. These issues resulted in an inability to validate QC results and a modified score of zero.

Corrective Actions Implemented

1. File Corrections and Compliance Review

- OHA will immediately review and correct the identified files to ensure accurate tenant rent calculations:
  - **Tenant A (Annual 3/1/25):** Verify EIV employment and child support income; update utility allowance to include water and trash per RFTA.
  - **Tenant B (Annual 9/1/25):** Include child support as annual income and recalculate tenant rent.
  - **Tenant C (Annual 10/01/25):** Update child support income using third-party verification and adjust rent calculation accordingly.
- Any resulting rent adjustments will be processed in compliance with HUD requirements and documented in the tenant file.

2. Quality Control Sampling Methodology

- OHA will revise its QC sampling methodology to align with HUD SEMAP requirements:
  - Universe size will include families assisted at FYE, End-of-Participation (EOP) cases, and absorbed portability vouchers.
  - Sampling will be recalculated based on the corrected universe (4,452) to meet the required sample size (43).
- A standardized QC sampling calculator (Excel-based) will be implemented to eliminate manual errors.

3. Administrative Plan Update

- The Administrative Plan will be updated to formally document:
  - The requirement for 100% QC review of new admission files.
  - SEMAP QC procedures, including sampling methodology, file selection criteria, and documentation standards.
- This update will ensure consistency between practice and policy.

4. QC File Documentation and Clarification Standards

- OHA will implement enhanced documentation requirements to ensure all QC-reviewed files clearly reflect:
  - Source of income verification (EIV, third-party documents, self-certifications where applicable).
  - Detailed rent calculation notes, including how income, deductions, and utility allowances were applied.
- A standardized QC checklist and review form will be required for each file.

5. Utility Allowance and RFTA Verification

- Staff will be required to cross-check RFTA documentation against utility allowance schedules during both initial processing and during a QC review.
- A verification step will be added to the QC checklist to confirm all tenant-paid utilities are correctly applied in rent calculations.

6. Zero Income Verification Procedures

- OHA will enforce mandatory completion of zero-income checklists for all applicable households.
- Supervisory review will confirm completion prior to finalizing the file or QC review.

7. Proportional Representation of QC Samples

- QC sampling procedures will be revised to ensure appropriate representation of:
  - New admissions
  - Annual reexaminations
- Separate tracking categories will be added within the QC log to monitor proportional sampling.

8. Staff Training and Oversight

- All staff involved in income determination and QC processes will receive targeted training on:
  - HUD income calculation requirements
  - SEMAP QC standards
  - Proper documentation practices
- Supervisory review will be required to validate QC samples, calculations, and documentation prior to SEMAP submission.

Ongoing Monitoring

- OHA will conduct quarterly internal QC audits to ensure continued compliance.
- QC logs and documentation will be reviewed regularly by management to verify accuracy and completeness.
- Any discrepancies identified will be corrected promptly, with findings used to inform continuous process improvement.

OHA is committed to strengthening its internal controls, improving documentation practices, and ensuring full compliance with HUD SEMAP requirements to achieve an improved performance rating in future assessments.

SEMAP Indicator #5 HQS Quality Control Inspections

Finding Response:

The Omaha Housing Authority (OHA) acknowledges the reviewer's observations regarding the estimated universe size and the noted data entry discrepancy within the HQS QC log.

Regarding the inspection universe size, OHA staff initially used an estimated universe of 4,300 units when determining the required QC sample size. Upon further review of the Yardi Inspection report, the actual universe totaled 4,650 units. While this resulted in a slight variance in the calculated minimum sample size (45 vs. 44), the impact was negligible. OHA exceeded both thresholds by conducting 97 supervisory quality control inspections during the fiscal year, demonstrating a strong commitment to compliance and quality assurance.

OHA confirms that its quality control inspection process is consistent with Chapter 8.A, Section 8.ILE of the Administrative Plan and is further supported by a comprehensive Inspection Procedures document. Supervisory QC inspections are conducted throughout the year, samples are selected from recently completed inspections, and all inspectors are represented. Additionally, the sampling methodology ensures geographic distribution across OHA's jurisdiction.

With respect to the HQS QC log entry reflecting an inspection date of 1935, OHA has determined this to be a clerical/data entry error. The agency will implement the following corrective actions:

- The erroneous entry has been reviewed and corrected in the system.
- Staff have been reminded of the importance of accurate data entry.
- A secondary review step will be implemented for QC log entries to ensure data accuracy and prevent similar errors.

OHA remains committed to maintaining accurate records and adhering to HUD SEMAP requirements. The agency will continue to monitor its QC inspection tracking processes to ensure ongoing compliance and data integrity.

SEMAP Indicator #6 HQS Enforcement

Finding Response:

The Omaha Housing Authority (OHA) acknowledges the reviewer's observations regarding the HQS Enforcement Quality Control (QC) process, specifically related to tracking methods, sampling procedures, and timing of QC reviews.

OHA confirms that the universe size of 2,188 failed inspections was accurately derived from the Yardi Failed Inspection report, and the minimum required sample size of 31 was correctly calculated. OHA further ensured compliance by completing QC reviews in accordance with SEMAP requirements, as evidenced by the review sample, which confirmed that all inspected files were complete and compliant.

Regarding the selection process, OHA utilized a manual method of selecting every 71st file to establish a representative sample. While this methodology achieved compliance, OHA recognizes that the process is inefficient and time-consuming. Additionally, OHA acknowledges that conducting all QC reviews after the close of the fiscal year resulted in operational strain due to certification deadlines.

With respect to tracking, OHA confirms that 24-hour life-threatening deficiencies are monitored; however, they are currently maintained outside of the HQS Enforcement QC log in a separate manual tracking system. OHA agrees that consolidating this information will improve efficiency and oversight.

Corrective Actions Taken:

1. A 24-hour life-threatening deficiencies column has been added to the HQS Enforcement QC log to ensure all required elements are tracked in a centralized location.
2. Existing records have been reviewed and, where applicable, incorporated into the updated QC log to maintain consistency and completeness.

Process Improvements to be Implemented:

- OHA will transition from manual file selection to a more efficient sampling method, utilizing Excel's random selection function or other available tools, to improve accuracy and reduce administrative burden.
- QC reviews will be conducted on a quarterly basis to ensure timely monitoring, reduce year-end workload, and allow for earlier identification of deficiencies.
- OHA is developing a centralized, electronic tracking method for 24-hour life-threatening deficiencies to replace the current manual binder system and improve accessibility and reporting.
- Coordination between the Inspection and SEMAP QC functions will be strengthened to streamline processes, improve information sharing, and enhance overall program oversight.

OHA appreciates the technical assistance provided during the review and remains committed to continuous process improvement, accurate tracking, and full compliance with HUD SEMAP requirements.

SEMAP Indicator #7 Expanding Housing Opportunities

Finding Response:

The Omaha Housing Authority (OHA) acknowledges the reviewer's findings regarding documentation supporting efforts to expand housing opportunities outside areas of poverty or minority concentration.

OHA confirms that its Administrative Plan (Section 1.6 – Expanding Housing Opportunities) outlines the agency's commitment to encouraging participation by owners in a broad range of neighborhoods. However, OHA recognizes that supporting documentation demonstrating these efforts, as well as clearly identifiable evidence of outreach and available housing opportunities in low-poverty and non-minority concentrated areas, was not adequately maintained or presented during the review.

Additionally, while OHA conducted analysis related to Fair Market Rents (FMR) and payment standards, the documentation did not explicitly demonstrate that voucher holders were experiencing difficulty locating housing in areas outside of poverty or minority concentration, nor did it sufficiently link these analyses to mobility or deconcentrating efforts.

Corrective Actions Taken:

1. OHA has begun compiling documentation that demonstrates active efforts to encourage owner participation in areas outside of poverty or minority concentration, including landlord outreach, recruitment strategies, and participation initiatives.
2. OHA is developing comprehensive maps that identify housing opportunities both within its jurisdiction and in neighboring areas. These maps will:
    - Highlight units located outside areas of poverty or minority concentration
    - Include property characteristics (e.g., unit size, amenities)
    - Provide owner/property contact information to support participant access

Process Improvements to be implemented:

- OHA will maintain a centralized folder of supporting documentation to demonstrate compliance with its Administrative Plan policies related to expanding housing opportunities.
- The agency will incorporate a quarterly survey to all voucher holders to access barriers, including challenges in locating housing outside areas of poverty or minority concentration.
- OHA will update its participant briefing materials to include user-friendly maps and resource tools that assist families in identifying housing opportunities in diverse neighborhoods.
- OHA will strengthen partnerships with landlords and property managers in low-poverty areas to increase available unit inventory and improve program participation.
- OHA assesses barriers to housing mobility and applies strategies to address them.
- OHA will ensure all outreach and briefing materials meet HUD SEMAP requirements and support deconcentration.

OHA remains committed to enhancing its mobility and deconcentrating efforts and ensuring that documentation clearly reflects compliance with HUD SEMAP requirements. The agency will continue to improve both its processes and recordkeeping practices to support and demonstrate these efforts moving forward.

SEMAP Indicator #10 Correct Tenant Rent Calculation

Finding Response:

OHA acknowledges that incorrect rent calculations can result in financial hardship for families, overpayment of housing assistance, and a negative SEMAP score. OHA has taken proactive steps to improve the accuracy of tenant rent calculations and ensure compliance with HUD regulations.
The following measures will be implemented to strengthen internal controls and enhance staff performance:

1. **File Checklist:**
    - OHA will develop a standardized file checklist to assist staff in maintaining proper file order and conducting self-audits.
    - This tool promotes consistency and helps staff verify that all required documentation and calculations are complete and accurate.
2. **Audit Protocols:**
    - OHA will implement a 10% audit sample of annual and interim reexaminations by immediate ongoing monthly reviews.
    - A 100% audit is already in place for initial and transfer files, ensuring that rent calculations for new admissions and moves are thoroughly reviewed before finalization.
3. **Provide targeted training.**
    - Conduct ongoing training sessions for staff on rent calculation policies.
    - Provide regular updates on HUD's rules for income, assets, deductions, and calculations.

These actions reflect OHA's commitment to improving rent calculation accuracy and maintaining high standards of program integrity. Ongoing training and quality assurance efforts will continue to support staff and reduce errors. OHA is working to ensure a 98% or greater accuracy in tenant rent calculations for the next SEMAP reporting period and implement a sustainable process to maintain accuracy.

OHA has taken immediate action to address many deficiencies identified above and will continue to address deficiencies on an ongoing basis through the end of the year.

OHA will continue to track its progress and ensure the corrective actions are effective through monitoring of OHA and HUD reports.

- Each corrective action item will be assigned to a specific staff member or department. A responsibility matrix will be maintained to ensure accountability and timely execution.
- Monthly MTCS reports: Generate and review monthly MTCS reports to confirm that the percentage remains above the threshold required for a passing score.
- Audit readiness: Maintain a clear audit trail of all documentation, staff training, and system improvements to demonstrate compliance with HUD.

This letter serves as the official corrective action plan in response to the failed rating for the SEMAP ratings above.

OHA is committed to resolving deficiencies and restoring full compliance with SEMAP requirements. We appreciate HUD's guidance and oversight and remain dedicated to delivering high-quality housing assistance to our community.

Sincerely,

Philisa Smith

Philisa Smith, HCV Director
Omaha Housing Authority

Memorandum

TO: OHA Board of Commissioners

FROM: Philisa Smith, Director of Housing Choice Voucher Program

DATE: June 4, 2026

SUBJECT: **Recommendation to approve revisions to the (HCV)Administrative Plan**

RECOMMENDED ACTIONS:

The Housing Authority of the City of Omaha (hereinafter "OHA") staff recommends that the OHA Board of Commissioners approve the 2025 SEMAP Corrective Action Plan for submission to HUD.

EXPLANATION:

The Omaha Housing Authority received a SEMAP Confirmatory Review from HUD identifying deficiencies in documentation, quality control processes, and calculation methodologies across several program areas. As a result, OHA was required to submit a Corrective Action Plan (CAP).

- The Corrective Action Response (CAR) explains what HUD found and how OHA is addressing each finding, including immediate corrections and process improvements.
- The Corrective Action Plan (CAP) is the formal, HUD-required plan that outlines specific goals, assigned responsibility, timelines, resources, and ongoing monitoring to ensure long-term compliance.

Together, these documents demonstrate that OHA:

- Identified the root causes of the SEMAP findings
- Implemented standardized procedures and stronger oversight
- Assigned management accountability for each SEMAP indicator
- Established measurable timelines and monitoring processes
- Is committed to restoring and sustaining SEMAP compliance

Recommended by: Philisa Smith, Housing Choice Voucher Director

SEMAP Corrective Action Plan (CAP)

FYE 12.31.25 Confirmatory Review

This SEMAP Corrective Action Plan (CAP) Matrix is submitted in accordance with HUD PIH requirements and addresses all seven required corrective action elements identified in the SEMAP Confirmatory Review. The matrix incorporates information provided by program managers and establishes accountability, timelines, and evaluation mechanisms to restore and sustain SEMAP compliance.

SEMAP Area / Indicator	Goal	Obstacle	Corrective Actions / Key Tasks	Resources	Lead Responsibility	Timeframe	Monitoring / Evaluation
Overall SEMAP Compliance	Restore SEMAP designation to Standard Performer or High Performer status by achieving full compliance with all applicable indicators by December 31, 2026.	Incorrect universe/ Sample calculations. Inadequate documentation, manual processes, and inefficiencies. Training gaps.	• Implement shared management accountability model; standardize audits; conduct quarterly SEMAP reviews • All managers are to participate in an SEMAP training course. Develop • Standardize/ Automated QC Calculator and processes to determine the accurate universe. • Strengthen audit trail documentation.	Administrative Plan; SOPs; SEMAP guidance; Excel. PIC/ EIV data. New QC audit trail procedures to include documentation of file corrections. New Yardi reports to develop a consistent and accurate universe.	HCV Director, HCV Program Managers, Sr. Program Manager, and Certification Specialist.	Completion by 12/31/2026	Maintain documentation demonstrating compliance with all SEMAP indicator requirements. Maintain ongoing evaluation through weekly, monthly, and quarterly monitoring processes. Quarterly SEMAP audits.

SEMAP Area / Indicator	**Goal**	**Obstacle**	**Corrective Actions / Key Tasks**	**Resources**	**Lead Responsibility**	**Timeframe**	**Monitoring /Evaluation**
SEMAP Indicator 1 – Waiting List Selection and New Admissions	Ensure compliant selection and admission documentation	Inconsistent documentation. Training Gaps.	• Standardized admission checklists; retrain staff; QC file review. Develop • Standardize processes to determine the accurate universe. • Revision to current SOP	Yardi tools, HUD guidance, and training materials	HCV Program Manager, Waitlist, Sr. Program Manager, and Certification Specialist	Immediate; ongoing monthly reviews	QC Audit 100% new admissions
SEMAP Indicator 2- Rent Reasonableness	Ensure 100% compliance with rent reasonableness requirements	Inconsistent documentation and manual calculation errors	• Implement standardized rent reasonableness checklist; retrain staff; perform QC file review. • OHA will revise its QC sampling methodology to ensure the universe size includes all required components	Training materials; QC checklist. Yardi and Emphasys (my housingsearch.com) reports	HCV Program Managers	Immediate implementation; ongoing quarterly review	Quarterly QC audits; supervisory review

SEMAP Area / Indicator	**Goal**	**Obstacle**	**Corrective Actions / Key Tasks**	**Resources**	**Lead Responsibility**	**Timeframe**	**Monitoring /Evaluation**
SEMAP Indicator 3- Adjusted Income Determinations	Ensure accurate income and rent calculations	Manual errors and verification gaps	• Use standardized calculators, secondary review, and EIV training • File corrections and compliance review • Revision of QC sampling • Staff training and oversight	EIV system; Excel tools; training	HCV Program Managers; Certification Specialist Staff	60-day implementation; ongoing	Monthly file audits
SEMAP Indicator 5 – HQS Quality Control Inspections	Complete the document requirements of QC inspections	Tracking and documentation gaps	• Centralize QC tracking; assign dedicated QC staff	Inspection software; QC logs	Inspections Manager, Certification Specialist	System implemented within 30 days	Quarterly inspection audits
SEMAP Indicator 6 – HQS Enforcement	Ensure 100% compliance with HQS Enforcement	Manual tracking of 24-hour deficiencies	• Create centralized tracking of 24-hour deficiencies	Yardi and Excel tools	Inspections Manager, Certification Specialist	Immediate; ongoing monthly reviews	Quarterly QC audits; supervisory review

SEMAP Area / Indicator	**Goal**	**Obstacle**	**Corrective Actions / Key Tasks**	**Resources**	**Lead Responsibility**	**Timeframe**	**Monitoring /Evaluation**
SEMAP Indicator 7 – Expanding Housing Opportunities	Implement and document a comprehensive strategy to expand housing opportunities for voucher holders outside areas of poverty and minority concentration.	Incomplete documentation, recruiting new landlords, and retention of landlords.	• Document the challenges participants face in finding properties in high-poverty, minority areas. • Update policies on owner participation documentation. • Encourage landlord involvement. • Provide voucher holders with housing options across market areas. • Maintain and update maps and listings of available units in higher-opportunity areas. • Show that the PHA assesses barriers to housing mobility and	Owner and participant briefing packets. Yardi tools.	HCV Property Owner Liaison	60-day implementation; ongoing	Quarterly outreach logs. Annual update of area maps and briefing packets.

			applies strategies to address them. • Ensure all outreach and briefing materials meet HUD SEMAP requirements and support deconcentration. • Use standardized outreach logs and retain documentation.				
SEMAP Indicator 10 – Correct tenant rent calculation	Improve the accuracy of rent calculations and eliminate discrepancies. Ensure compliance with the 2% threshold.	Incorrect verification and calculation errors. Insufficient documentation of rent calculations. Data entry errors.	• Strengthen verification, calculation, and audit procedures. • Ensure consistent and accurate application of utility allowances. • Develop a standardized checklist. • Improve documentation practices to support rent determination.	Administrative Plan; SOPs; SEMAP guidance; Excel. PIC/EIV data and Yardi tools.	HCV Program Managers; Certification Specialist	Immediate; ongoing monthly reviews. Implement training sessions for staff within 120 days.	Monthly audit of a minimum of 10% of files

OHA will maintain audit-ready documentation and will promptly address any deficiencies identified through ongoing monitoring to ensure sustained SEMAP compliance.

RESOLUTION NO. 2026 – 47

SEMAP FY 2025 Confirmatory Review Corrective Action Plan

WHEREAS, the staff of the Housing Authority of the City of Omaha (OHA) seeks approval that the Omaha Housing Authority received an SEMAP Confirmatory Review from HUD identifying deficiencies in documentation, quality control processes, and calculation methodologies across several program areas. As a result, OHA was required to submit a Corrective Action Plan (CAP) to HUD with Board Approval for the Housing Choice Voucher program;

WHEREAS, OHA staff propose to adopt the corrections listed in the Corrective Action Plan;

WHEREAS, OHA staff recommends that the Board of Commissioners adopt the Corrective Action Plan, which is attached to this resolution.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Commissioners hereby adopts the Corrective Action Plan, which will be formally submitted to HUD.

____

David Levy, Chairman
OHA Board of Commissioners

ATTEST

I, Joanie Balk, Assistant Secretary of the Housing Authority of the City of Omaha, do hereby certify that this resolution was properly adopted at the regular meeting of the Board of Commissioners of the Housing Authority of the City of Omaha held June 4, 2026.

____

Joanie Balk, Secretary
Housing Authority of the City of Omaha

7. DEPARTMENT REPORTS AND DISCUSSION ITEMS

7.1. Housing Choice Voucher Program

Memorandum

To: Board of Commissioners

From: Philisa Smith, HCV Director

Date: May 27, 2026

Re: Monthly Utilization Report

PERIOD ENDING APRIL 30, 2026

VOUCHER UTILIZATION SUMMARY

All Vouchers

Utilization 2026	Allocation	Feb	Mar	Apr	Current Mo % Leased
All Other Vouchers	5532	3603	3596	3576	65%
Emergency Vouchers	142	83	86	86	61%
HA Owned Vouchers	125	127	125	124	99%
Home Ownership Vouchers	69	69	68	69	100%
Mainstream Vouchers	115	83	83	82	71%
Portable Vouchers (Billed)	11	11	11	11	100%
Portable Vouchers	94	93	94	94	100%
Project Based Vouchers	493	479	493	501	100%
Project Based Vouchers (RAD)	13	11	11	11	85%
Tenant Protection Vouchers	364	361	364	364	100%
VASH Vouchers /VASH (PBV)	157	134	132	135	86%
Total Vouchers	7114	5086	5063	5053	71%

Other Housing

Utilization 2026	Allocation	Issued	Feb	Mar	Apr	Current Mo % Leased
HOME TBRA	30	0	19	21	21	70%
Mod Rehab	10	0	10	10	10	100%

HUD Delinquency Rate			SEMAP	Feb	Mar	Apr
			95%	97.03%	96.58%	97.46%

Memorandum

To: Board of Commissioners

From: Philisa Smith, HCV Director

Date: May 27, 2026

Re: Monthly Utilization Report

PERIOD ENDING APRIL 30, 2026

HQS/NSPIRE INSPECTION SUMMARY

2026	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	222	210	257									
Section 8 Fail	178	118	119									
Section 8 Follow ups	220	180	134									
Quality Control Pass	8	8	8									
Quality Control Fail	0	0	0									
Special, Complaint, Inconclusive	8	9	8									
Monthly Total S8 Inspections Conducted	**636**	**525**	**526**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**

2026 Public Housing	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Monthly Total PH Inspections Conducted	71	43	126									

5/18/26 Weather Extension Results					May							
Pass												
Fail												

* included in monthly totals

2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Section 8 Pass	251	175	220	214	386	245	195	207	254	195	205	239
Section 8 Fail	179	204	159	152	233	202	212	188	174	202	138	211
Section 8 Follow ups	221	179	261	193	208	188	229	261	238	226	194	246
Quality Control Pass	6	10	6	7	9	7	5	7	6	6	6	0
Quality Control Fail	1	2	2	3	2	1	4	1	4	2	0	0
Special, Complaint, Inconclusive	44	4	6	14	28	24	2	26	18	16	4	16
Monthly Total S8 Inspections Conducted	**702**	**574**	**654**	**583**	**866**	**667**	**647**	**690**	**694**	**647**	**547**	**712**

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	74	74	42	5

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: May 27, 2026

Re: Monthly Utilization Report

PERIOD ENDING APRIL 30, 2026

HCV 2026 ANNUAL RECERTIFICATION SUMMARY

Annual Recertifications 2026	Annuals Due Monthly	Annuals Incomplete
1	338	8
2	336	9
3	312	12
4	367	45
5	354	83
6	302	113
7	357	0
8	345	0
9	359	0
10	394	0
11	360	0
12	472	0
Totals	4296	270

Memorandum

To: Board of Commissioners

From: Philisa Smith, HCV Director

Date: May 27, 2026

Re: Monthly Utilization Report

PERIOD ENDING APRIL 30, 2026

DEPARTMENT SUMMARY

On 04/01 – 4/02 & 04/07 – 04/08, 2026 HUD conducted the Section 8 Management Assessment Program (SEMAP) Confirmatory Review to assess the Public Housing Authority's (HA) Housing Choice Voucher (HCV) program management and compliance with HUD rules and regulations for Fiscal Year December 31,2025. The review also verifies OHA's certification and the HUD rating under all Indicators.

Previous Actions

For the December 31, 2024, SEMAP submission, OHA's MTCS rate was 92 percent, which fell below the required 95 percent threshold. As a result, OHA received zero points for Indicators 9 through 12. The agency also received zero points for Indicator 1 (Waitlist) and had point reductions for Indicators 2 (Reasonable Rent) and 3 (Determination of Adjusted Income). These combined deductions resulted in OHA earning 80 out of a possible 135 points, resulting in an overall score of 59 and a Troubled designation.

Results

Each section of the confirmatory review covers a specific Indicator and reports on the status of that Indicator. Any deficiency is defined and includes a required corrective action. HUD's review found that some of the OHA's SEMAP certification Indicators could not be supported by the documentation and data OHA provided, therefore, some of the indicators were modified.

Due to the lack of OHA's consolidated SEMAP guidance and not having standardized procedures, HUD recommended that OHA develop a formal SEMAP Indicators Procedures document that clearly outlines the agency's process for each Indicator in accordance with 24 CFR Part 985. By establishing a single, comprehensive reference document, all staff will clearly understand and consistently follow OHA's SEMAP certification procedures, ensuring compliance and achieving an overall passing score.

OHA uses the Yardi software system, which includes a SEMAP Indicators module. However, some of the report outputs did not generate accurate universe or sample sizes. In addition, the system does not produce a random selection of files for quality control reviews, making the selection process manual, tedious, and prone to errors.
During the HUD review, various deficiencies and findings with the OHA's processes, quality control and compliance with HUD program rules and regulations. Therefore, it has been recommended the OHA staff obtain SEMAP, general HCV program and rent calculation training.

Housing authorities are required to maintain a minimum reporting rate of 94.5 percent in order to be scored on the Public and Indian Housing Information Center (PIC) related SEMAP Indicators (Indicators 9-12) or be scored zero for these Indicators. The OHA's December 31, 2025, Delinquency Report was 96% and as of March 31, 2026, the reporting rate was 96.58%.

Memorandum

To: Board of Commissioners

From: Philisa Smith, HCV Director

Date: May 27, 2026

Re: Monthly Utilization Report

OHA incorrectly calculated the universe size by using only VMS Units Leased (4,103) rather than the required methodology. The universe should have included all families assisted at fiscal year-end, along with End-of-Participation (EOP) cases and absorbed portability vouchers, resulting in a corrected universe of 4,452 and a required sample size of 43.

Additionally, because the incorrect sample methodology was applied, the QC sample did not meet SEMAP requirements, and documentation supporting the quality control review could not be fully validated. As a result, HUD adjusted the score for this indicator to zero.

Based on HUD's SEMAP confirmatory review, the OHA's score for December 31, 2025, is 70 out of a possible 135 points or 52 percent. The OHA's designation remains Troubled.

To address the deficiencies and corrective actions, and to ensure the OHA follows HUD rules and regulations, a Board approved Corrective Action Plan must be submitted to HUD.

7.2. Asset Management (Public Housing)

OHA Board Report Summary

Public Housing – April 2026 Board Summary

MASS & Occupancy Performance

April concluded with the portfolio continuing its strong performance, closing the month at 98.6% occupancy, a modest increase from March. The towers remain the most stable contributors, consistently sustaining high occupancy and providing a reliable foundation for the broader portfolio. With current performance trends holding steady, we are exactly where we need to be to meet HUD's June 30th occupancy reporting requirements.

The MASS score improved to 19.2 in April, reflecting continued stabilization following HUD's approved exemptions for KayJay and Florence Towers. With these recalibrations now fully integrated, MASS reporting now provides a more accurate representation of operational performance across the portfolio.

Despite strong occupancy, the collection component of PHAS remains the primary operational challenge. Past-due balances continue to trend high, and although staff are actively engaging residents through outreach, support, and repayment agreements, progress remains incremental. Coordination with Finance strengthened further this month, supporting more consistent expectations and aligned strategies across all sites.

Development of an internal process for collecting move-out balances is progressing as planned. This initiative is designed to improve procedural clarity, tracking, and follow-through. The process remains on schedule for completion within the next one to two months.

As we move further into the quarter, operational priorities remain focused on sustaining high occupancy, tightening financial controls, and reinforcing consistency across sites to support continued MASS improvement.

Affordable Housing

The Affordable Housing portfolio remains stable overall. At Farnam, two units have now completed turnover and are ready for occupancy. Property Management is currently working with Intake to identify eligible applicants and move the units into lease-up as quickly as possible.

Market Rate Housing

North Villas continues to perform well overall. At this time, three units are vacant. Two of those units have already been rented and are moving through the final leasing steps. The remaining unit requires additional repair work due to damage, which will delay its availability. Staff are staying engaged with prospective renters and maintaining outreach efforts to ensure steady leasing activity as units come online.

Repositioning

Repositioning work across the portfolio continues to move forward steadily. Florence Tower and KayJay Tower remain on track, with staff maintaining regular communication to keep residents informed and supported throughout the transition process. In addition, we have begun working with the first group of residents at Pine Tower who will be relocating into the remodeled units, with moves expected to begin in June 2026.

Maintenance & Inspection Update

Maintenance operations continue to move forward at a slow but steady pace. Staff remain diligent in addressing the backlog of work orders, with particular attention on effective work-order management to keep tasks progressing. The team continues to balance coverage across properties while ensuring essential needs are met.

No major changes occurred this month, and efforts remain focused on maintaining workflow efficiency and preparing for upcoming inspections.

OHA Property Management Report
April 30, 2026

PUBLIC HOUSING

Development			Occupancy			Tenant Accounts Receivable				Net Operating Income			PHAS
Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied	TAR Balance	Tenant Revenue	Prev Mo TAR Ratio	Current Mo TAR Ratio	YTD Actual	YTD Budget	YTD Variance	MASS Points (of 25)
Towers	Florence Tower	106	0	0	100.0%	$ 65,645	$ 16,671	2.94	3.94	$ (165,785)	$ (137,090)	$ (28,695)	21
	Benson Tower	143	2	2	98.6%	$ 98,592	$ 37,369	2.77	2.64	$ (250,988)	$ (197,184)	$ (53,804)	18
	Jackson Tower	207	9	9	94.9%	$ 102,074	$ 38,320	2.37	2.66	$ (480,303)	$ (301,749)	$ (178,554)	12
	Park South Tower	221	4	5	98.6%	$ 102,933	$ 49,180	1.70	2.09	$ (406,946)	$ (269,332)	$ (137,615)	22
	Highland Tower	106	3	1	99.1%	$ 62,410	$ 30,790	1.89	2.03	$ (147,309)	$ (115,446)	$ (31,864)	21
Elderly	Evans Tower	110	3	0	100.0%	$ 40,395	$ 34,432	1.09	1.17	$ (155,531)	$ (126,877)	$ (28,654)	21
	Crown Tower	149	0	2	98.6%	$ 51,195	$ 47,431	1.16	1.08	$ (314,723)	$ (226,893)	$ (87,830)	22
	Underwood Tower	104	2	2	98.1%	$ 14,338	$ 35,430	0.47	0.40	$ (155,098)	$ (136,404)	$ (18,694)	21
	Kay Jay Tower	117	0	0	100.0%	$ 18,386	$ 29,637	0.65	0.62	$ (174,295)	$ (131,558)	$ (42,737)	22
Multi Family	Southside	357	0	0	100.0%	$ 15,244	$ 9,993	1.41	1.42	$ (626,396)	$ (483,293)	$ (143,103)	18
	Park Villa	24	1	0	100.0%	$ 13,641	$ 5,399	2.37	2.53	$ (32,147)	$ (28,673)	$ (3,474)	21
	Farnam	20	0	0	100.0%	$ 22,880	$ 13,189	1.17	1.73	$ (68,917)	$ (70,195)	$ 1,278	21
	Bayview	12	1	1	88.9%	$ 909	$ 2,454	-0.03	0.37	$ (27,516)	$ (36,675)	$ 9,159	4
Single Family Homes/ Duplexes	Scat-Site North East	113	5	5	95.6%	$ 122,519	$ 37,766	2.74	3.24	$ (234,601)	$ (20,283)	$ (214,318)	14
	N. Omaha Afford Homes	24	0	0	100.0%	$ 15,558	$ 15,085	0.75	1.03	$ (41,902)	$ (71,256)	$ 29,354	21
	Crown I	16	0	0	100.0%	$ 8,443	$ 6,971	1.31	1.21	$ (2,814)	$ (28,865)	$ 26,051	22
	Crown II	12	0	0	100.0%	$ (2,649)	$ 3,281	-0.21	-0.81	$ (12,720)	$ (20,743)	$ 8,023	22
	Scat-Site South East	137	3	2	99.3%	$ 56,317	$ 60,268	0.81	0.93	$ (115,631)	$ (162,748)	$ 47,117	22
	Scat-Site North West	115	3	2	98.3%	$ 104,200	$ 66,234	1.30	1.57	$ (194,825)	$ (218,234)	$ 23,409	17
	Keystone Crown Creek	37	0	0	100.0%	$ 17,605	$ 16,863	0.92	1.04	$ (72,780)	$ (116,069)	$ 43,289	20
	Scat-Site South West	75	0	0	100.0%	$ 104,200	$ 66,234	0.84	1.57	$ (113,184)	$ (100,365)	$ (12,819)	21
Total		2205	36		98.6%	$1,034,835	$ 622,997	1.4	1.5	$ (3,794,411)	$ (2,999,932)	$ (794,481)	19.2

MARKET RATE HOUSING

Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied	TAR Balance	Tenant Revenue	Prev Mo TAR Ratio	Current Mo TAR Ratio	YTD Actual	YTD Budget	YTD Variance
Multi	The Villas	32	0	3	78.3%	$ 32,935	$ 32,435	1.03	1.02	$ (15,360)	$ (14,049)	$ 6,130

AFFORDABLE HOUSING

Development			Occupancy		
Type	Property Name	Total Units	Prev Mo # Vacant	Current Mo # Vacant	Current Mo % Occupied
Multi	Chambers Court	38	11	0	0.0%
	Farnam	10	2	2	80.0%

Total	48	13	2	40.0%

7.3. Housing in Omaha, Inc.

7.4. River City Housing Connections

7.5. Compliance

Memorandum

To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: June 4, 2026

Re: Compliance Department Update- April 2026

Intake Department

During April, there were 344 public housing applications submitted through the on-line portal and 7 additional applications for our affordable properties. 135 of the applications met the criteria for one-bedroom senior households for designated senior towers. There was a large increase during April for both new applications and Senior applicants. A total of 43 public housing applications were approved during this period with 34 for one bedroom, 7 for two bedrooms, 2 for three bedrooms and 0 for four bedrooms. 7 applications were processed with 5 approved during April for River City Housing Connection for the Scattered Northeast Project Based Vouchers (PBVs) and the North Villas.

In addition to the 169 applications not eligible to apply, there were an additional 134 applicants who were withdrawn during the full application process for no response, failed background checks, over income, unit offer refusals, and applicant requests.

During April, the Intake staff started the transition to paperless applications. In May, this was expanded to additional staff. The staff is working out any issues as they come up for the transition to have a positive outcome for the department.

Reexaminations

HUD's monthly Reexamination Delinquency Report score continues to be maintained at a high level. The April score was 99.94%. The Compliance team's persistence in doing whatever it takes to so the annuals are completed is showing positive results.

Now, our staff is going to work with the same diligence in to improve our completion rate for interims. Our completion rate dropped to 49% in April. There was an increase of residents with unreported income as we work through the New Hires Report and the New Move in reports. Contacting residents is our priority so that the necessary documentation can be obtained along with the completion of the on-line portal.

During May, staff are also working to complete interims for the utility allowance update that is scheduled to start June 1st. The 60-day public comment period will be over at the end of May. The proposed new utility and flat rent amounts are included for your information. The changes only include the scattered site properties. There is no change in flat rents at Southside and the tower properties as OHA pays all the utilities.

Proposed Utility Allowance (UA) and Flat Rent Schedule effective June 1, 2026, for Scattered Sites

Houses/Duplexes	Current U/A	Current Flat Rent	Proposed U/A	Proposed Flat Rent
2 bedroom	$ 199	$ 895	$ 221	$ 873
3 bedroom	$ 224	$ 1,226	$ 249	$ 1,201
4 bedroom	$ 246	$ 1,391	$ 275	$ 1,362
5 bedroom	$ 261	$ 1,621	$ 289	$ 1,593
House- exception				
3 bedroom	$ 305	$ 1,145	$ 337	$ 1,113
4 bedroom	$ 348	$ 1,289	$ 387	$ 1,250
House- exception				
3 bedroom	$ 247	$ 1,203	$ 272	$,1178
Frances Court				
2 bedroom	$ 198	$ 896	$ 220	$ 874
3 bedroom	$ 218	$ 1,232	$ 239	$ 1,211
Cherry Tree Apts				
1 bedroom	$ 68	$ 850	$ 73	$ 845
2 bedroom	$ 76	$ 1,018	$ 81	$ 1,013
Alamo Apts				
1 bedroom	$ 97	$ 821	$ 111	$ 807
2 bedroom	$ 109	$ 985	$ 125	$ 969
Bayview Apts				
3 bedroom	$ 137	$ 1,313	$ 161	$ 1,289
Farnam Apts				
2 bedroom	$ 109	$ 985	$ 125	$ 969
3 bedroom	$ 137	$ 1,313	$ 161	$ 1,289
3,4,6 plexes				
1 bedroom	$ 99	$ 819	$ 113	$ 805
2 bedroom	$ 113	$ 981	$ 132	$ 962
3 bedroom	$ 218	$ 1,232	$ 249	$ 1,201
Park Villa				
2 bedroom	$ 113	$ 981	$ 132	$ 962
3 bedroom	$ 121	$ 1,329	$ 139	$ 1,311

Memorandum

To: The Board of Commissioners

From: Susan Gilroy, Director of Compliance

Date: June 4, 2026

Re: Intake Approved Applications April 2026

Intake Department

Month of April 2026

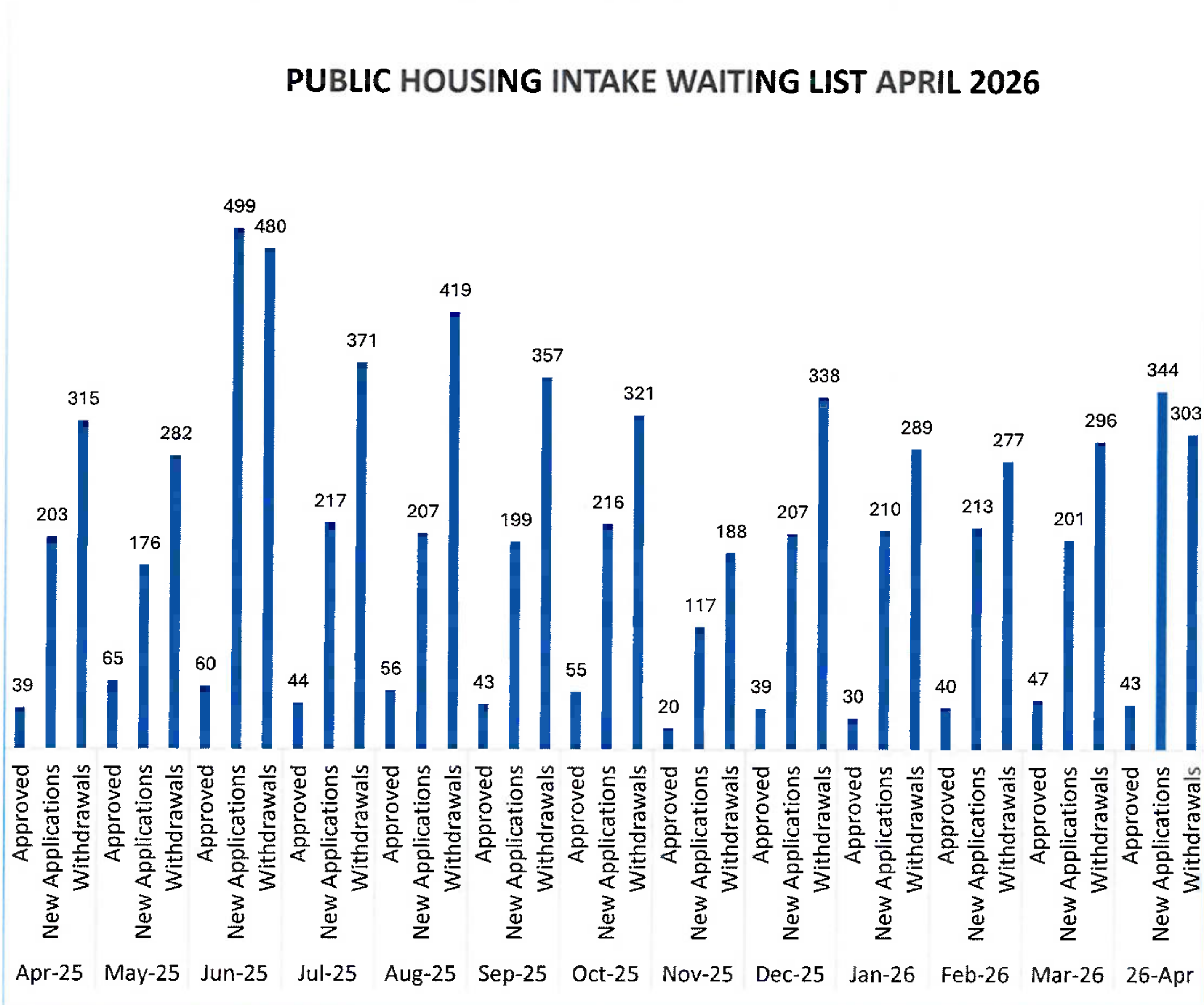
New Public Housing Applications	**344**
New Villas Housing Applications	**1**
New Farnam Straight Tax Credit Housing Applications	**1**
New River City - SCNE Applications	**5**
Approved Public Housing Applications	**43**
Approved Applications for Villas	**2**
Approved Applications for Farnam Apartments Straight Tax Credit	**0**
Approved Applications for River City - SCNE	**3**

Public Housing Applications Approved by Bedroom Size	**One**	**Two**	**Three**	**Four**
	34	**7**	**2**	**0**

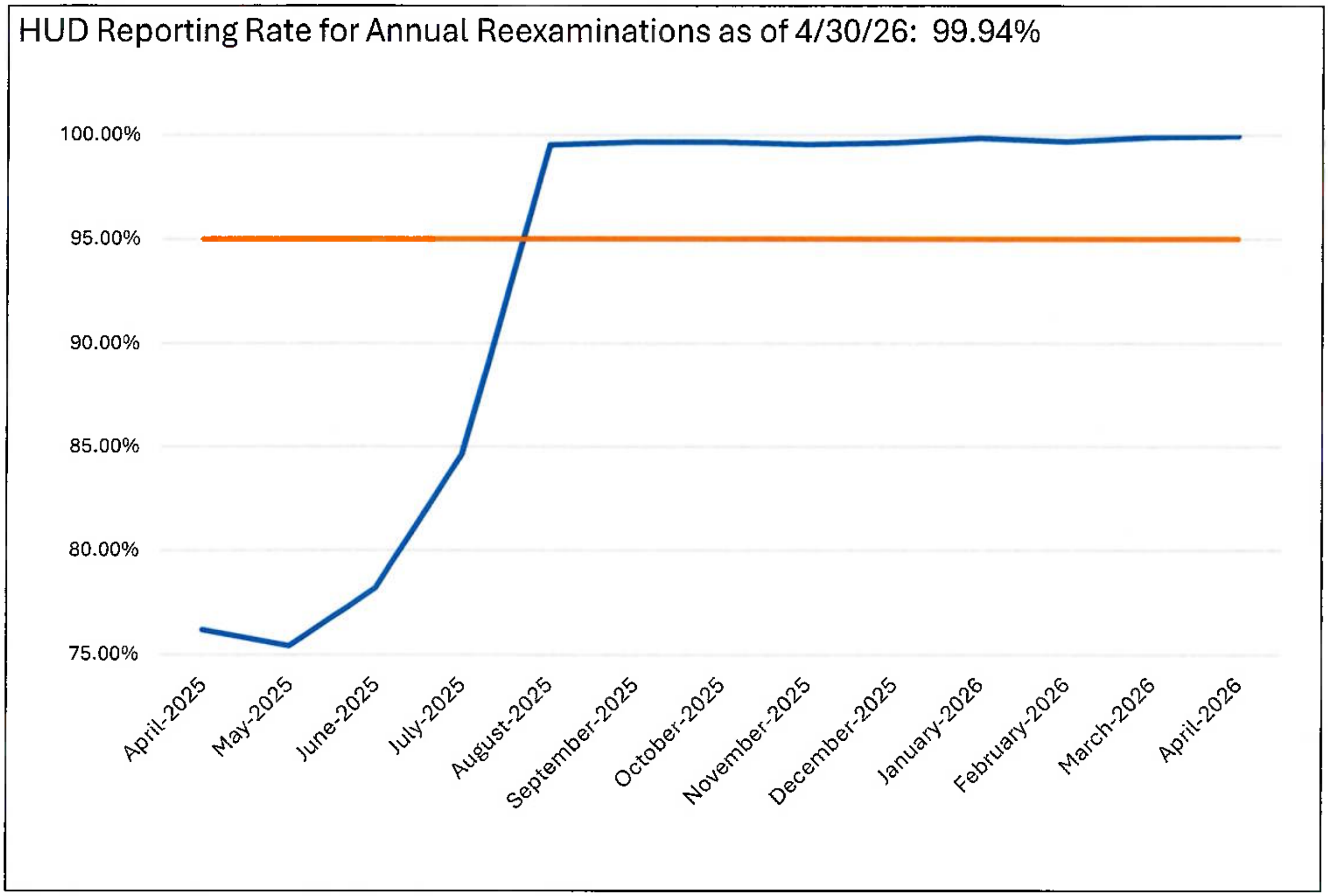
Villas Applications Approved	**Two**	**Three**
North Villas	**0**	**2**

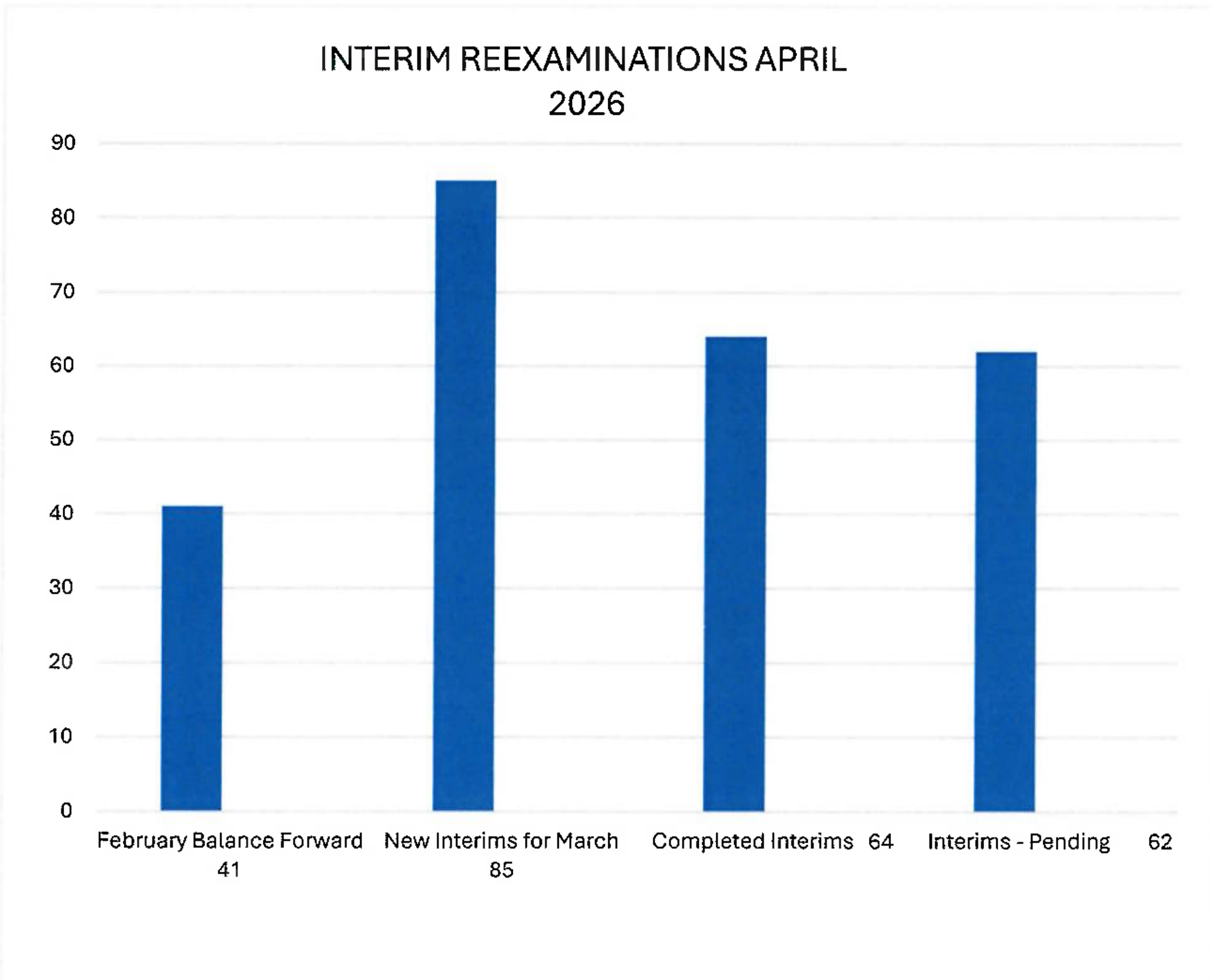
River City SCNE pplications Approved	**Two**	**Three**
	0	**3**

Applications Withdrawn from PH Wait List	**303**	
No Response During Full Application Process	**120**	
Owe monies to PHA	**0**	
Not Eligible to Apply/Waiting List closed	**169**	
Failed Background Check	**5**	
Applicant Request	**8**	
Duplicate	**0**	
Refused offer	**0**	
Over Income	**1**	


PUBLIC HOUSING INTAKE WAITING LIST APRIL 2026
39
203
315
65
176
282
60
499
480
44
217
371
56
207
419
43
199
357
55
216
321
20
117
188
39
207
338
30
210
289
40
213
277
47
201
296
43
344
303
Approved
New Applications
Withdrawals
Apr-25
May-25
Jun-25
Jul-25
Aug-25
Sep-25
Oct-25
Nov-25
Dec-25
Jan-26
Feb-26
Mar-26
26-Apr

	HUD Goal
	Actual





There were 41 interim recertifications carried over from March and 85 reported during April. 64 files were completed in April resulting in a 49% completion rate. Staff are reviewing New Hires Report quarterly which has resulted in additional workload to process possible unreported income.

7.6. Financials

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Apr 2026

Book = Accrual ; Tree = ysi_bs

	April 30, 2026	April 1, 2026	Net Change	January 1, 2026	YTD Net Change
CASH AND CASH EQUIVALENTS	**7,288,044**	**6,006,012**	**1,282,032**	**7,973,322**	**-685,278**
OTHER ACCOUNTS RECEIVABLE	**2,076,384**	**1,596,009**	**480,375**	**1,360,650**	**715,734**
A/R INTER-PROPERTY	**1,183,970**	**1,184,354**	**-385**	**1,271,563**	**-87,593**
A/R - TENANT	**-482,778**	**-325,797**	**-156,981**	**-829,437**	**346,660**
A/R PROMISSORY NOTES	**2,689,252**	**2,679,506**	**9,746**	**2,685,524**	**3,729**
ST LEASE RECEIVABLE	201,879	201,879	0	201,879	0
TOTAL INVESTMENTS	**201,879**	**201,879**	**0**	**201,879**	**0**
PREPAID ASSETS	**303,492**	**731,076**	**-427,583**	**430,722**	**-127,230**
INTER-FUND DUE FROM	**5,261,832**	**5,163,746**	**98,086**	**1,085,808**	**4,176,025**
TOTAL CURRENT ASSETS	**18,522,076**	**17,236,786**	**1,285,290**	**14,180,030**	**4,342,046**
FIXED ASSETS	**60,997,689**	**65,273,089**	**-4,275,400**	**66,839,451**	**-5,841,762**
NOTES RECEIVABLE	**7,090,674**	**7,090,674**	**0**	**6,930,674**	**160,000**
LT INTER-FUND DUE FROM	**2,390,435**	**2,390,435**	**0**	**10,552,103**	**-8,161,668**
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	**2,137,214**	**2,137,214**	**0**	**2,137,214**	**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	**75,827,184**	**80,102,584**	**-4,275,400**	**89,670,614**	**-13,843,430**
TOTAL ASSETS	**94,349,260**	**97,339,370**	**-2,990,110**	**103,850,644**	**-9,501,384**
LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	**-138,280**	**16,103**	**-154,383**	**737,212**	**-875,492**
A/P OTHER	**1,099**	**1,099**	**0**	**1,099**	**0**
ACCRUED FEES	**1,143,504**	**1,143,889**	**-385**	**1,462,007**	**-318,503**
ACCR WAGES & WITHHOLDINGS					
ACCR WAGES & WITHHOLDINGS	**-14,134**	**-12,415**	**-1,720**	**351,958**	**-366,092**
COMP ABSENCES - CURRENT	**0**	**0**	**0**	**230,346**	**-230,346**
TENANT SECURITY DEPOSIT	**644,038**	**670,797**	**-26,759**	**692,120**	**-48,082**
UNEARNED REVENUE	**1,007,646**	**1,077,246**	**-69,600**	**1,214,187**	**-206,541**
CURRENT PORTION OF DEBT	**54,052**	**53,833**	**219**	**53,203**	**849**
OTHER CURRENT LIABILITIES	**914,563**	**836,469**	**78,094**	**798,406**	**116,158**
INTER-PROGRAM PAYABLES	**50,000**	**50,000**	**0**	**50,000**	**0**
INTER-FUND DUE TO	**5,330,828**	**5,232,742**	**98,086**	**1,085,808**	**4,245,021**
TOTAL CURRENT LIABILITIES	**8,993,316**	**9,069,764**	**-76,448**	**6,676,346**	**2,316,971**
LONG TERM DEBT	**10,808,851**	**10,813,351**	**-4,500**	**10,827,275**	**-18,423**
FSS ESCROW	**760,610**	**738,260**	**22,350**	**649,440**	**111,169**
TOTAL LT ACRUED FEES	**913,264**	**913,264**	**0**	**913,264**	**0**
COMP ABSENCES-LONG TERM	**842,433**	**842,433**	**0**	**612,087**	**230,346**
LT INTER-FUND DUE TO	**2,390,435**	**2,390,435**	**0**	**10,390,095**	**-7,999,661**
TOTAL NON-CURRENT LIABILITIES	**15,715,593**	**15,697,743**	**17,850**	**23,392,161**	**-7,676,568**
TOTAL LIABILITIES	**24,708,909**	**24,767,507**	**-58,598**	**30,068,507**	**-5,359,598**
DEFERRED INFLOW OF RESOURCES	**1,784,365**	**1,784,365**	**0**	**1,784,365**	**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	**36,290,733**	**39,222,246**	**-2,931,512**	**40,432,520**	**-4,141,786**
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	**67,855,986**	**70,787,498**	**-2,931,512**	**71,997,772**	**-4,141,786**
TOTAL LIABILITIES AND EQUITY	**94,349,260**	**97,339,370**	**-2,990,110**	**103,850,644**	**-9,501,384**

New Agency Structure after FMR (7agency2)

Balance Sheet -With YTD

Period = Apr 2026

Book = Accrual ; Tree = ysi_bs

	April 30, 2026	April 1, 2026	Net Change	January 1, 2026	YTD Net Change
TOTAL OF ALL	**0**	**0**	**0**	**0**	**0**

Balance Sheet -With YTD

Period = Apr 2026

Book = Accrual ; Tree = ysi_bs

	April 30, 2026	April 1, 2026	Net Change	January 1, 2026	YTD Net Change
CASH - OPERATING	4,078,821	2,967,149	1,111,672	3,841,850	236,971
CASH - PAYROLL	100,346	100,349	-3	101,995	-1,649
CASH - OTHER	43,041	43,015	26	42,935	106
CASH - OPERATING RIVER CITY	449,436	80,199	369,237	0	449,436
CASH - VENDOR PAYMENTS	-507,012	-466,489	-40,523	-226,452	-280,559
CASH - RESTRICTED	1,221,584	1,391,201	-169,616	2,032,780	-811,196
CASH - RESTRICTED MODERNIZATION AND DEV	39,206	39,178	27	39,096	109
REPLACEMENT RESERVE	14,363	14,338	25	14,263	99
CASH - FSS ESCROW	792,532	730,651	61,881	659,794	132,738
CASH - FSS FORFEITURES	105,863	104,361	1,502	80,576	25,286
OPERATING RESERVE	62,180	62,089	91	61,817	363
OHA HUD OPERATING RESERVE	311,415	311,415	0	310,618	797
CASH - SECURITY DEPOSIT	576,021	628,307	-52,286	639,320	-63,299
HOMEOWNERSHIP FUNDS	248	248	0	374,728	-374,480
CASH AND CASH EQUIVALENTS	**7,288,044**	**6,006,012**	**1,282,032**	**7,973,322**	**-685,278**
A/R HUD	0	68,642	-68,642	55,344	-55,344
A/R OTHER GOVERNMENTS	2,239,899	1,780,125	459,774	517,319	1,722,580
A/R RAD DEVELOPMENT	239,546	144,352	95,194	86,526	153,020
A/R OTHER	-700	-700	0	1,106,924	-1,107,624
A/R EMPLOYEE	20	20	0	0	20
A/R NON DWELLING RENT	14,134	20,084	-5,951	11,052	3,081
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	-416,515	-416,515	0	-416,515	0
OTHER ACCOUNTS RECEIVABLE	**2,076,384**	**1,596,009**	**480,375**	**1,360,650**	**715,734**
INTER-PROPERTY {COCC}	50,000	50,000	0	0	50,000
INTER-PROPERTY {9EC}	235,176	237,834	-2,658	237,955	-2,779
INTER-PROPERTY {9KCC}	110,618	116,721	-6,103	29,428	81,190
INTER-PROPERTY {9NOAH}	68,263	72,113	-3,850	63,311	4,952
INTER-PROPERTY {9FAR}	139,908	136,153	3,755	136,947	2,962
INTER-PROPERTY {9BV}	34,506	37,461	-2,954	36,178	-1,672
INTER-PROPERTY {9CR1}	51,231	51,707	-475	55,152	-3,920
INTER-PROPERTY {9CR2}	34,460	34,259	201	35,282	-821
INTER-PROPERTY {VILLAS}	68,021	58,308	9,713	60,494	7,528
INTER-PROPERTY {HCV}	1,108,638	1,108,638	0	0	1,108,638
INTER-PROPERTY {HCV ADM}	-1,101,268	-1,101,268	0	7,370	-1,108,638
INTER-PROPERTY {MOD REHAB}	2,164	1,970	195	3,549	-1,384
INTER-PROPERTY {PUB HSG}	360,602	362,724	-2,122	606,742	-246,141
INTER-PROPERTY {EHV}	0	0	0	-845	845
INTER-PROPERTY {RCHC}	21,649	17,735	3,913	0	21,649
A/R INTER-PROPERTY	**1,183,970**	**1,184,354**	**-385**	**1,271,563**	**-87,593**
ACCOUNTS RECEIVABLE TENANTS	1,443,229	1,600,209	-156,981	1,096,569	346,660
ALLOWANCE FOR A/R TENANTS	-1,926,006	-1,926,006	0	-1,926,006	0
A/R - TENANT	**-482,778**	**-325,797**	**-156,981**	**-829,437**	**346,660**
P-NOTES OUTSTANDING	694,945	685,199	9,746	691,216	3,729
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	**2,689,252**	**2,679,506**	**9,746**	**2,685,524**	**3,729**
ST LEASE RECEIVABLE	201,879	201,879	0	201,879	0
ST LEASE RECEIVABLE	201,879	201,879	0	201,879	0
TOTAL INVESTMENTS	**201,879**	**201,879**	**0**	**201,879**	**0**
PREPAID INSURANCE	239,070	308,125	-69,056	-77	239,147

PREPAID SOFTWARE EXP	41,745	70,473	-28,728	171,705	-129,960
PREPAID MED FSA SEC 125	7,457	10,867	-3,410	-1,633	9,090
PREPAID CREDIT CARDS	0	7,909	-7,909	2,026	-2,026
PREPAID OTHER	15,220	333,701	-318,481	258,701	-243,481
PREPAID ASSETS	**303,492**	**731,076**	**-427,583**	**430,722**	**-127,230**
INTERFUND BALANCE	-1,700	-1,700	0	0	-1,700
INTER-FUND DUE FROM {COCC}	815,691	815,691	0	0	815,691
INTER-FUND DUE FROM {HIOOPER}	-201,683	-201,683	0	0	-201,683
INTER-FUND DUE FROM {9EC}	449,974	449,973	1	0	449,974
INTER-FUND DUE FROM {9KCC}	76,804	76,790	14	0	76,804
INTER-FUND DUE FROM {9NOAH}	114,391	114,390	1	0	114,391
INTER-FUND DUE FROM {9SEC}	20,382	20,382	0	0	20,382
INTER-FUND DUE FROM {9FAR}	115,528	115,527	1	0	115,528
INTER-FUND DUE FROM {9BV}	80,391	41,872	38,519	0	80,391
INTER-FUND DUE FROM {9CR1}	9,230	9,230	0	0	9,230
INTER-FUND DUE FROM {9CR2}	8,699	8,699	0	0	8,699
INTER-FUND DUE FROM {VILLAS}	27,153	23,358	3,795	0	27,153
INTER-FUND DUE FROM {HCV}	-246,382	-246,382	0	0	-246,382
INTER-FUND DUE FROM {HCV ADM}	-154,347	-154,635	288	0	-154,347
INTER-FUND DUE FROM {HCV MV}	44,578	37,863	6,715	0	44,578
INTER-FUND DUE FROM {HCV CITY}	37,650	37,650	0	0	37,650
INTER-FUND DUE FROM {MOD REHAB}	17,833	17,833	0	0	17,833
INTER-FUND DUE FROM {FOUND}	110,147	110,147	0	0	110,147
INTER-FUND DUE FROM {PUB HSG}	1,864,717	1,864,555	162	0	1,864,717
INTER-FUND DUE FROM {ROSS GRANT}	301,434	278,339	23,095	0	301,434
INTER-FUND DUE FROM {FSS GRANT}	-77,789	-77,789	0	309,665	-387,454
INTER-FUND DUE FROM {CNI GRANT}	989,803	964,329	25,474	776,143	213,660
INTER-FUND DUE FROM {CNP GRANT}	15,794	15,794	0	0	15,794
INTER-FUND DUE FROM {EHV}	833,748	833,730	18	0	833,748
INTER-FUND DUE FROM {RCHC}	9,786	9,783	2	0	9,786
INTER-FUND DUE FROM	**5,261,832**	**5,163,746**	**98,086**	**1,085,808**	**4,176,025**
TOTAL CURRENT ASSETS	**18,522,076**	**17,236,786**	**1,285,290**	**14,180,030**	**4,342,046**
LAND	8,020,156	8,299,143	-278,987	8,299,143	-278,987
BUILDINGS	145,037,685	151,619,336	-6,581,651	151,619,336	-6,581,651
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	40,739,429	45,239,862	-4,500,433	45,199,371	-4,459,942
CONTRACT WORK IN PROCESS	3,423,359	3,202,331	221,028	2,896,441	526,918
WIP - PREDEVELOPMENT	805,936	807,736	-1,800	829,036	-23,100
WIP - INS PROCEEDS/REPAIRS	376,420	329,346	47,074	332,998	43,422
DWELLING EQUIPMENT	5,526,337	4,790,846	735,491	4,641,147	885,190
SITE IMPROVEMENTS	6,273,749	5,200,408	1,073,341	5,182,585	1,091,164
OFFICE EQUIPMENT	228,203	228,203	0	228,203	0
MAINTENANCE EQUIPMENT	362,701	349,433	13,267	349,433	13,267
COMMUNITY SPACE EQUIPMENT	71,734	71,734	0	71,734	0
COMPUTER EQUIPMENT	82,530	82,530	0	82,530	0
AUTOMOTIVE EQUIPMENT	2,159,384	2,159,384	0	2,268,209	-108,825
SECURITY EQUIPMENT	1,299,823	1,336,001	-36,178	1,336,001	-36,178
ACCUM DEPR - BUILDINGS	-117,065,080	-121,483,522	4,418,442	-120,083,109	3,018,028
ACCUM DEPR - COMMERCIAL	-282,424	-281,212	-1,212	-277,576	-4,848
ACCUM DEPR - BUILDING ACQUISITION	-318,567	-317,204	-1,364	-313,113	-5,455
ACCUM DEPR - INELIGIBLE BLDG	-59,907	-59,640	-267	-58,839	-1,068
ACCUM DEPR - BUILDING IMPROVEMENTS	-25,649,437	-27,693,088	2,043,651	-27,238,106	1,588,669
ACCUM DEPR - DWELLING EQUIPMENT	-3,258,560	-2,585,528	-673,032	-2,497,833	-760,727
ACCUM DEPR - SITE IMPROVE	-3,887,655	-3,176,498	-711,157	-3,119,187	-768,468
ACCUM DEPR - OFFICE EQUIPMENT	-228,203	-227,986	-217	-227,189	-1,014
ACCUM DEPR - MAINTENANCE EQUIPMENT	-338,421	-291,926	-46,495	-288,737	-49,683
ACCUM DEPR - COMMUNITY SPACE EQUIPMENT	-71,734	-71,734	0	-71,734	0
ACCUM DEPR - COMPUTER EQUIPMENT	-65,872	-65,042	-831	-62,550	-3,322

ACCUM DEPR - AUTOMOTIVE EQUIPMENT	-1,986,672	-1,977,613	-9,059	-2,059,260	72,588
ACCUM DEPR - SECURITY EQUIPMENT	-1,143,037	-1,158,024	14,987	-1,145,296	2,259
FIXED ASSETS	**60,997,689**	**65,273,089**	**-4,275,400**	**66,839,451**	**-5,841,762**
N/R BAYVIEW	211,012	211,012	0	211,012	0
N/R FARNAM	553,079	553,079	0	553,079	0
N/R CROWN I	252,986	252,986	0	252,986	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
N/R KENNEDY SQUARE	350,000	350,000	0	350,000	0
N/R KENNEDY EAST	160,000	160,000	0	0	160,000
NOTES RECEIVABLE	**7,090,674**	**7,090,674**	**0**	**6,930,674**	**160,000**
LT INTER-FUND DUE FROM {COCC}	0	0	0	1,165,200	-1,165,200
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	1,278,760	-451,908
LT INTER-FUND DUE FROM {9KCC}	248,036	248,036	0	414,136	-166,100
LT INTER-FUND DUE FROM {9NOAH}	66,840	66,840	0	188,999	-122,160
LT INTER-FUND DUE FROM {9SEC}	0	0	0	20,714	-20,714
LT INTER-FUND DUE FROM {9FAR}	462,869	462,869	0	576,987	-114,118
LT INTER-FUND DUE FROM {9BV}	241,026	241,026	0	284,615	-43,589
LT INTER-FUND DUE FROM {9CR1}	83,438	83,438	0	92,752	-9,314
LT INTER-FUND DUE FROM {9CR2}	121,904	121,904	0	131,540	-9,636
LT INTER-FUND DUE FROM {VILLAS}	214,719	214,719	0	446,267	-231,548
LT INTER-FUND DUE FROM {HCV}	0	0	0	1,108,438	-1,108,438
LT INTER-FUND DUE FROM {HCV ADM}	0	0	0	721,263	-721,263
LT INTER-FUND DUE FROM {HCV MV}	0	0	0	27,193	-27,193
LT INTER-FUND DUE FROM {HCV CITY}	0	0	0	37,650	-37,650
LT INTER-FUND DUE FROM {MOD REHAB}	0	0	0	2,703	-2,703
LT INTER-FUND DUE FROM {FOUND}	0	0	0	110,540	-110,540
LT INTER-FUND DUE FROM {PUB HSG}	0	0	0	1,639,476	-1,639,476
LT INTER-FUND DUE FROM {ROSS GRANT}	0	0	0	240,266	-240,266
LT INTER-FUND DUE FROM {FSS GRANT}	0	0	0	79,410	-79,410
LT INTER-FUND DUE FROM {CNI GRANT}	0	0	0	986,630	-986,630
LT INTER-FUND DUE FROM {CNP GRANT}	0	0	0	27,548	-27,548
LT INTER-FUND DUE FROM {EHV}	0	0	0	834,901	-834,901
LT INTER-FUND DUE FROM {6SCDEV18}	0	0	0	11,364	-11,364
LT INTER-FUND DUE FROM	**2,390,435**	**2,390,435**	**0**	**10,552,103**	**-8,161,668**
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	2,137,214	2,137,214	0	2,137,214	0
LEASES RECEIVABLE	**2,137,214**	**2,137,214**	**0**	**2,137,214**	**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	**75,827,184**	**80,102,584**	**-4,275,400**	**89,670,614**	**-13,843,430**
TOTAL ASSETS	**94,349,260**	**97,339,370**	**-2,990,110**	**103,850,644**	**-9,501,384**

LIABILITIES AND EQUITY					
LIABILITIES					
ACCOUNTS PAYABLE					
ACCOUNTS PAYABLE	-138,280	16,103	-154,383	737,212	-875,492
ACCOUNTS PAYABLE	**-138,280**	**16,103**	**-154,383**	**737,212**	**-875,492**
A/P OTHER	1,099	1,099	0	1,099	0
A/P OTHER	**1,099**	**1,099**	**0**	**1,099**	**0**
ACCRUED MGMT & BKKPING FEE	192,135	195,659	-3,524	82,312	109,823
ACCRUED FRONT-LINE FEES	948,636	939,540	9,096	1,379,894	-431,258
ACCRUED FEES	2,733	8,690	-5,957	-199	2,932
ACCRUED FEES	**1,143,504**	**1,143,889**	**-385**	**1,462,007**	**-318,503**
ACCR WAGES & WITHHOLDINGS					
ACCRUED PAYROLL	0	0	0	324,269	-324,269
ACCRUED PAYROLL TAXES	0	0	0	27,722	-27,722
EE INS DEDUCTIONS	-14,134	-12,415	-1,720	-33	-14,101
ACCR WAGES & WITHHOLDINGS	**-14,134**	**-12,415**	**-1,720**	**351,958**	**-366,092**
COMPENSATED ABSENCES - CURRENT	0	0	0	230,346	-230,346
COMP ABSENCES - CURRENT	**0**	**0**	**0**	**230,346**	**-230,346**
TENANT SECURITY DEPOSIT	590,101	616,260	-26,159	601,644	-11,543
PET DEPOSIT	9,830	10,430	-600	11,430	-1,600
DEPOSIT REFUND ACCOUNT	44,108	44,108	0	79,046	-34,938
TENANT SECURITY DEPOSIT	**644,038**	**670,797**	**-26,759**	**692,120**	**-48,082**
Deferred Revenue - HUD Funds	746,581	746,581	0	980,398	-233,817
TENANT PREPAID RENT	260,265	329,865	-69,600	233,539	26,726
NO UNIT HOLDING ACCT	800	800	0	250	550
UNEARNED REVENUE	**1,007,646**	**1,077,246**	**-69,600**	**1,214,187**	**-206,541**
MORTGAGE PAYABLE - CURRENT	54,052	53,833	219	53,203	849
CURRENT PORTION OF DEBT	**54,052**	**53,833**	**219**	**53,203**	**849**
CONTRACT RETAINAGE	914,563	836,469	78,094	798,406	116,158
OTHER CURRENT LIABILITIES	**914,563**	**836,469**	**78,094**	**798,406**	**116,158**
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}	1,688,529	1,664,964	23,565	1,085,808	602,721
INTER-FUND DUE TO {HIOOPER}	90,777	90,777	0	0	90,777
INTER-FUND DUE TO {9EC}	88,976	85,181	3,795	0	88,976
INTER-FUND DUE TO {9KCC}	67,631	67,631	0	0	67,631
INTER-FUND DUE TO {9NOAH}	75,698	37,179	38,519	0	75,698
INTER-FUND DUE TO {9SEC}	335,061	335,061	0	0	335,061
INTER-FUND DUE TO {9FAR}	15,020	15,020	0	0	15,020
INTER-FUND DUE TO {9BV}	10,214	10,214	0	0	10,214
INTER-FUND DUE TO {9CR1}	12,494	12,494	0	0	12,494
INTER-FUND DUE TO {9CR2}	13,992	13,992	0	0	13,992
INTER-FUND DUE TO {VILLAS}	-49,174	-49,174	0	0	-49,174
INTER-FUND DUE TO {HCV}	25,000	25,000	0	0	25,000
INTER-FUND DUE TO {HCV ADM}	228,183	221,450	6,733	0	228,183
INTER-FUND DUE TO {PUB HSG}	1,321,214	1,321,214	0	0	1,321,214
INTER-FUND DUE TO {ROSS GRANT}	11,630	11,630	0	0	11,630
INTER-FUND DUE TO {FSS GRANT}	39,357	39,357	0	0	39,357
INTERFUND DUE TO {CNI GRANT}	441	441	0	0	441
INTER-FUND DUE TO {EHV}	914	914	0	0	914
INTER-FUND DUE TO {6SCDEV18}	1,354,873	1,329,399	25,474	0	1,354,873
INTER-FUND DUE TO	**5,330,828**	**5,232,742**	**98,086**	**1,085,808**	**4,245,021**
TOTAL CURRENT LIABILITIES	**8,993,316**	**9,069,764**	**-76,448**	**6,676,346**	**2,316,971**
MORTGAGE PAYABLE	1,367,438	1,371,938	-4,500	1,385,861	-18,423
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	**10,808,851**	**10,813,351**	**-4,500**	**10,827,275**	**-18,423**

FSS ESCROW	760,610	738,260	22,350	649,440	111,169
FSS ESCROW	**760,610**	**738,260**	**22,350**	**649,440**	**111,169**
LT ACCRUED MGMT & BKKPING FEE	792,272	792,272	0	792,272	0
LT ACCRUED FRONT-LINE FEES	100,534	100,534	0	100,534	0
LT ACCRUED FEES	20,458	20,458	0	20,458	0
TOTAL LT ACRUED FEES	**913,264**	**913,264**	**0**	**913,264**	**0**
COMPENSATED ABSENCES-LONG TERM	842,433	842,433	0	612,087	230,346
COMP ABSENCES-LONG TERM	**842,433**	**842,433**	**0**	**612,087**	**230,346**
LT INTER-FUND DUE TO {COCC}	643,500	643,500	0	2,516,070	-1,872,570
LT INTER-FUND DUE TO {HIOOPER}	420,241	420,241	0	712,700	-292,459
LT INTER-FUND DUE TO {9EC}	17,565	17,565	0	84,314	-66,749
LT INTER-FUND DUE TO {9KCC}	228,907	228,907	0	297,806	-68,899
LT INTER-FUND DUE TO {9NOAH}	176,615	176,615	0	213,794	-37,179
LT INTER-FUND DUE TO {9SEC}	0	0	0	330,288	-330,288
LT INTER-FUND DUE TO {9FAR}	37,389	37,389	0	52,409	-15,020
LT INTER-FUND DUE TO {9BV}	100,215	100,215	0	111,769	-11,553
LT INTER-FUND DUE TO {9CR1}	257,391	257,391	0	269,884	-12,494
LT INTER-FUND DUE TO {9CR2}	92,233	92,233	0	107,093	-14,859
LT INTER-FUND DUE TO {VILLAS}	416,378	416,378	0	593,791	-177,413
LT INTER-FUND DUE TO {HCV}	0	0	0	256,182	-256,182
LT INTER-FUND DUE TO {HCV ADM}	0	0	0	2,182,660	-2,182,660
LT INTER-FUND DUE TO {HCV MV}	0	0	0	5,409	-5,409
LT INTER-FUND DUE TO {PUB HSG}	0	0	0	1,351,317	-1,351,317
LT INTER-FUND DUE TO {ROSS GRANT}	0	0	0	20,482	-20,482
LT INTER-FUND DUE TO {FSS GRANT}	0	0	0	196,232	-196,232
LT INTER-FUND DUE TO {CNI GRANT}	0	0	0	222,810	-222,810
LT INTER-FUND DUE TO {CNP GRANT}	0	0	0	11,754	-11,754
LT INTER-FUND DUE TO {EHV}	0	0	0	2,475	-2,475
LT INTER-FUND DUE TO {6SCDEV18}	0	0	0	850,855	-850,855
LT INTER-FUND DUE TO	**2,390,435**	**2,390,435**	**0**	**10,390,095**	**-7,999,661**
TOTAL NON-CURRENT LIABILITIES	**15,715,593**	**15,697,743**	**17,850**	**23,392,161**	**-7,676,568**
TOTAL LIABILITIES	**24,708,909**	**24,767,507**	**-58,598**	**30,068,507**	**-5,359,598**
DEFERRED INFLOW OF RESOURCES	1,784,365	1,784,365	0	1,784,365	0
DEFERRED INFLOW OF RESOURCES	**1,784,365**	**1,784,365**	**0**	**1,784,365**	**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	36,290,733	39,222,246	-2,931,512	40,432,520	-4,141,786
RETAINED EARNINGS	**36,290,733**	**39,222,246**	**-2,931,512**	**40,432,520**	**-4,141,786**
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	**67,855,986**	**70,787,498**	**-2,931,512**	**71,997,772**	**-4,141,786**
TOTAL LIABILITIES AND EQUITY	**94,349,260**	**97,339,370**	**-2,990,110**	**103,850,644**	**-9,501,384**
TOTAL OF ALL	**0**	**0**	**0**	**0**	**0**

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Apr 2026

Book = Accrual ; Tree = ysi_is

	April 2026	Budget	Variance	April 2025	Change	2026 YTD	YTD Budget	Variance	2025 YTD	Change
REVENUES	5,949,886	6,682,829	-732,943	7,039,076	-1,089,191	29,400,095	26,731,314	2,668,781	26,933,210	2,466,885
EXPENSES	8,881,398	7,602,422	-1,278,976	7,324,042	-1,557,356	33,537,024	30,409,690	-3,127,334	29,025,112	-4,511,911
TRANSFERS	0	-196,875	-196,875	0	0	0	-787,500	-787,500	0	0
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	4,858	0	-4,858	1,000	-3,858
NET OPERATING INCOME (LOSS)	-2,931,512	-722,719	-2,208,794	-284,966	-2,646,546	-4,141,786	-2,890,875	-1,250,911	-2,092,902	-2,048,884
ADJUSTED NET OPERATING INCOME (LOSS)	-2,249,030	-43,185	-2,205,845	-36,869	-2,212,161	-1,399,594	-172,739	-1,226,855	-1,102,506	-297,088

New Agency Structure after FMR (7agency2)

Budget Comparison

Period = Apr 2026

Book = Accrual ; Tree = ysi_is

	April 2026	Budget	Variance	April 2025	Change	2026 YTD	YTD Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
DWELLING RENTS	652,676	610,466	42,210	610,024	42,652	2,569,894	2,441,863	128,030	2,489,802	80,092
DWELLING RENTS SUBSIDY	201,391	19,779	181,612	34,994	166,397	573,264	79,116	494,148	139,956	433,308
TPA - RENT	0	0	0	0	0	0	0	0	-2,500	2,500
LATE FEES	20,728	13,856	6,872	14,510	6,218	75,523	55,425	20,098	58,029	17,494
LATE FEES {P-NOTES}	6,160	1,308	4,852	1,295	4,865	6,615	5,232	1,383	2,100	4,515
LEGAL FEES	0	15,622	-15,622	5,229	-5,229	0	62,489	-62,489	32,200	-32,200
MAINTENANCE FEES	7,450	32,651	-25,201	18,193	-10,743	45,667	130,604	-84,937	124,226	-78,559
OTHER TENANT REVENUE	2,865	3,255	-390	5,394	-2,529	18,593	13,020	5,572	42,196	-23,603
FRAUD RECOVERY REVENUE	200	1,053	-853	75	125	400	4,211	-3,811	1,025	-625
TOTAL TENANT REVENUES	**891,470**	**697,990**	**193,480**	**689,714**	**201,756**	**3,289,956**	**2,791,960**	**497,995**	**2,887,034**	**402,922**
HUD GRANTS AND SUBSIDY										
REVENUES-HUD SUBSIDY	542,677	567,049	-24,372	672,250	-129,573	2,284,118	2,268,196	15,923	2,571,667	-287,549
HOUSING ASST PAYMENTS	4,425,599	4,275,517	150,082	3,979,095	446,504	17,952,802	17,102,067	850,735	15,330,518	2,622,284
ONGOING ADMIN FEES EARNED	316,164	346,603	-30,439	311,036	5,128	1,258,127	1,386,411	-128,284	1,270,591	-12,464
REVENUES - HUD CAPITAL - HARD COSTS	195,659	0	195,659	314,167	-118,509	726,289	0	726,289	1,063,402	-337,113
REVENUES - HUD CAPITAL - SOFT COSTS	122,084	18,750	103,334	195,941	-73,857	824,346	75,000	749,346	862,753	-38,408
TOTAL HUD GRANTS AND SUBSIDY	**5,602,183**	**5,207,919**	**394,264**	**5,472,490**	**129,693**	**23,045,682**	**20,831,674**	**2,214,007**	**21,098,931**	**1,946,751**
TOTAL FEE REVENUE										
MANAGEMENT FEE	165,538	156,148	9,390	177,728	-12,190	661,822	624,591	37,231	754,400	-92,578
BOOKKEEPING FEE	46,598	46,777	-180	47,565	-968	186,232	187,110	-877	191,145	-4,912
FRONT LINE SERVICE FEE	194,470	194,075	394	200,014	-5,544	694,949	776,301	-81,352	789,052	-94,102
FRONT LINE SERVICE FEE {IT}	5,259	6,035	-776	6,881	-1,622	21,750	24,140	-2,391	27,524	-5,774
OTHER FEES FOR SERVICE	2,733	585	2,148	73	2,660	19,412	2,341	17,071	73	19,339
TOTAL FEE REVENUE	**414,597**	**403,621**	**10,976**	**432,261**	**-17,664**	**1,584,166**	**1,614,483**	**-30,317**	**1,762,194**	**-178,028**
OTHER GOV'T GRANTS/DONATIONS	556,864	197,895	358,968	182,682	374,181	2,351,023	791,580	1,559,443	613,339	1,737,684
TOTAL OTHER GOV'T GRANTS DONATIONS	**556,864**	**197,895**	**358,968**	**182,682**	**374,181**	**2,351,023**	**791,580**	**1,559,443**	**613,339**	**1,737,684**
INVESTMENT INCOME										
INTEREST INCOME - MAIN	1,453	2,574	-1,121	2,542	-1,089	5,987	10,294	-4,307	10,960	-4,973
TOTAL INTEREST INCOME - MAIN	**1,453**	**2,574**	**-1,121**	**2,542**	**-1,089**	**5,987**	**10,294**	**-4,307**	**10,960**	**-4,973**
INTEREST INCOME - OTHER	0	13,375	-13,375	149,451	-149,451	0	53,499	-53,499	149,451	-149,451
TOTAL NON-CASH INT INCOME {HIO}	**0**	**13,375**	**-13,375**	**149,451**	**-149,451**	**0**	**53,499**	**-53,499**	**149,451**	**-149,451**
INTEREST INCOME - RESTRICTED FUNDS	143	797	-654	708	-565	2,253	3,188	-936	4,624	-2,371
INT INCOME - RESTRICT FUNDS	**143**	**797**	**-654**	**708**	**-565**	**2,253**	**3,188**	**-936**	**4,624**	**-2,371**
OTHER INCOME										
NON-DWELLING RENTS	37,248	36,988	260	36,102	1,146	145,008	147,950	-2,942	143,582	1,426
MISCELLANEOUS INCOME	44,556	69	44,487	25	44,531	45,000	275	44,726	325	44,675
COMMISION INCOME	5,913	6,019	-106	6,144	-231	22,174	24,077	-1,903	23,360	-1,186
ADMINISTRATIVE FEES	587	1,416	-829	615	-28	8,277	5,665	2,612	5,563	2,714
DONATIONS - GENERAL	2	0	2	2	0	2,008	0	2,008	48	1,960
MISCELLANEOUS GRANT REVENUE	0	5,833	-5,833	0	0	0	23,333	-23,333	0	0
DEVELOPERS FEES	0	108,333	-108,333	0	0	74,572	433,333	-358,762	0	74,572
GAIN/LOSS ON SALE OF FIXED ASSET	-1,809,533	0	-1,809,533	0	-1,809,533	-1,806,533	0	-1,806,533	3,134	-1,809,667
INSURANCE PROCEEDS	12,270	0	12,270	66,341	-54,071	235,243	0	235,243	230,666	4,577
TOTAL OTHER INCOME	**-1,708,958**	**158,658**	**-1,867,616**	**109,229**	**-1,818,187**	**-1,274,251**	**634,634**	**-1,908,885**	**406,677**	**-1,680,928**
PASSTHROUGH RAD REVENUE	192,135	0	192,135	0	192,135	395,279	0	395,279	0	395,279
TOTAL PASSTHROUGH RAD REVENUE	**192,135**	**0**	**192,135**	**0**	**192,135**	**395,279**	**0**	**395,279**	**0**	**395,279**
TOTAL REVENUES	**5,949,886**	**6,682,829**	**-732,943**	**7,039,076**	**-1,089,191**	**29,400,095**	**26,731,314**	**2,668,781**	**26,933,210**	**2,466,885**
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES										
ADMINISTRATIVE SALARIES										
ADMIN SALARIES	852,273	631,949	-220,324	560,601	-291,672	2,428,604	2,527,797	99,193	2,088,656	-339,948
ADMIN CASUAL LABOR	93,211	15,616	-77,595	0	-93,211	157,530	62,464	-95,065	76,141	-81,389
ALLOC ADMIN SALARIES	-18,346	-9,165	9,181	-17,433	912	-73,385	-36,659	36,726	-69,696	3,689
TOTAL ADMIN SALARIES	**927,138**	**638,401**	**-288,738**	**543,168**	**-383,970**	**2,512,749**	**2,553,603**	**40,854**	**2,095,101**	**-417,648**
AUDIT EXPENSE	0	12,994	12,994	0	0	8,512	51,974	43,462	2,875	-5,638
MANAGEMENT FEE	165,538	155,817	-9,721	177,728	12,190	661,822	623,267	-38,556	754,400	92,578
BOOKKEEPING FEE	46,598	46,570	-27	47,565	968	186,232	186,282	49	191,145	4,912
NIFA MONITORING FEE	0	510	510	0	0	9,270	2,039	-7,231	4,020	-5,250
TOTAL ADMINISTRATIVE FEE	**212,135**	**215,891**	**3,755**	**225,293**	**13,158**	**865,837**	**863,562**	**-2,275**	**952,440**	**86,603**
COMPENSATED ABSENCE EXPENSE	0	0	0	0	0	0	0	0	0	0
TOTAL COMPENSATED ABSENCE	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
ADMIN EMPLOYEE BENEFITS	-1,019	5,611	6,630	6,327	7,346	-644	22,444	23,088	25,567	26,211
ALLOC ADMIN EMP BENEFITS	0	635	635	0	0	0	2,541	2,541	0	0
ER MEDICAL/DENTAL INS - ADMIN	117,532	139,481	21,948	133,491	15,958	522,811	557,923	35,112	546,921	24,111
ER PENSION - ADMIN	4,448	34,578	30,130	27,119	22,670	88,614	138,312	49,699	98,468	9,854
ER TAXES-ADMIN	61,816	48,095	-13,721	40,639	-21,177	186,074	192,379	6,305	167,449	-18,625
TOTAL ADMIN EMPLOYEE BENEFITS	**182,778**	**228,400**	**45,622**	**207,575**	**24,798**	**796,854**	**913,600**	**116,746**	**838,405**	**41,551**
LEGAL SERVICES - OUTSIDE	22,018	21,155	-862	17,953	-4,065	37,795	84,622	46,827	76,367	38,572
TRAINING/CONFERENCE	8,252	5,560	-2,692	4,435	-3,817	19,541	22,240	2,699	18,371	-1,171
STAFF MEETING/RETREAT	157	271	114	350	193	2,006	1,083	-923	1,782	-225
TRAVEL	3,422	1,459	-1,963	97	-3,325	6,406	5,836	-570	5,288	-1,119
MILEAGE	2,198	568	-1,630	339	-1,859	3,750	2,272	-1,478	1,612	-2,138
ADMIN VEHICLE - FUEL	1,173	6	-1,167	0	-1,173	5,338	22	-5,315	0	-5,338

ADMIN VEHICLE - MTCE & REPAIR	0	88	88	0	0	652	350	-302	510	-142
PUBLICATIONS	0	96	96	0	0	199	383	184	0	-199
MEMBERSHIPS	173	1,738	1,566	3,102	2,929	5,836	6,954	1,118	9,627	3,791
PAYROLL PROCESSING FEE	5,771	4,161	-1,611	-5,973	-11,745	26,425	16,643	-9,781	14,349	-12,076
TELEPHONE	18,133	13,343	-4,790	16,875	-1,259	46,283	53,371	7,089	60,746	14,464
SAFETY EQUIPMENT/SUPPLIES	167	1,188	1,022	13	-154	1,425	4,753	3,328	5,166	3,741
LEGAL SERVICES - INTERNAL	18,346	17,930	-416	17,434	-912	73,385	71,721	-1,664	69,696	-3,689
ALLOC INTERNAL LEGAL EXP	0	7,155	7,155	-6,171	-6,171	0	28,620	28,620	15,363	15,363
PRINTER SUPPLIES AND EXP	1,699	2,274	574	4,782	3,083	12,370	9,094	-3,275	10,897	-1,472
SOFTWARE EXP	29,832	38,783	8,951	34,147	4,315	149,505	155,133	5,628	151,578	2,073
FORMS AND PRINTING	0	0	0	0	0	3,125	0	-3,125	0	-3,125
OFFICE EXPENSE	1,295	2,260	966	958	-337	8,812	9,042	230	12,275	3,463
OFFICE FURNISHINGS	0	865	865	1,351	1,351	42,352	3,458	-38,894	2,825	-39,527
POSTAGE	4,000	7,054	3,054	8,040	4,040	28,615	28,215	-400	29,231	616
OFFICE SUPPLIES	3,466	4,884	1,418	3,652	186	18,492	19,536	1,044	22,291	3,799
OFFICE EQUIPMENT LEASES	2,349	3,744	1,396	11,733	9,384	19,609	14,978	-4,631	19,999	390
COMPUTER EQUIPMENT	17,585	10,060	-7,525	21,408	3,823	27,522	40,241	12,719	50,988	23,466
NETWORK COMMUNICATION	2,275	6,731	4,456	3,164	889	33,258	26,924	-6,334	31,073	-2,185
ADVERTISING /NEWSPAPER ADS	181	282	102	86	-95	425	1,129	704	1,442	1,018
CABLE TV	420	420	0	443	23	2,188	1,680	-509	2,035	-153
EMPLOYEE HIRING & ADMIN EXP	2,605	2,889	284	4,329	1,724	16,034	11,555	-4,479	74,535	58,501
CONSULTING	12,132	5,685	-6,447	1,849	-10,283	37,274	22,739	-14,536	21,596	-15,679
BANK FEE	5,760	4,065	-1,695	3,998	-1,762	22,128	16,260	-5,868	14,397	-7,731
SECT 8 PORT OUT ADMIN FEES	5,236	0	-5,236	2,025	-3,211	20,772	0	-20,772	8,609	-12,164
LATE FEES	405	374	-31	161	-244	470	1,495	1,024	1,834	1,364
MISCELLANEOUS EXPENSE	0	3,753	3,753	0	0	-281	15,012	15,293	12,032	12,313
FEES - PERMITS	0	18	18	0	0	0	72	72	105	105
PROPERTY TAX	0	1,916	1,916	2,457	2,457	9,769	7,663	-2,106	11,425	1,656
RENTAL EXPENSE	4,153	3,030	-1,124	2,375	-1,779	14,191	12,119	-2,072	14,305	114
IT SUPPORT - CONTR SERV	75,085	20,891	-54,194	20,590	-54,495	186,907	83,562	-103,345	77,876	-109,032
PROFESSIONAL FEES	0	171	171	0	0	0	685	685	0	0
DEVELOPER'S FEE	0	2	2	0	0	0	7	7	0	0
TOTAL OTHER ADMIN EXPENSES	**248,288**	**194,867**	**-53,421**	**175,999**	**-72,289**	**882,576**	**779,468**	**-103,108**	**850,223**	**-32,353**
FEE FOR SERVICE	5,259	6,229	970	6,881	1,622	21,750	24,916	3,166	27,524	5,774
TENANT RESTITUTION	0	3,948	3,948	0	0	2,090	15,793	13,703	11,500	9,410
TOTAL FEE FOR SERVICE	**5,259**	**10,177**	**4,919**	**6,881**	**1,622**	**23,840**	**40,709**	**16,870**	**39,024**	**15,184**
TOTAL ADMINISTRATIVE EXPENSES	**1,575,598**	**1,287,736**	**-287,863**	**1,158,916**	**-416,682**	**5,081,856**	**5,150,942**	**69,086**	**4,775,194**	**-306,663**
RESIDENT SERVICES SALARIES										
RESIDENT SERVICES SALARIES	6,602	4,768	-1,834	4,273	-2,329	18,078	19,073	996	15,567	-2,511
RESIDENT SERVICE CASUAL LABOR	5,662	6,691	1,028	6,438	775	23,870	26,763	2,893	26,338	2,468
TOTAL RESIDENT SERV SALARIES	**12,265**	**11,459**	**-806**	**10,711**	**-1,554**	**41,947**	**45,836**	**3,889**	**41,905**	**-43**
RELOCATION EXPENSES	96,285	65,479	-30,806	178,588	82,303	354,775	261,914	-92,861	341,348	-13,427
RELOCATION - MOVING EXPENSE	140	419	279	1,509	1,369	7,293	1,677	-5,616	2,866	-4,427
RELOCATION - MISCELLANEOUS	0	367	367	0	0	0	1,469	1,469	5,733	5,733
TOTAL RELOCATION EXPENSE	**96,425**	**66,265**	**-30,160**	**180,097**	**83,672**	**362,068**	**265,060**	**-97,008**	**349,947**	**-12,121**
ER MEDICAL/DENTAL INS - RES SERV	1,655	1,985	330	1,891	236	7,487	7,941	454	7,563	75
ER PENSION - RES SERV	82	262	180	235	153	736	1,049	313	844	108
ER TAXES-RES SERV	449	365	-84	290	-159	1,326	1,459	133	1,211	-115
TOTAL RESIDENT SERV EMP BENEFITS	**2,186**	**2,612**	**426**	**2,415**	**230**	**9,549**	**10,449**	**900**	**9,617**	**68**
YOUTH ACTIVITIES	0	419	419	2,040	2,040	0	1,675	1,675	2,440	2,440
YOUTH ACTIVITIES - SCHOLARSHIPS	0	0	0	0	0	699	0	-699	0	-699
TOTAL YOUTH ACTIVITIES	**0**	**419**	**419**	**2,040**	**2,040**	**699**	**1,675**	**976**	**2,440**	**1,741**
RESIDENT SERVICES EXPENSE	322,672	8,119	-314,553	0	-322,672	325,737	32,475	-293,261	2,244	-323,493
RESIDENT SERVICES EVENTS & ACTIVITIES	0	1,585	1,585	0	0	5,519	6,340	821	9,233	3,715
RESIDENT FUND - STIPENDS	3,862	4,571	709	4,578	716	11,678	18,284	6,606	10,912	-765
RESIDENT FUND - MEETING EXPENSES	486	484	-2	910	425	2,385	1,935	-450	2,380	-4
RESIDENT FUND - OTHER	0	0	0	0	0	-48	0	48	-800	-752
TOTAL RESIDENT FUND	**327,019**	**14,758**	**-312,261**	**5,489**	**-321,531**	**345,270**	**59,034**	**-286,236**	**23,970**	**-321,300**
FRONT LINE SERVICE FEE	194,470	192,058	-2,412	160,245	-34,225	694,480	768,232	73,753	649,959	-44,521
TOTAL FEE FOR SERVICE	**194,470**	**192,058**	**-2,412**	**160,245**	**-34,225**	**694,480**	**768,232**	**73,753**	**649,959**	**-44,521**
TOTAL OTHER RESIDENT SERVICES	**632,364**	**287,572**	**-344,793**	**360,997**	**-271,368**	**1,454,014**	**1,150,287**	**-303,727**	**1,077,837**	**-376,176**
TOTAL RESIDENT SERVICE EXPENSES	**632,364**	**287,572**	**-344,793**	**360,997**	**-271,368**	**1,454,014**	**1,150,287**	**-303,727**	**1,077,837**	**-376,176**
UTILITY EXPENSES										
UTILITY - WATER	27,564	25,168	-2,396	841	-26,723	108,884	100,672	-8,212	83,599	-25,285
UTILITY - ELECTRIC	142,383	108,940	-33,443	151,180	8,797	527,371	435,758	-91,613	792,607	265,236
UTILITY - GAS	34,116	38,311	4,195	1,552	-32,564	255,173	153,244	-101,928	224,237	-30,935
UTILITY - SEWER	42,031	35,195	-6,836	1,093	-40,938	160,041	140,781	-19,261	128,575	-31,466
TOTAL UTILITY EXPENSES	**246,093**	**207,614**	**-38,480**	**154,665**	**-91,428**	**1,051,469**	**830,455**	**-221,015**	**1,229,019**	**177,549**
TOTAL MAINTENANCE										
MAINTENANCE SALARIES										
MAINTENANCE SALARIES	349,138	282,048	-67,089	260,328	-88,809	1,011,243	1,128,193	116,950	970,508	-40,735
MAINTENANCE CASUAL LABOR	6,675	27	-6,647	0	-6,675	8,770	108	-8,661	0	-8,770
ALLOC MAINT SALARIES	0	-8,270	-8,270	0	0	0	-33,080	-33,080	0	0
CUSTODIAN SALARIES	0	8,105	8,105	0	0	0	32,421	32,421	0	0
TOTAL MAINTENANCE SALARIES	**355,812**	**281,911**	**-73,901**	**260,328**	**-95,484**	**1,020,013**	**1,127,643**	**107,631**	**970,508**	**-49,505**
MAINTENANCE MATERIALS	**6,477**	**0**	**-6,477**	**0**	**-6,477**	**18,633**	**0**	**-18,633**	**0**	**-18,633**
APPLIANCES	7,991	17,220	9,229	31,088	23,097	33,622	68,880	35,259	73,541	39,920
DWELLING EQUIPMENT	5,328	112	-5,216	0	-5,328	5,328	447	-4,881	782	-4,546
PAINT	4,705	7,961	3,256	8,741	4,036	24,918	31,843	6,925	32,230	7,312
CLEANING SUPPLIES	2,313	2,457	144	1,673	-640	8,238	9,828	1,590	8,762	523
HVAC MATERIALS	2,114	5,656	3,543	7,797	5,683	13,729	22,626	8,897	31,052	17,323
LANDSCAPING MATERIALS	0	77	77	0	0	279	306	27	515	236
PLUMBING MATERIALS	7,014	20,589	13,575	31,441	24,428	41,323	82,355	41,032	101,789	60,466

ELECTRICAL MATERIALS	128	5,538	5,410	7,225	7,097	6,773	22,151	15,378	25,617	18,844
GASOLINE USAGE FOR MAINT VEHICLES	3,377	1,291	-2,085	2,821	-556	11,943	5,166	-6,778	11,803	-140
PEST CONTROL SUPPLIES	972	2,289	1,317	1,253	281	6,912	9,154	2,242	7,995	1,083
MAINTENANCE TOOLS	500	1,706	1,206	1,171	670	5,600	6,825	1,225	11,858	6,258
MAINTENANCE MATERIALS	20,121	58,029	37,908	49,417	29,296	109,331	232,116	122,785	158,109	48,778
MAINTENANCE EQUIPMENT	-2,406	192	2,598	329	2,735	-2,406	769	3,175	639	3,045
EARLY PAY DISCOUNT	0	-1,006	-1,006	-46	-46	-11,282	-4,023	7,260	-5,904	5,379
TOTAL MAINTENANCE MATERIALS	**58,634**	**122,111**	**63,478**	**142,910**	**84,277**	**272,941**	**488,445**	**215,504**	**458,787**	**185,846**
ELEVATORS - CONTRACTED SERV	8,134	9,672	1,538	17,778	9,644	43,531	38,689	-4,842	38,393	-5,138
HVAC - CONTRACTED SERV	41,847	19,798	-22,049	26,034	-15,813	217,469	79,191	-138,278	137,714	-79,755
LAWNS - CONTRACTED SERV	-7,120	27,722	34,842	24,019	31,139	49,755	110,886	61,131	73,374	23,619
MATS/UNIFORMS - CONTRACTED SVCE	1,658	929	-729	1,825	167	5,167	3,717	-1,450	5,294	127
PEST CONTROL - CONTRACTED SERV	360	4,767	4,407	4,050	3,690	4,205	19,067	14,862	20,285	16,080
SNOW REMOVAL - CONTRACTED SERV	20,662	8,368	-12,295	28,969	8,307	59,848	33,470	-26,378	76,449	16,601
TRASH - CONTRACTED SERV	18,462	7,801	-10,661	32,675	14,214	86,800	31,203	-55,597	-30,669	-117,469
LANDFILL FEES - CONTRACTED SERV	255	428	173	88	-167	1,294	1,710	416	646	-648
CLEANING - CONTRACTED SERV	32,453	59,894	27,441	45,650	13,197	195,522	239,576	44,054	245,934	50,412
PAINTING - CONTRACTED SERV	12,441	14,397	1,956	13,912	1,472	62,266	57,586	-4,680	59,889	-2,377
ARBORIST - CONTRACTED SERV	2,000	6,295	4,295	3,650	1,650	17,000	25,180	8,180	29,240	12,240
FLOORING REPL - CONTRACTED SERV	27,999	9,459	-18,540	25,707	-2,292	134,025	37,836	-96,188	199,248	65,223
OUTDOOR CLEANING - CONTRACTED SERV	0	141	141	0	0	0	562	562	11,700	11,700
CONCRETE WORK - CONTRACTED SERV	0	310	310	0	0	1,950	1,241	-709	177	-1,773
ELECTRICAL - CONTRACTED SERV	6,420	10,297	3,877	8,862	2,442	50,751	41,187	-9,564	56,953	6,202
LANDSCAPE - CONTRACTED SERV	0	1,235	1,235	0	0	2,816	4,939	2,122	5,475	2,659
PLUMBING - CONTRACTED SERV	240,118	11,175	-228,943	71,533	-168,585	274,392	44,700	-229,691	115,916	-158,476
ROOF REPAIRS - CONTRACTED SERV	0	1,148	1,148	300	300	9,425	4,593	-4,832	11,554	2,129
EXTERIOR REPAIRS - CONTRACTED SERV	5,298	1,921	-3,377	350	-4,948	36,321	7,686	-28,636	18,524	-17,797
VEHICLE MAINTENANCE & REPAIR	4,794	5,573	779	13,190	8,396	22,674	22,293	-381	26,644	3,970
MAINTENANCE EQUIPMENT REPAIR	125	1,601	1,476	2,386	2,261	4,522	6,405	1,883	6,968	2,446
WINDOWS/DOORS REPL - CONTRACTED SERV	5,853	15,707	9,854	13,808	7,955	43,203	62,827	19,624	64,705	21,502
VACANT TURNOVER - CONTRACTED SERV	22,370	850	-21,520	0	-22,370	53,124	3,401	-49,723	6,451	-46,673
INSPECTIONS - CONTRACTED SERV	-19,578	1,801	21,380	25,398	44,977	118,005	7,205	-110,800	65,101	-52,904
INTERIOR REPAIRS - CONTRACTED SERV	6,139	4,330	-1,809	80,344	74,205	326,640	17,319	-309,322	308,120	-18,520
FIRE SAFETY - CONTRACTED SERVICES	15,358	21,012	5,654	37,542	22,184	72,548	84,047	11,499	155,076	82,528
OTHER - OUTSIDE MAINT	0	283	283	0	0	0	1,133	1,133	6,600	6,600
HAZMAT - CONTRACTED SERV	0	1,638	1,638	46,068	46,068	89,494	6,551	-82,944	106,111	16,617
RADON - CONTRACTED SERV	0	93	93	1,550	1,550	1,125	371	-754	1,695	570
DWELLING/MECHANICAL UPGRADES - CONTR S	0	68	68	0	0	0	273	273	398	398
ALLOC INSPECTIONS EXPENSE	2,733	585	-2,148	73	-2,660	19,412	2,341	-17,071	73	-19,339
TOTAL MAINT SERVICES AND CONTRACTS	**448,781**	**249,296**	**-199,485**	**525,761**	**76,980**	**2,003,285**	**997,185**	**-1,006,100**	**1,824,037**	**-179,248**
MAINTENANCE EMPLOYEE BENEFITS	-738	1,818	2,556	828	1,566	-725	7,273	7,998	1,277	2,001
ALLOC MAINT EMP BENEFITS	0	-1,640	-1,640	0	0	0	-6,561	-6,561	0	0
ER MED/DENTAL INS - MAINT	57,612	65,124	7,512	66,479	8,867	260,336	260,496	160	258,912	-1,424
ER PENSION - MAINT	592	15,513	14,920	13,126	12,534	36,647	62,051	25,404	44,440	7,793
ER TAXES - MAINT	25,095	21,577	-3,519	18,791	-6,305	77,323	86,307	8,984	78,572	1,249
ER PENSION - GROUND CREW	0	124	124	0	0	0	494	494	0	0
TOTAL MAINT EMPLOYEE BENEFITS	**82,562**	**102,515**	**19,953**	**99,224**	**16,662**	**373,581**	**410,060**	**36,478**	**383,201**	**9,620**
TOTAL MAINTENANCE EXPENSES	**945,789**	**755,833**	**-189,956**	**1,028,224**	**82,435**	**3,669,820**	**3,023,333**	**-646,487**	**3,636,533**	**-33,287**
PROTECTIVE SERVICE EXPENSES										
PROTECTIVE SERVICE SALARIES										
SECURITY SALARY	0	0	0	22,320	22,320	0	0	0	79,954	79,954
TOTAL PROTECTIVE SERV SALARIES	**0**	**0**	**0**	**22,320**	**22,320**	**0**	**0**	**0**	**79,954**	**79,954**
FRONT LINE SERVICE FEES	0	0	0	39,769	39,769	470	0	-470	139,093	138,623
TOTAL FEE FOR SERVICE	**0**	**0**	**0**	**39,769**	**39,769**	**470**	**0**	**-470**	**139,093**	**138,623**
GUARDS - CONTRACTED SECURITY	44,270	0	-44,270	19,286	-24,984	266,625	0	-266,625	123,036	-143,589
SECURITY & MONITORING	37,320	4,549	-32,771	5,888	-31,432	145,167	18,195	-126,972	25,069	-120,098
SECURITY - CONTRACTED SERV	63,944	69,146	5,203	5,107	-58,837	276,411	276,586	175	7,734	-268,677
SECURITY EQUIPMENT & MATERIALS	3,606	56,906	53,300	6,813	3,207	17,972	227,623	209,651	165,486	147,515
TOTAL SECURITY EXPENSE	**149,140**	**130,601**	**-18,539**	**37,093**	**-112,046**	**706,174**	**522,403**	**-183,771**	**321,325**	**-384,848**
ER MEDICAL/DENTAL INS - SECURITY	0	0	0	907	907	0	0	0	3,630	3,630
ER PENSION - SECURITY	0	0	0	1,002	1,002	0	0	0	3,647	3,647
ER TAXES - SECURITY	0	0	0	1,757	1,757	0	0	0	7,080	7,080
TOTAL SECURITY EMPLOYEE BENEFITS	**0**	**0**	**0**	**3,667**	**3,667**	**0**	**0**	**0**	**14,357**	**14,357**
TOTAL PROTECT SERVICE EXPENSES	**149,140**	**130,601**	**-18,539**	**102,849**	**-46,290**	**706,643**	**522,403**	**-184,240**	**554,729**	**-151,914**
GENERAL EXPENSES										
INSURANCE EXPENSES										
INSURANCE - LIABILITY	42,580	31,086	-11,494	20,086	-22,494	160,893	124,343	-36,551	183,555	22,662
INSURANCE - PROPERTY	68,479	73,646	5,167	79,195	10,716	262,409	294,585	32,176	335,543	73,134
INSURANCE - WORKERS COMP	25,629	27,254	1,625	34,389	8,760	82,890	109,017	26,127	111,610	28,720
TOTAL INSURANCE EXP	**136,689**	**131,986**	**-4,703**	**133,670**	**-3,019**	**506,192**	**527,944**	**21,752**	**630,708**	**124,516**
BAD DEBT EXPENSE	-1,021	56,667	57,687	37,680	38,700	90,724	226,667	135,942	297,076	206,352
TOTAL BAD DEBT EXPENSE	**-1,021**	**56,667**	**57,687**	**37,680**	**38,700**	**90,724**	**226,667**	**135,942**	**297,076**	**206,352**
CLOSING COSTS	6,205	0	-6,205	0	-6,205	11,071	0	-11,071	0	-11,071
MORTGAGE INTEREST	5,783	5,630	-153	5,798	16	22,679	22,519	-160	23,490	810
TOTAL LOAN INTEREST	**5,783**	**5,630**	**-153**	**5,798**	**16**	**22,679**	**22,519**	**-160**	**23,490**	**810**
TOTAL GENERAL EXPENSES	**147,656**	**194,283**	**46,627**	**177,148**	**29,492**	**630,667**	**777,130**	**146,463**	**951,274**	**320,607**
OTHER EXPENSES										
CASUALTY LOSS										
CASUALTY LOSS CONTRACTS	0	0	0	0	0	4,102	0	-4,102	0	-4,102
NET CASUALTY LOSS	**0**	**0**	**0**	**0**	**0**	**4,102**	**0**	**-4,102**	**0**	**-4,102**
TOTAL OTHER EXPENSES	**0**	**0**	**0**	**0**	**0**	**4,102**	**0**	**-4,102**	**0**	**-4,102**
TOTAL OPERATING EXPENSES	**3,696,640**	**2,863,638**	**-833,002**	**2,982,800**	**-713,840**	**12,598,572**	**11,454,550**	**-1,144,022**	**12,224,586**	**-373,986**

NON-OPERATING EXPENSES										
HAP EXPENSES										
HAP EXPENSE	4,142,535	3,847,123	-295,413	3,882,960	-259,575	16,939,596	15,388,490	-1,551,105	14,968,208	-1,971,388
HAP EXPENSE - PORTABLE	135,743	67,074	-68,669	56,530	-79,213	527,760	268,296	-259,464	243,865	-283,895
HAP EXPENSE - PORTIN	16,872	0	-16,872	0	-16,872	33,590	0	-33,590	0	-33,590
UTILITY REIMBURSEMENT	110,185	145,054	34,869	153,656	43,471	453,055	580,218	127,163	598,057	145,002
TOTAL HAP EXPENSES	**4,405,335**	**4,059,251**	**-346,084**	**4,093,146**	**-312,189**	**17,954,001**	**16,237,004**	**-1,716,997**	**15,810,130**	**-2,143,871**
DEPRECIATION EXPENSE	682,482	679,534	-2,948	248,097	-434,385	2,742,192	2,718,136	-24,056	990,396	-1,751,796
TOTAL DEPR & AMORT EXPENSE	**682,482**	**679,534**	**-2,948**	**248,097**	**-434,385**	**2,742,192**	**2,718,136**	**-24,056**	**990,396**	**-1,751,796**
PASSTHROUGH RAD EXPENSE	96,941	0	-96,941	0	-96,941	242,259	0	-242,259	0	-242,259
TOTAL PASSTHROUGH RAD EXPENSE	**96,941**	**0**	**-96,941**	**0**	**-96,941**	**242,259**	**0**	**-242,259**	**0**	**-242,259**
TOTAL NON-OPERATING EXPENSES	**5,184,758**	**4,738,785**	**-445,973**	**4,341,243**	**-843,515**	**20,938,452**	**18,955,140**	**-1,983,312**	**16,800,526**	**-4,137,926**
TOTAL EXPENSES	**8,881,398**	**7,602,422**	**-1,278,976**	**7,324,042**	**-1,557,356**	**33,537,024**	**30,409,690**	**-3,127,334**	**29,025,112**	**-4,511,911**
TRANSFERS BET PROGRAMS & PROJECTS - IN	33,990	225,256	-191,266	37,878	-3,888	135,959	901,023	-765,064	127,545	8,415
TRANSFERS BET PROGRAMS & PROJECTS - OUT	33,990	28,381	-5,609	37,878	3,888	135,959	113,523	-22,436	127,545	-8,415
OPERATING TRANSFER - IN	0	0	0	0	0	79,062	0	79,062	0	79,062
OPERATING TRANSFER - OUT	0	0	0	0	0	79,062	0	-79,062	0	-79,062
TOTAL TRANSFERS	**0**	**-196,875**	**-196,875**	**0**	**0**	**0**	**-787,500**	**-787,500**	**0**	**0**
PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	4,858	0	-4,858	1,000	-3,858
TOTAL PRIOR PERIOD ADJUSTMENT	**0**	**0**	**0**	**0**	**0**	**4,858**	**0**	**-4,858**	**1,000**	**-3,858**
NET OPERATING INCOME (LOSS)	**-2,931,512**	**-722,719**	**-2,208,794**	**-284,966**	**-2,646,546**	**-4,141,786**	**-2,890,875**	**-1,250,911**	**-2,092,902**	**-2,048,884**
ADJUSTED NET OPERATING INCOME (LOSS)	**-2,249,030**	**-43,185**	**-2,205,845**	**-36,869**	**-2,212,161**	**-1,399,594**	**-172,739**	**-1,226,855**	**-1,102,506**	**-297,088**

Public Housing (7pubhsg)

Budget Comparison

Period = Apr 2026

Book = Accrual ; Tree = ysi_is

	April 2026	Budget	Variance	April 2025	Change	2026 YTD	YTD Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	537,490	527,471	10,019	606,337	-68,847	2,204,751	2,109,882	94,869	2,463,322	-258,571
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	542,677	567,049	-24,372	672,250	-129,573	2,284,118	2,268,196	15,923	2,571,667	-287,549
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	0	1,620	-1,620	1,796	-1,796	2	6,481	-6,479	7,658	-7,656
TOTAL NON-CASH INT INCOME {HIO}	0	11,828	-11,828	143,710	-143,710	0	47,311	-47,311	143,710	-143,710
INT INCOME - RESTRICT FUNDS	28	393	-366	398	-371	994	1,573	-579	1,591	-597
OTHER INCOME										
TOTAL OTHER INCOME	-2,840	26,222	-29,062	94,904	-97,743	301,232	104,888	196,343	348,360	-47,129
TOTAL REVENUES	1,077,355	1,134,583	-57,228	1,519,396	-442,041	4,791,097	4,538,331	252,765	5,536,308	-745,211
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	313,770	294,461	-19,309	298,294	-15,476	1,131,835	1,177,843	46,008	1,297,523	165,687
RESIDENT SERVICE EXPENSES	180,428	172,910	-7,518	167,939	-12,489	669,830	691,639	21,809	671,554	1,724
UTILITY EXPENSES	214,401	173,932	-40,470	147,112	-67,289	943,684	695,726	-247,957	1,133,822	190,139
MAINTENANCE EXPENSES	497,953	536,654	38,700	650,187	152,234	2,214,290	2,146,616	-67,675	2,287,184	72,893
PROTECT SERVICE EXPENSES	136,613	119,086	-17,527	46,334	-90,278	611,657	476,342	-135,315	275,864	-335,793
GENERAL EXPENSES	103,099	118,177	15,078	121,438	18,339	473,432	472,708	-724	652,119	178,687
OTHER EXPENSES	0	0	0	0	0	4,102	0	-4,102	0	-4,102
TOTAL OPERATING EXPENSES	1,446,264	1,415,219	-31,045	1,431,304	-14,960	6,048,830	5,660,875	-387,956	6,318,065	269,235
NON-OPERATING EXPENSES										
HAP EXPENSES	10,589	12,685	2,096	14,240	3,651	55,226	50,741	-4,485	59,059	3,833
DEPR & AMORT EXPENSE	520,961	529,723	8,761	179,837	-341,124	2,067,105	2,118,890	51,785	717,931	-1,349,174
TOTAL NON-OPERATING EXPENSES	531,550	542,408	10,857	194,077	-337,473	2,122,331	2,169,631	47,300	776,990	-1,345,341
TOTAL EXPENSES	1,977,814	1,957,626	-20,188	1,625,381	-352,433	8,171,162	7,830,506	-340,656	7,095,055	-1,076,106
TOTAL TRANSFERS	33,990	-102,305	-136,295	37,878	3,888	135,959	-409,222	-545,181	127,545	-8,415
NET OPERATING INCOME (LOSS)	-934,449	-720,738	-213,711	-143,863	-790,586	-3,516,024	-2,882,952	-633,072	-1,686,292	-1,829,732
ADJUSTED NET OPERATING INCOME (LOSS)	-413,488	-191,015	-222,473	35,974	-449,462	-1,448,919	-764,062	-684,857	-968,361	-480,558

Property = 7pubhsg 7cap

Budget Comparison

Period = Apr 2026

Book = Accrual ; Tree = ysi_is

	April 2026	Budget	Variance	April 2025	Change	2026 YTD	YTD Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	537,490	527,471	10,019	606,337	-68,847	2,204,751	2,109,882	94,869	2,463,322	-258,571
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	860,420	585,799	274,621	1,182,359	-321,939	3,834,753	2,343,196	1,491,557	4,497,822	-663,069
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	0	1,620	-1,620	1,796	-1,796	2	6,481	-6,479	7,658	-7,656
TOTAL NON-CASH INT INCOME {HIO}	0	11,828	-11,828	143,710	-143,710	0	47,311	-47,311	143,710	-143,710
INT INCOME - RESTRICT FUNDS	28	393	-366	398	-371	994	1,573	-579	1,591	-597
OTHER INCOME										
TOTAL OTHER INCOME	-2,840	26,222	-29,062	94,904	-97,743	301,232	104,888	196,343	348,360	-47,129
TOTAL REVENUES	1,395,098	1,153,333	241,765	2,029,504	-634,406	6,341,731	4,613,331	1,728,400	7,462,463	-1,120,732
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	377,168	294,461	-82,707	300,143	-77,025	1,271,085	1,177,843	-93,241	1,303,019	31,935
RESIDENT SERVICE EXPENSES	183,761	172,910	-10,851	168,599	-15,162	674,108	691,639	17,531	674,068	-40
UTILITY EXPENSES	214,401	173,932	-40,470	147,112	-67,289	943,684	695,726	-247,957	1,133,822	190,139
MAINTENANCE EXPENSES	790,693	555,404	-235,289	889,852	99,159	3,119,758	2,221,616	-898,142	3,116,394	-3,364
PROTECT SERVICE EXPENSES	136,613	119,086	-17,527	49,368	-87,245	613,209	476,342	-136,866	326,368	-286,841
GENERAL EXPENSES	103,099	118,177	15,078	121,438	18,339	473,432	472,708	-724	652,119	178,687
OTHER EXPENSES	0	0	0	0	0	4,102	0	-4,102	0	-4,102
TOTAL OPERATING EXPENSES	1,805,734	1,433,969	-371,766	1,676,513	-129,222	7,099,376	5,735,875	-1,363,502	7,205,790	106,414
NON-OPERATING EXPENSES										
HAP EXPENSES	10,589	12,685	2,096	14,240	3,651	58,481	50,741	-7,740	59,059	578
DEPR & AMORT EXPENSE	520,961	529,723	8,761	179,837	-341,124	2,067,105	2,118,890	51,785	717,931	-1,349,174
TOTAL NON-OPERATING EXPENSES	531,550	542,408	10,857	194,077	-337,473	2,125,586	2,169,631	44,045	776,990	-1,348,596
TOTAL EXPENSES	2,337,285	1,976,376	-360,908	1,870,590	-466,695	9,224,963	7,905,506	-1,319,457	7,982,780	-1,242,182
TOTAL TRANSFERS	33,990	-102,305	-136,295	37,878	3,888	135,959	-409,222	-545,181	127,545	-8,415
NET OPERATING INCOME (LOSS)	-976,177	-720,738	-255,438	121,037	-1,097,213	-3,019,191	-2,882,952	-136,238	-647,862	-2,371,329
ADJUSTED NET OPERATING INCOME (LOSS)	-455,216	-191,015	-264,201	300,874	-756,090	-952,086	-764,062	-188,024	70,069	-1,022,155

HIO, Inc. (7hioinc)

Budget Comparison

Period = Apr 2026

Book = Accrual ; Tree = ysi_is

	April 2026	Budget	Variance	April 2025	Change	2026 YTD	YTD Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	115,157	78,513	36,644	88,748	26,409	448,921	314,050	134,870	406,599	42,322
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	0	0	0	0	0	0	0	0	0	0
INT INCOME - RESTRICT FUNDS	116	385	-269	310	-194	1,259	1,539	-281	3,034	-1,775
OTHER INCOME										
TOTAL OTHER INCOME	-1,751,762	13,685	-1,765,447	13,633	-1,765,394	-1,709,166	54,741	-1,763,907	52,534	-1,761,701
TOTAL REVENUES	-1,636,489	92,583	-1,729,072	102,690	-1,739,180	-1,258,987	370,331	-1,629,318	462,167	-1,721,154
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	24,271	25,565	1,294	28,375	4,104	112,845	102,261	-10,584	130,289	17,443
RESIDENT SERVICE EXPENSES	20,836	13,730	-7,107	13,208	-7,628	74,091	54,919	-19,173	61,734	-12,357
UTILITY EXPENSES	22,453	11,292	-11,161	7,553	-14,900	84,191	45,167	-39,025	70,265	-13,926
MAINTENANCE EXPENSES	108,448	73,952	-34,496	97,045	-11,403	354,167	295,808	-58,359	382,549	28,382
PROTECT SERVICE EXPENSES	12,139	4,811	-7,328	23,747	11,608	60,617	19,242	-41,374	124,488	63,871
GENERAL EXPENSES	8,590	28,254	19,664	20,355	11,765	31,353	113,014	81,661	146,242	114,889
TOTAL OPERATING EXPENSES	196,736	157,603	-39,133	190,282	-6,454	717,265	630,411	-86,853	915,566	198,301
NON-OPERATING EXPENSES										
HAP EXPENSES	2,886	4,683	1,797	7,221	4,335	14,285	18,733	4,448	24,186	9,901
DEPR & AMORT EXPENSE	93,913	72,763	-21,149	55,601	-38,312	375,934	291,054	-84,880	221,828	-154,105
TOTAL NON-OPERATING EXPENSES	96,799	77,447	-19,352	62,822	-33,977	390,219	309,787	-80,432	246,014	-144,204
TOTAL EXPENSES	293,535	235,050	-58,485	253,104	-40,431	1,107,484	940,199	-167,285	1,161,580	54,097
TOTAL TRANSFERS	-33,990	-38,320	-4,330	-37,878	-3,888	-135,959	-153,278	-17,319	-127,545	8,415
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	0	0	0	1,000	1,000
NET OPERATING INCOME (LOSS)	-1,896,034	-104,147	-1,791,887	-112,536	-1,783,498	-2,230,511	-416,589	-1,813,922	-572,868	-1,657,643
ADJUSTED NET OPERATING INCOME (LOSS)	-1,802,121	-31,384	-1,770,737	-56,935	-1,745,186	-1,854,577	-125,535	-1,729,042	-351,040	-1,503,537

Sec 8 HCV - After FMR 2016 (7fdshcv)

Budget Comparison

Period = Apr 2026

Book = Accrual ; Tree = ysi_is

	April 2026	Budget	Variance	April 2025	Change	2026 YTD	YTD Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	0	26	-26	0	0	0	103	-103	150	-150
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	4,538,524	4,200,287	338,237	4,093,317	445,207	18,467,585	16,801,146	1,666,439	15,999,139	2,468,446
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	2,733	585	2,148	73	2,660	19,412	2,341	17,071	73	19,339
OTHER INCOME										
TOTAL OTHER INCOME	587	0	587	0	587	882	0	882	0	882
TOTAL REVENUES	4,541,844	4,200,898	340,947	4,093,390	448,454	18,487,879	16,803,590	1,684,289	15,999,362	2,488,517
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	312,734	287,534	-25,200	267,172	-45,562	1,150,939	1,150,138	-801	994,756	-156,183
RESIDENT SERVICE EXPENSES	186	0	-186	0	-186	2,662	0	-2,662	-830	-3,492
MAINTENANCE EXPENSES	35,165	36,437	1,272	25,594	-9,571	108,781	145,749	36,968	87,421	-21,360
GENERAL EXPENSES	5,136	4,932	-204	5,803	666	19,237	19,727	491	19,722	485
TOTAL OPERATING EXPENSES	353,222	328,904	-24,318	298,568	-54,653	1,281,619	1,315,615	33,996	1,101,069	-180,550
NON-OPERATING EXPENSES										
HAP EXPENSES	4,201,325	3,886,116	-315,209	3,927,576	-273,749	17,130,984	15,544,463	-1,586,521	15,083,430	-2,047,554
DEPR & AMORT EXPENSE	995	995	0	0	-995	3,978	3,978	0	0	-3,978
TOTAL NON-OPERATING EXPENSES	4,202,320	3,887,110	-315,209	3,927,576	-274,744	17,134,962	15,548,441	-1,586,521	15,083,430	-2,051,533
TOTAL EXPENSES	4,555,542	4,216,014	-339,528	4,226,144	-329,397	18,416,581	16,864,056	-1,552,525	16,184,499	-2,232,082
NET OPERATING INCOME (LOSS)	-13,697	-15,116	1,419	-132,754	119,057	71,298	-60,466	131,764	-185,137	256,435
ADJUSTED NET OPERATING INCOME (LOSS)	-12,702	-14,121	1,419	-132,754	120,052	75,276	-56,488	131,764	-185,137	260,413

River City Management (7river)

Budget Comparison

Period = Apr 2026

Book = Accrual ; Tree = ysi_is

	April 2026	Budget	Variance	April 2025	Change	2026 YTD	YTD Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	238,823	84,800	154,023	0	238,823	636,284	339,200	297,085	0	636,284
HUD GRANTS AND SUBSIDY										
TOTAL HUD GRANTS AND SUBSIDY	12,620	267,271	-254,651	0	12,620	50,472	1,069,085	-1,018,613	0	50,472
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	1,426	921	505	714	711	5,879	3,684	2,195	3,178	2,701
TOTAL NON-CASH INT INCOME {HIO}	0	1,214	-1,214	0	0	0	4,855	-4,855	0	0
INT INCOME - RESTRICT FUNDS	0	19	-19	0	0	0	76	-76	0	0
OTHER INCOME										
TOTAL OTHER INCOME	44,408	111,448	-67,040	0	44,408	122,455	445,792	-323,337	0	122,455
TOTAL PASSTHROUGH RAD REVENUE	192,135	0	192,135	0	192,135	395,279	0	395,279	0	395,279
TOTAL REVENUES	489,412	465,673	23,739	714	488,697	1,210,370	1,862,692	-652,322	3,178	1,207,192
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	18,197	28,563	10,366	10,679	-7,518	91,416	114,251	22,836	87,651	-3,764
RESIDENT SERVICE EXPENSES	10,564	22,884	12,320	0	-10,564	20,120	91,535	71,415	1,924	-18,196
UTILITY EXPENSES	76	16,760	16,684	0	-76	405	67,040	66,634	0	-405
MAINTENANCE EXPENSES	7,294	79,263	71,968	0	-7,294	43,137	317,051	273,913	0	-43,137
PROTECT SERVICE EXPENSES	340	5,141	4,801	0	-340	30,462	20,564	-9,899	0	-30,462
GENERAL EXPENSES	5,905	16,107	10,202	402	-5,502	9,527	64,427	54,900	19,449	9,922
TOTAL OPERATING EXPENSES	42,376	168,717	126,341	11,081	-31,295	195,068	674,867	479,799	109,024	-86,044
NON-OPERATING EXPENSES										
HAP EXPENSES	198,822	0	-198,822	0	-198,822	895,045	0	-895,045	0	-895,045
DEPR & AMORT EXPENSE	54,080	63,306	9,226	0	-54,080	244,707	253,223	8,516	0	-244,707
PASSTHROUGH RAD EXPENSE	96,941	0	-96,941	0	-96,941	242,259	0	-242,259	0	-242,259
TOTAL NON-OPERATING EXPENSES	349,843	63,306	-286,537	0	-349,843	1,382,011	253,223	-1,128,788	0	-1,382,011
TOTAL EXPENSES	392,219	232,022	-160,196	11,081	-381,138	1,577,079	928,090	-648,989	109,024	-1,468,055
NET OPERATING INCOME (LOSS)	97,193	233,651	-136,458	-10,367	107,560	-366,709	934,602	-1,301,311	-105,846	-260,864
ADJUSTED NET OPERATING INCOME (LOSS)	151,273	296,957	-145,684	-10,367	161,640	-122,002	1,187,825	-1,309,827	-105,846	-16,156

C/O - after FMR 2016 (7fdscent)

Budget Comparison

Period = Apr 2026

Book = Accrual ; Tree = ysi_is

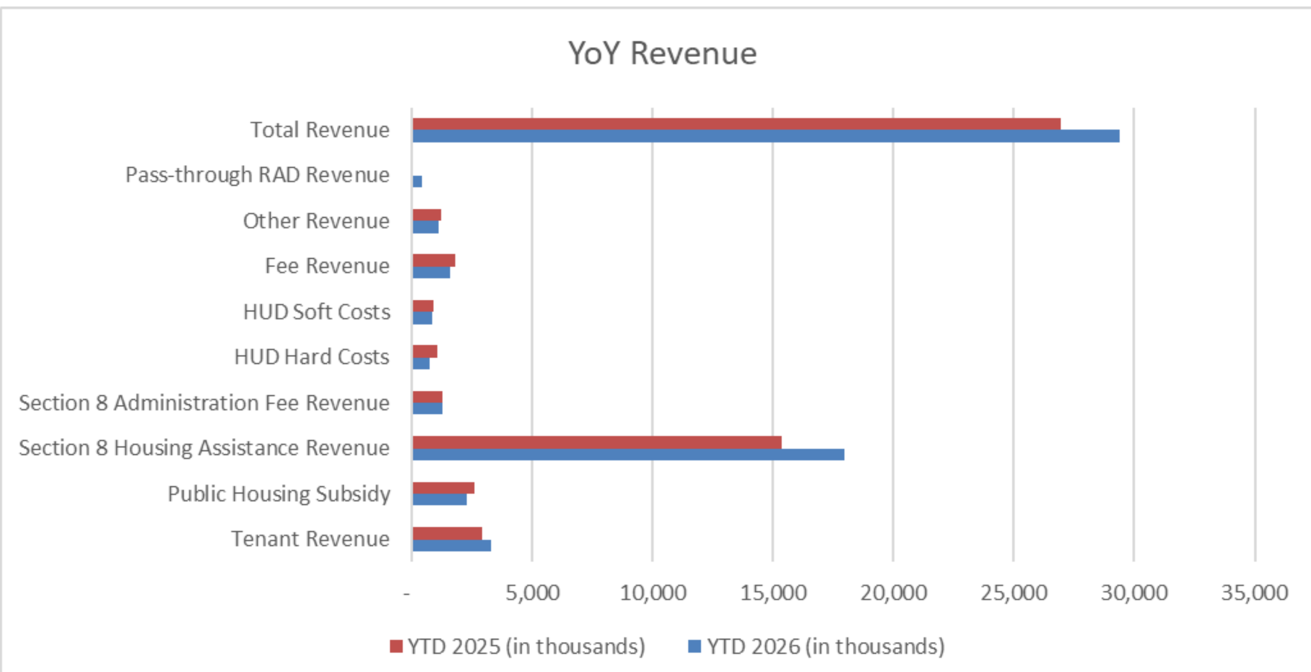
	April 2026	Budget	Variance	April 2025	Change	2026 YTD	YTD Budget	Variance	2025 YTD	Change
REVENUES										
TENANT REVENUES										
TOTAL TENANT REVENUES	0	7,172	-7,172	-5,371	5,371	0	28,689	-28,689	16,963	-16,963
TOTAL FEE REVENUE										
TOTAL FEE REVENUE	411,864	403,036	8,828	432,188	-20,324	1,564,754	1,612,142	-47,389	1,762,121	-197,367
TOTAL OTHER GOV'T GRANTS DONATIONS	468,141	141,850	326,291	140,946	327,195	2,060,027	567,400	1,492,627	409,172	1,650,855
INVESTMENT INCOME										
TOTAL INTEREST INCOME - MAIN	26	32	-6	31	-5	106	129	-23	124	-19
TOTAL NON-CASH INT INCOME {HIO}	0	333	-333	5,741	-5,741	0	1,333	-1,333	5,741	-5,741
OTHER INCOME										
TOTAL OTHER INCOME	646	5,887	-5,241	75	571	944	23,547	-22,603	171	773
TOTAL REVENUES	880,677	558,310	322,367	573,610	307,067	3,625,831	2,233,240	1,392,591	2,194,291	1,431,539
EXPENSES										
OPERATING EXPENSES										
ADMINISTRATIVE EXPENSES	759,438	591,225	-168,213	491,895	-267,544	2,196,923	2,364,899	167,976	2,003,374	-193,549
RESIDENT SERVICE EXPENSES	417,009	76,340	-340,668	177,150	-239,859	676,219	305,361	-370,858	330,989	-345,230
UTILITY EXPENSES	9,163	5,631	-3,533	0	-9,163	23,189	22,522	-667	24,932	1,743
MAINTENANCE EXPENSES	3,006	10,711	7,705	15,150	12,145	39,029	42,843	3,814	47,740	8,711
PROTECT SERVICE EXPENSES	48	1,564	1,516	29,735	29,687	2,356	6,255	3,899	103,874	101,518
GENERAL EXPENSES	23,577	25,422	1,844	27,557	3,980	92,619	101,687	9,068	108,340	15,721
TOTAL OPERATING EXPENSES	1,212,241	710,892	-501,349	741,486	-470,755	3,030,335	2,843,566	-186,768	2,619,248	-411,087
NON-OPERATING EXPENSES										
DEPR & AMORT EXPENSE	12,472	12,687	215	12,598	126	50,223	50,746	524	50,392	170
TOTAL NON-OPERATING EXPENSES	12,472	12,687	215	12,598	126	50,223	50,746	524	50,392	170
TOTAL EXPENSES	1,224,713	723,578	-501,135	754,084	-470,629	3,080,557	2,894,313	-186,245	2,669,640	-410,917
TOTAL TRANSFERS	0	-56,250	-56,250	0	0	0	-225,000	-225,000	0	0
TOTAL PRIOR PERIOD ADJUSTMENT	0	0	0	0	0	4,858	0	-4,858	0	-4,858
NET OPERATING INCOME (LOSS)	-344,036	-109,018	-235,018	-180,474	-163,561	540,416	-436,073	976,488	-475,349	1,015,765
ADJUSTED NET OPERATING INCOME (LOSS)	-331,564	-96,331	-235,233	-167,876	-163,688	590,639	-385,327	975,966	-424,957	1,015,596

April 30, 2026 Year-To-Date Financial Recap

CYTD:PTYD Performance

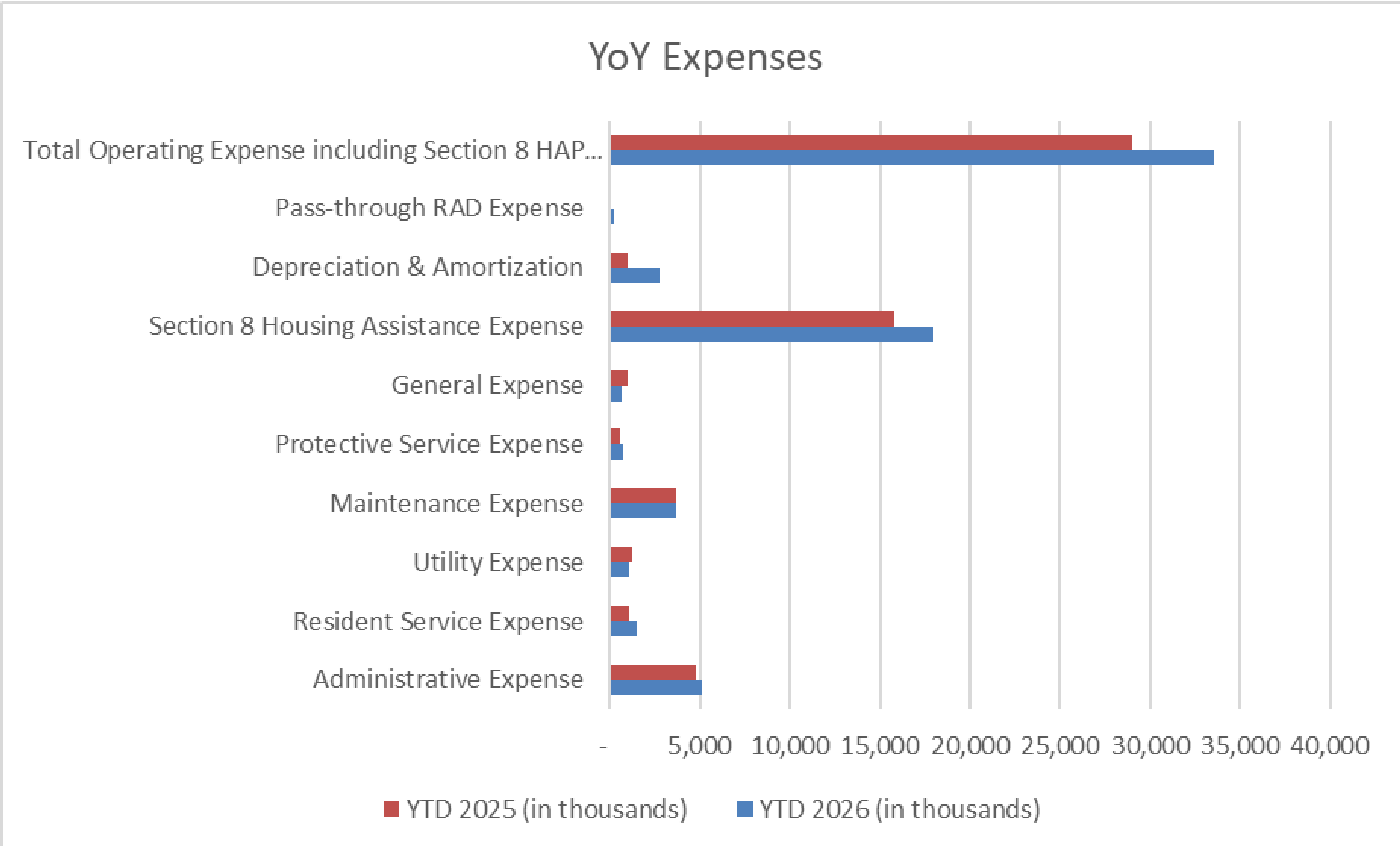
	YTD 2026	YTD 2025	Increase / (Decrease) over 2025
Total Revenue	31,206,628	26,933,210	16%
Total Expense, excluding Depreciation	30,794,832	28,034,716	10%
Adjusted Net Operating Income / (Loss)	**(1,399,594)**	**(1,102,506)**	

2025 & 2026 Revenue Trends



April 30, 2026 Year-To-Date Financial Recap

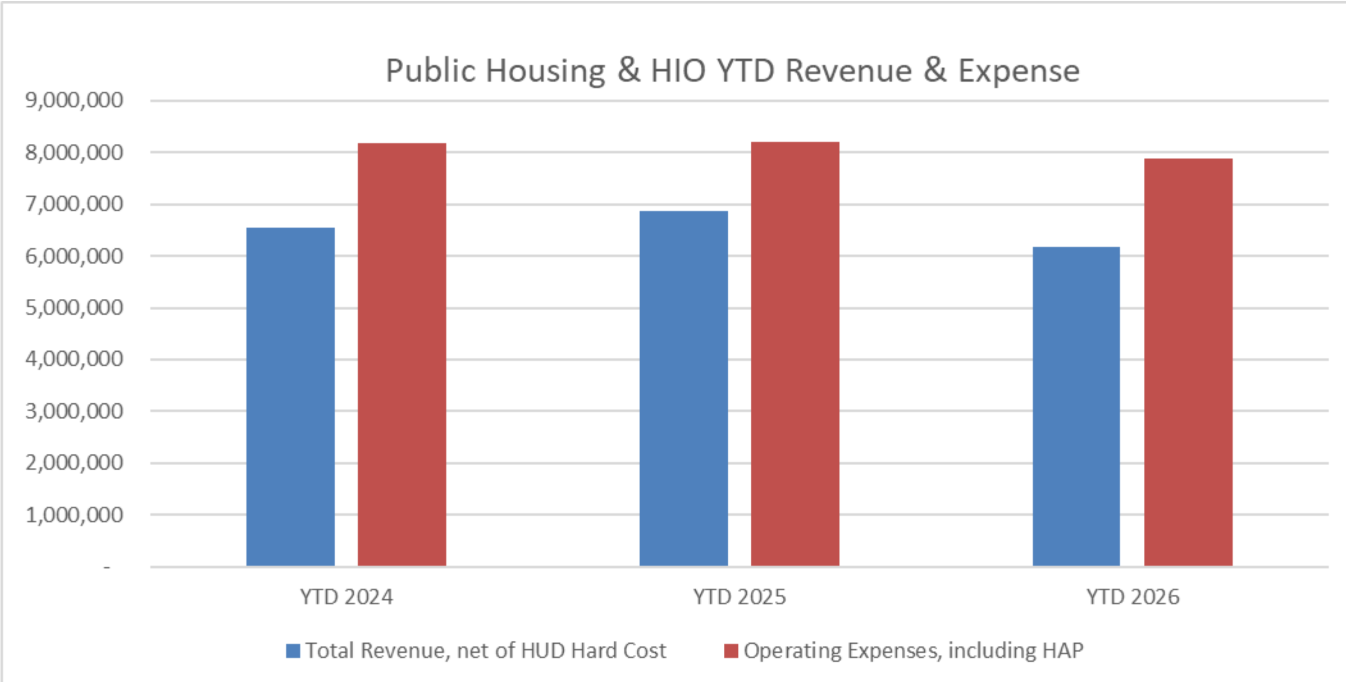
2025 & 2026 Expense Trends

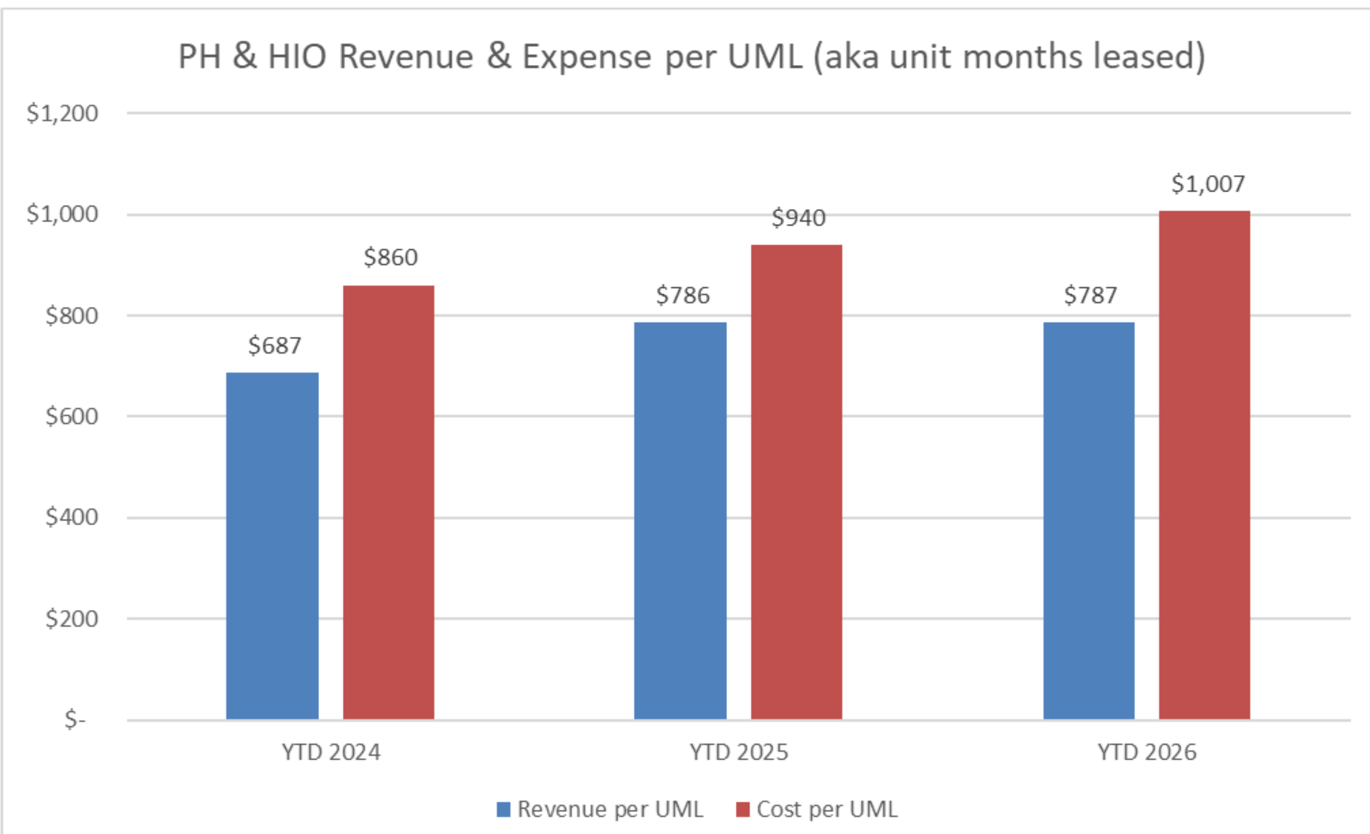


Section 8 Housing Choice Voucher Program

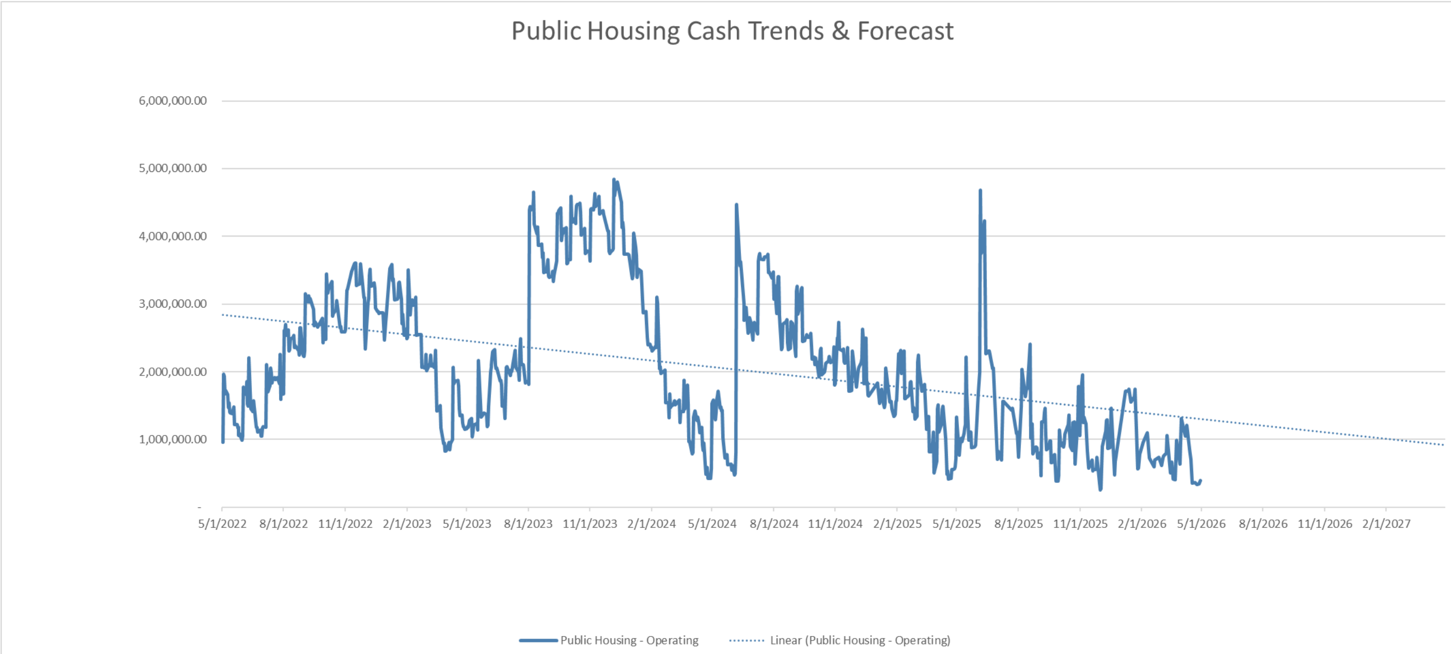
SECTION 8 PROGRAM	YTD 2026	YTD 2025	Increase / (Decrease) over 2025
Section 8 Housing Assistance Revenue	17,952,802	15,330,518	17%
Section 8 Housing Assistance Expense	17,954,001	15,810,130	14%
Section 8 Program Net Income / (Loss)	**(21,463)**	**(365,561)**	

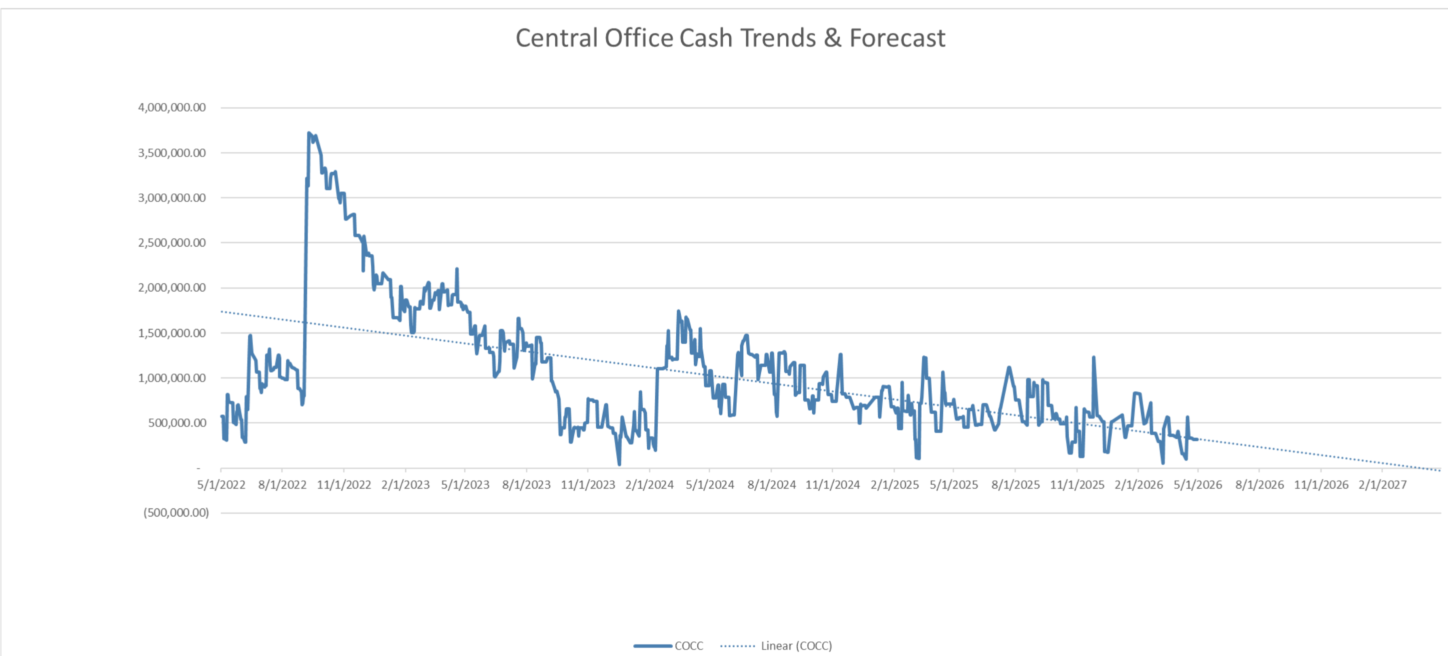
April 30, 2026 Year-To-Date Financial Recap





April 30, 2026 Year-To-Date Financial Recap





7.7. Development

Memorandum

To: OHA Board of Commissioners

From: Joy Kayode, Strategic Project Manager

Date: June 1, 2026

Re: Development Report

Choice Neighborhood Implementation Grant – Southside

Construction on the first phase of the Southside Terrace redevelopment (Cornerstone at Southside), was completed in April 2026. The Certificate of Occupancy was awarded on April 20, 2026. Lease up has been ongoing for several weeks and move ins are ongoing.

SST Phase 2 financial closing occurred in June 2025. To date, construction is ongoing. OHA will provide a more detailed construction completion and lease up timeline in the coming months.

3030 Upland Parkway financial closing occurred in October 2025. Construction has started and occupancy is tentatively scheduled for Spring 2027. This will be a 74-unit development consisting of a 71-unit multifamily building and a three-unit townhome development.

Y Street Townhomes will be a partnership between Brinshore, Canopy South and OHA. The development will consist of 14 townhome units. Closing is tentatively anticipated to occur in the third quarter of 2026.

Design work for Arbor Flats is ongoing. Closing is anticipated for 2026. OHA will provide a more detailed timeline in the coming months.

Design work for SST Phase 3 is completed. This Phase received 4% LIHTC award. Demolition preparation started mid-April 2026. SST Phase 3a closing is anticipated to occur in June 2026. SST Senior (phase 3b) closing is anticipated to occur late in the third quarter of 2026.

Design work for SST Phase 4 is underway. OHA will provide a more detailed timeline in the coming months.

Scattered Site Housing

Lease up of Scattered Sites NE PBV units are ongoing. OHA staff will continue to lease up vacant units and provide additional updates in the coming months.

A section 18 disposition application is pending submission for the sale of 29 single-family scattered site units at fair market value. This disposition project will be referred to as the SCNE Sale.

A section 18 disposition application is pending submission for the conversion of 66 single-family scattered site units to the PBV program. This disposition project will be referred to as the SCNW PBV Conversion.

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 closed mid-November 2025. OHA has continued to work with Brinshore, BCM, and Seldin to ensure the property management changeover and construction continues as scheduled.

Florence Tower and Kay Jay Tower conversion is ongoing. OHA is working with Brinshore to ensure that the required documentation is submitted for HUD review in advance of closing. The development team is scheduled to meet with HUD to discuss the transaction early June 2026. Closing is anticipated to occur in the third quarter of 2026.

Conversion Summary

OHA Asset	Status	# of Units	Conversion Type	New Asset Type	New # of Units	New Owner
Pine Tower	CONVERTED – 11/21/2025	143	RAD/Section 18 Blend	Project-Based Vouchers (HCV Dept)	143	Pine Tower, LLC
Scattered Sites NE	CONVERSION COMPLETE – VACANCIES FILLED FROM RCH WAITLIST	117	PBV	Project-Based Vouchers (HCV Dept)	117	River City Housing
Kay Jay – Florence Towers	CLOSING ANTICIPATED Q3 2026	223 FT – 106 KJ - 117	RAD/Section 18 Blend	Project-Based Vouchers (HCV Dept)	223 FT – 106 KJ - 117	Kay Jay-Florence Towers, LLC
UPCOMING S18 Applications						
SCNE	PENDING SUBMISSION MID Q2 2026	29	Sale at FMR	No longer in OHA Portfolio	0	Various Owners
SCNW	PENDING SUBMISSION MID Q2 2026	66	PBV	Project-Based Vouchers (HCV Dept)	66	River City Housing

7.8. Procurement/Contracting/Capital Budgets

Procurement Monthly Report – June 2026

SOLICTATION ACTIVITY		
Solicitation	**Type**	**Anticipated Board Month**
Frances Court / Park Villa Drainage	IFB	July
Scattered Site Lead Paint Repairs	IFB	August
Crown Tower Waterproofing Project	IFB	August
Architectural and Engineering Services	RFQ	September
Farnam Exterior Repairs	IFB	September
Annex Exterior Repairs	IFB	September

CURRENT CONTRACT ACTIVITY			
Contract Purpose	**Vendor**	**Action**	**Diverse-Owned Business**
Independent Entity	CVR Associates, Inc	Renewal	No
Real Estate Services	Ambassador	Renewal	No
Generator Maintenance	Interstate Power Systems	Renewal	No
Employee Benefits Services	Inspro-Marsh McLennan	Renewal	No
P&C Insurance Broker	Alliant Insurance Services*	Renewal	No
Bond Counsel	Gilmore & Bell, P.C.	Renewal	No
Security Services	Signal of Omaha	Renewal	No

OTHER PROCUREMENT ACTIVITY (EXISTING CONTRACTS / BOARD NOTIFICATIONS)			
Project	**Vendor**	**Amount**	**Contract #**
N/A			

**In the initial term, the contract amount was low because we expected to pay insurance carriers directly, and make no payments to Alliant. In fact, for some kinds of coverage, Alliant has acted as an intermediary for payments to carriers. While Alliant did not keep any of these funds, this amendment modifies the contract amount to normalize this payment situation. OHA's insurance premium costs have not changed.*

Capital Improvements Monthly Report – June 2026

<u>General Updates</u>

- OHA has received the 2026 Formula Grant!

<u>Small Projects Mid-Year Summary</u>

- "Small" projects generally means under $20,000 and only one AMP
- Operations staff submit requests to Capital Improvements for funding
- Individual items are small, but collectively they use substantial funding
- Large impact on the condition of public housing buildings
- Year to date, Capital Improvements staff have processed 111 small project requests for approximately **$507,000**, including:
  - $232,000 for building systems repairs
  - $273,000 for unit modernization (of which, $105,000 was for unit flooring replacement)

<u>Capital Funds Project Status update as of 05/26/2026</u>

Project	Comments
COMPLETED	
Energy Audit	Estimated completion May 2026

IN PROGRESS	
Jackson unit renovation	Estimated completion June 2026
Key management system	Estimated completion June 2026
Crown Tower waterproofing A&E	Estimated completion June 2026
Jackson Tower plumbing stack replacements	Estimated completion July 2026
Annex interior renovation	Estimated completion August 2026

IN DEVELOPMENT	
Alamo Apts. Exterior Repairs	Contract execution in progress; expected to start in June 2026
SFH Window Replacements	Contract execution in progress; expected to start in June 2026
Site Drainage Improvements	Solicitation deadline extended into June 2026
Lead Based Paint Remediation	Solicitation in June 2026
Farnam elevator replacement	Work expected to begin September 2026 (fabrication lead time)

Capital Funds ACTIVE Grant Status Update as of 5/24/2026										
Grant Year	**Grant Type**	**Award Amount**	**Award Date**	**Obligation Date**	**End Date**	**$ Expended**	**% Expended**	**$ Obligated**	**% Obligated**	**Status**
2022	JT At Risk	$2,145,000	2/8/2023	1/29/2025	1/29/2027	$2,035,528	94.90%	$2,145,000	100.00%	Obligation complete, expending
2023	Formula	$7,173,205	2/17/2023	2/16/2025	2/16/2027	$5,951,174	82.70%	$7,195,791	100.00%	Obligation complete, expending
2024	Formula	$7,433,097	5/6/2024	5/6/2026	5/6/2028	$7,357,541	98.74%	$7,442,036	99.87%	Obligation complete, expending
2025	Formula	$7,538,645	5/13/2025	5/12/2027	5/12/2029	$2,970,354	39.10%	$4,666,999	61.43%	Obligation in progress
2026	Formula	$7,710,467	4/1/2026	3/31/2028	3/312030	$2,698,662	34.99%	$2,698,662	34.99%	Obligation in progress

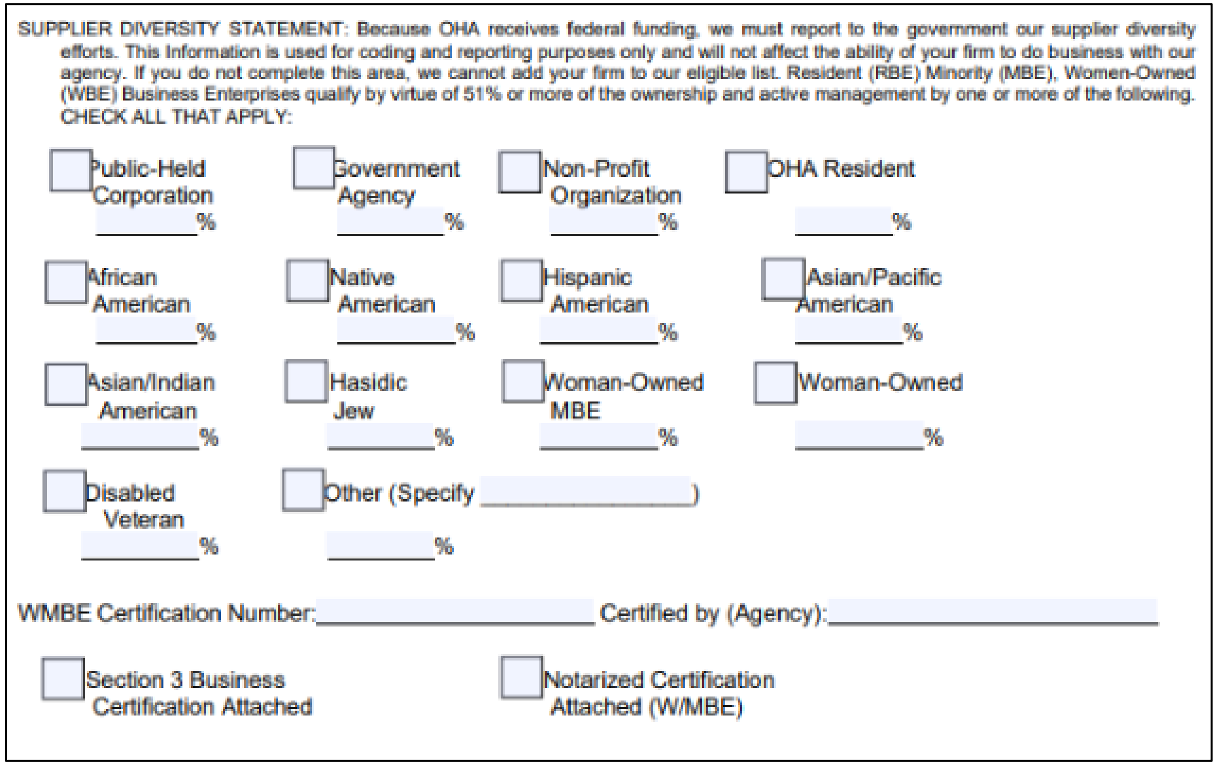
- 2022 At Risk and 2023 grants will be fully expended on the Jackson plumbing stack replacement project, estimated to be completed in August 2026.
- 2024 is essentially fully expended
- 2025 and 2026 are available to fund future projects

Omaha Housing Authority
Report on Vendor Demographics
June 2026

Notes and caveats on the data in this report:

- Vendor demographic data is self-reported via OHA's "Profile of Firm" form (Fig. 1)
- The numbers in this report represent only contracted vendors (OHA does business with many others without a contractual relationship)
- Past data (e.g. expired contracts) is not included

Fig. 1



SUPPLIER DIVERSITY STATEMENT: Because OHA receives federal funding, we must report to the government our supplier diversity efforts. This Information is used for coding and reporting purposes only and will not affect the ability of your firm to do business with our agency. If you do not complete this area, we cannot add your firm to our eligible list. Resident (RBE) Minority (MBE), Women-Owned (WBE) Business Enterprises qualify by virtue of 51% or more of the ownership and active management by one or more of the following. CHECK ALL THAT APPLY:

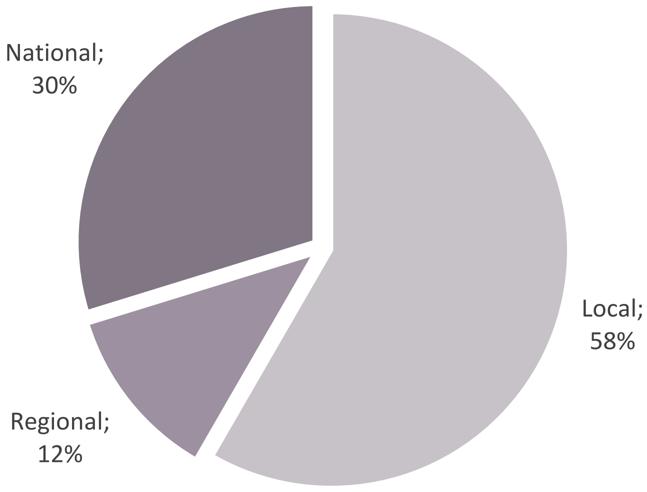
☐ Public-Held Corporation ______%
☐ Government Agency ______%
☐ Non-Profit Organization ______%
☐ OHA Resident ______%
☐ African American ______%
☐ Native American ______%
☐ Hispanic American ______%
☐ Asian/Pacific American ______%
☐ Asian/Indian American ______%
☐ Hasidic Jew ______%
☐ Woman-Owned MBE ______%
☐ Woman-Owned ______%
☐ Disabled Veteran ______%
☐ Other (Specify ______________) ______%

WMBE Certification Number: ________________ Certified by (Agency): ________________

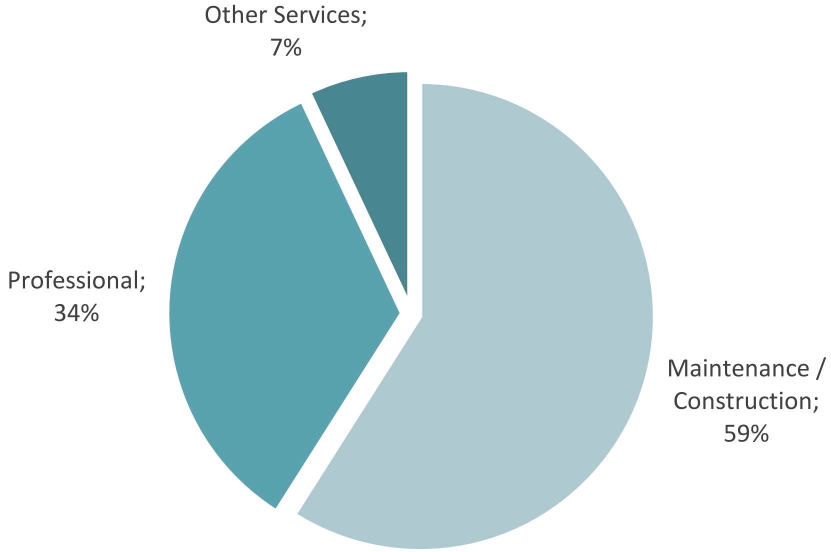
☐ Section 3 Business Certification Attached
☐ Notarized Certification Attached (W/MBE)

OHA currently has 100 active contracts with 84 different vendors (some vendors have more than one contract)

% of Vendors by Locality



% of Contracts by Service Type



Relevant HUD guidance:

- The HUD Procurement Handbook serves as HUD's guidance on implementing the requirements of the relevant CFR's and Executive Orders
- Section 16.5 addresses "small and other disadvantaged businesses)

16.5 ASSISTANCE TO SMALL AND OTHER DISADVANTAGED BUSINESSES

A. **Required Efforts.** Consistent with Executive Orders 11625, 12138, and 12432, the PHA shall make every feasible effort to ensure that small businesses MBEs, WBEs, and labor surplus area businesses participate in PHA contracting. Suggested steps are included in the sample procurement policy in Appendix 1.

HUD Procurement Handbook 16.2 addresses Section 3 requirements

16.2 SECTION 3 OF THE HOUSING & URBAN DEVELOPMENT ACT OF 1968 (24 CFR 75)

A. **Overview.** The purpose of Section 3 is to ensure that, to the greatest extent feasible, employment, training, and business opportunities created by HUD financial assistance be directed to low- and very-low income persons, particularly those who are recipients of government assistance for housing, and to business concerns which provide economic opportunities to low- and very low-income persons, or residents of the community in which the Federal assistance is spent. Efforts to promote Section 3 objectives must be consistent with existing Federal, State, and local laws and regulations.

OHA focuses on three demographic categories:

- **Minority Business Enterprise (MBE)** – at least 51% owned and operated by members of an ethnic minority
- **Women's Business Enterprise (WBE)** - at least 51% owned and operated by women
- **Section 3 Businesses** - owned by, or employing people with low income

- These designations do not confer a competitive advantage in solicitations, except as a tiebreaker
- In addition to the above, OHA also prioritizes contracting with multiple, small, and local businesses; designations often overlap

Section 3 Compliance:

- OHA is required to track and report Section 3 performance
- We contract with a consultant to collect, analyze, and report our vendors data
- There is a formal but voluntary certification process; some vendors don’t want to certify
- Certification is valid for five years

A business qualifies as a Section 3 business if one of the following applies:

- At least 51% owned and controlled by low-income persons, public housing residents, or Section 8 participants
- Over 75% of the firm’s labor hours performed over the prior three-month period were performed by Section 3 workers

Key Contracting Demographics (% of current contracts):

29 %

MBE

Typical benchmark 10 - 30%

18 %

WBE

Typical benchmark 5-15%

12 %

Both MBE & WBE

7 %

Section 3

Omaha Demographics

(Unless otherwise noted, this information is from the 2020 US Census for the City of Omaha)

Total Population	**486,051**
Race and Hispanic Origin	
White alone	66.6%
Black alone	11.8%
American Indian and Alaska Native alone	0.8%
Asian alone	4.1%
Native Hawaiian and Other Pacific Islander alone	0.1%
Hispanic or Latino	16.2%
Two or More Races	10.9%
White alone, not Hispanic or Latino	63.4%
Income and Poverty	
Median households income (in 2024 dollars), 2020-2024	$73,201
Persons in poverty	13.5%

OHA prioritizes building relationships with disadvantaged businesses in the following ways:

- Collecting and tracking vendor demographic information
- Structuring procurements to level the playing field for small, disadvantaged, and/or historically underrepresented businesses, i.e. by “undbundling”
- Transitioning to an E-procurement platform, which helps alleviate the administrative burden of participating in procurement opportunities; these disproportionately affect small and disadvantaged businesses
- Providing education and support to current and prospective vendors during the procurement process
- Consulting databases such as SAM.gov and SBA Business Search to identify prospective disadvantaged vendors
- Limiting factors: sole source providers, quasi-public entities (e.g. utilities), publicly traded corporations

OHA is complying with regulatory requirements and guidance, but there is more we can do, including:

- Hosting training and orientation events for prospective vendors
- Learning more about disadvantaged business certifications, and how we can use them to improve outreach
- Better tracking of active, un-contracted vendors
- Exploring engagement with relevant advocacy programs and organizations
- Advertising solicitations in media that targets disadvantaged populations
- Revision of the Profile of Firm form to improve vendor response and optimize internal reporting

7.9. Human Resources

Memorandum

To: The Board of Commissioners

From: Latina Jackson, Director of Human Resources

Date: May 21, 2026

Re: Staffing Report Summary April 27, 2026 – May 21, 2026

Total Open Positions 8

Position(s)	Number of Positions Open	Department	Status
Administrative Assistant – Property Management	1	Property Management	Interviewing
Administrative Assistant – Housing Operations	1	Property Management	Checking References
Program Coordinator-Intensive Services	1	Intensive Services	Interviewing
Scattered Site Maintenance Manager	1	Property Management	Interviewing
Maintenance Repairer	2	Property Management	Interviewing
Scattered Site Property Manager	2	Property Management	Interviewing

Total New Hires 1

Title	Number of Positions Filled	Department/Location
Case Manager-Intensive Services	1	Intensive Services

Total Transfers 0

Name	Old Title	New Title	Department	Date

Total Promotions 1

Name	Old Title	New Title	Department	Date
Kenya Nevels	Assistant Property Manager	Property Manager	Property Management	TBD

Type of Termination	Number of Employees
Involuntary	0
Voluntary	2

Current Monthly Turnover Rate
1.21%

Annual Turnover Rate (6/2025 – 5/2026)
29.73%

7.10. 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-payments 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	145
Study Centers (Youth & Adult)/Computer Lab (SST and TSF)	N/A
Outreach Efforts	300 plus
Educational Opportunities (ABE/GED/ESL/Translation services) Adult	5
Employment Referrals (Job Readiness/Employment Leads/Job Placement)	100 plus
Youth/Adult (Cultural/Recreational/Educational)	100 plus
Transportation to all activities	200 plus
Intra-Agency Service Coordination & Support	10
New Enrollment (Case Management)	10
Number of New Community Partnerships	5
Number of Cultural/Recreational Activities (Soccer Training)	1
Referral to FSS/HOP	12
Food/Nutrition Program (TSF food program)	200 plus
Service Coordination with Property Management	30

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

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

- Education
- Employment and Job Training
- Health/Wellness

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

Family and Community Services Department

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	155
New Enrollments	2
TANF Recipients	0
Face-to-Face Contact Visit	50
Virtual Contact Visit	0
Phone Visit	10
ROSS Employment Goals	0
Job Placement	0
Employed Full-Time	31
Employed Part-Time	10
Employment Referrals	25
Education Goals	25
Education Goals Met	160 MCC/UNO
Education Referrals	10
College Enrollment	5
Healthcare Coverage	40
Program Coordination Committee (PCC)	25
New PCC Partners	0

Resident Education and Employment Program (REEP)

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

Snapshot of Service Coordination	The Impact (Households served)
Job Placement (National Able program)	32
Job Readiness Training/Referral and Job Fair	200 plus
Direct Employment Leads/Flyers	300 plus
Post-Secondary Education (Certificate Programs/2/4-year University)	197

Family and Community Services Department

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

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

Snapshot of Service Coordination	The Impact (Households served)
Intensive One-on-One Case Management (HCV & PH)	HCV-177 PH-35
TANF Recipients (Welfare to Work)	HCV-5 PH-5
Recommendation for Graduation	HCV-3 PH-0
Recommendation for Termination w/escrow	HCV-0 PH-0
Recommendation for Termination	HCV-1 PH-0
Program graduates	HCV-0 PH-0
New Enrollment	HCV-9 PH-1
Employment/Job Training/Referrals (YTD)	
Post-Secondary Education (YTD)	HCV-33 PH-10
Employed full-time (YTD)	HCV-143 PH-19
Financial Literacy (Financial Management & Homeownership Counseling) (YTD)	35
Asset Development (Escrows)	**HCV-$663,646.00** **PH-$72,021.00** **Total-$735,667.00**
Life Skills	30
Service Coordination (PCC)	27
In-Person/Zoom/Phone Meetings	40
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 FSS coordinator training. However, they cannot be used for FSS coordinators' salaries, general administrative costs, HAP expenses, or any activities deemed ineligible by the Secretary.	**$102,340.00**

How do We Impact OHA and the Community?

Family and Community Services Department

ACHIEVEMENTS:

Program and Participant Updates

- *Two tenants utilized their voucher and closed on their home.*
- *Staff continue to participate in the HUD webinar.*
- *M. Lemon made an offer on a home, and it was accepted.*
- *S. Price ($3,002.30), V McMorris ($14,493.98), and L. Maxwell ($5,496.79) are being recommended for FSS graduation.*
- *Staff will be working on the ROSS Rapid Response Program grant.*
- *Working with UBT to schedule another NEEDS VS Wants workshop for May 2026*
- *Staff are actively developing new community partnerships.*
- *Coordinators completed Nuts and Bolts service coordination online training.*
- *Participated in FSS office hours, during which HUD staff shared that FAM scores are expected to be released within the next few months. HUD is working to align renewals and consider increases in staffing positions based on FAM scores. HUD staff also reiterated the importance of monthly drawdowns, emphasizing that at least 75% of funds should be drawn down by September 2026. Additionally, HUD will begin conducting recaptures based on drawdown activity.*
- *Staff is continuing to work with FSS Participants to complete the NLHA Scholarships.*

Staff Development and Training

Outreach, Engagement, and Case Management

- *Continue our strong partnership effort with National Able to partner again to support our residents aged 55 and older in reentering or remaining in the workforce. Through the Senior Community Service Employment Program (SCSEP), participants receive paid, part-time community service assignments combined with job training, skills development, and career coaching. This month, 48 tenants attended the orientation to complete all the necessary paperwork. The program helps older adults build confidence, update job skills, and transition into unsubsidized employment while maintaining financial stability and community engagement.*

- *Six more OHA students completed a financial aid survey distributed by the University of Nebraska-Omaha and MCC Financial Aid Department to better identify financial needs and barriers.*

- *Four more OHA students received financial support from Metropolitan Community College (MCC) to assist with academic and career-training expenses.*

Partnerships and Community Collaboration

- *Continue to meet with Omaha Public Schools (OPS) to discuss establishing a formal partnership with OHA and to focus on ensuring all students will read on grade level by 2030.*

Family and Community Services Department

- *Coordinators followed up with students at MCC and UNO to ensure their information was up to date and worked to identify OHA students enrolled in college but were not on previous college forms.*
- *Coordinators followed up with students regarding the Ann Goldstein Scholarship and other scholarships students have previously received. 9 students submitted their scholarship applications by the deadline.*
- *Staff followed up with 15 current MCC college students to get updates on their current enrollment and update their records, and followed up with 20 high school seniors for updates on college enrollment and scholarships.*
- *30 home visits were conducted across OHA communities to provide outreach support on educational assistance, housing follow-ups, educational check-ins, employment updates, and wellness assessments.*
- *An additional 22 home visits were conducted in March across OHA communities to provide outreach, follow-ups, educational assistance, housing follow-ups, educational check-ins, employment updates, and wellness assessments.*
- *Staff met with HWS regarding upcoming summer programs and events for students and families.*
- *Continued assistance was also provided to CVR participants and OHA families through ongoing support, resource coordination, and follow-ups to address concerns. Additionally, the Coordinator conducted outreach to families who received final notice letters from compliance, assisting them in gathering and submitting required documentation to the Compliance Department to help ensure timely resolution and prevent contract termination.*
- *Continue to communicate with residents through phone calls, text messages, and emails to increase awareness of available programs and upcoming events.*
- *Posted program announcements and service updates on community bulletin boards and digital platforms.*
- *Collaborated with property management staff to identify residents who may benefit from supportive services and referrals.*
- *Engaged newly admitted residents through orientation sessions to introduce ROSS services and program goals.*
- *Continued collaboration with Creighton University's TRIO Program to support middle and high school students through academic support, college readiness, and mentorship.*
- *Staff continue to work closely with over 150 college students and families to collect enrollment data and share findings with UNO and MCC to support scholarship eligibility and institutional coordination.*
- *Continued engagement with Heartland Workforce Solutions regarding the CRED program, which provides financial assistance for training, certification, and employment-related expenses.*
- *Maintained a strong partnership with the BSR team to connect residents with employment opportunities and hiring agencies.*
- *Strong partnership with Creighton University's Highlander community hub, working together to support families, promote safety, and strengthen neighborhoods in North Omaha. This collaboration brings together OHA's commitment to safe, affordable housing with Creighton Highlander's focus on education, health, and community well-being. By working side by side, both organizations are helping ensure residents have access to resources that support stability, opportunity, and long-term success.*

Youth, Education, and Workforce Development

- *Continue to support tenants at Kay Jay and Florence during the repositioning/RAD process.*
- *Coordinator conducted extensive outreach efforts and completed home visits for over 25 students and their families. These visits were aimed at strengthening relationships, assessing student needs, and ensuring families are connected to essential resources and support services.*
- *Staff completed visits during April with each student to confirm if they received any scholarships and completed the scholarship applications that were given to them.*

Family and Community Services Department

- *Staff visited several OPS high school students and their counselors to discuss the best options and support strategies to help students succeed.*
- *19 students attended the FAFSA Night event hosted at the Simple Foundation. The event provided hands-on support to help students complete their FAFSA applications, better understand financial aid opportunities, and receive guidance on next steps for college enrollment.*
- *Staff completed the mandatory annual survey for FSS.*
- *Hosted a financial literacy workshop focused on helping tenants distinguish between wants and needs as part of building strong budgeting habits.*
- *There have also been ongoing conversations with Metropolitan Community College to discuss student improvement, strengthen relationship building, and ensure every student is succeeding while identifying and removing potential barriers to their success.*
- *Staff continued regular follow-ups with high school and college students, actively updating individual student progress reports to monitor academic performance and identify ongoing support needs.*
- *Over 50 students were contacted to collect updates and complete progress report documentation, ensuring accurate tracking of participation and outcomes. Also, students and families were encouraged to partake in the upcoming college night event at Malcolm Place.*
- *Organized youth enrichment activities with The Simple Foundation designed to promote teamwork, communication skills, and personal growth.*
- *Encouraged youth participation in community service and volunteer opportunities to build leadership skills and civic engagement.*
- *Provided digital literacy support to help youth develop computer skills needed for school and future employment.*
- *Assisted parents and guardians with information on school resources, academic support services, and educational programs available in the community.*
- *Youth involvement remains a priority, with scholarship opportunities promoted to 89 OHA high school students.*

Health, Wellness, and Senior Services

- *Charles Drew Health Community Center continued providing mental health counseling at Highland Tower and deployed its mobile unit to other OHA Towers for basic health screenings.*
- *Through the Creighton University REACH program, five community health workers continue to attend nutrition and food education classes at Malcolm Place.*
- *REACH received a $100k Aflac grant for additional CHW.*
- *Distribute flyers to tenants, attended and participated in the Annual BFHWA Health Fair at North High School.*
- *Continued our partnership with Methodist College Mobile Diabetes Clinic to provide free on-site health screenings.*
- *UnitedHealthcare hosted 4 informational events, reaching over 40 residents.*
- *Integrity First Care provided in-home healthcare, companion services, housekeeping, transportation, and nursing assistance to more than 30 tenants this month.*
- *GOCA/ENCAP continued serving senior residents at all 11 OHA towers, averaging 50 participants monthly.*

Community Programs and Special Initiatives

- *The OHA/TSF soccer program reached a record-high participation level, engaging over 550 youth in year-round programming.*

Family and Community Services Department

- *Continued to support over 200 OHA/TSF college students through the Scott Foundation Scholarship, totaling over $300,000 annually.*
- *Coordinators completed over 100 outreach efforts related to job fairs, employment opportunities, and community resources.*
- *Staff attended the SST CNI Groundbreaking event.*
- *Arch Well health- Assist our 30-plus residents in living healthier lives through Superior Senior primary care and strong patient-to-doctor relationships. They also hosted several health events at the following towers: Underwood, Jackson, and Crown.*
- *Strengthened partnerships with 7 community organizations to expand available resources for OHA residents.*
- *Staff hosted a community Resource Fair featuring 18 partner organizations providing on-site services and information. · The fair created a centralized space for partners to reconnect, exchange updates, and identify new opportunities for joint initiatives to support families in the community better. Over 100 tenants attended.*

Upcoming Events:

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

- *Continue recruiting for the FSS program.*
- *Coffee and Connects-Omaha Chambers*
- *HUD-FSS office hours*
- *UBT Training/Workshop*
- *Graduation celebration for College and HS students*
- *Election Commission MOU*
- *Pine Polling set-up*
- *HUD-FSS Confirmatory Review*
- *OPS-Community Partner meeting*
- *Scattered Site tenant meeting*
- *National Able Employment Orientation*
- *Men's Health and Wellness conference*
- *Financial Literacy Series*
- *Workshop with UBT*
- *CPHHE General Partnership meeting.*
- *The Simple Foundation Partnership monthly meeting.*
- *HUD Ross-Resident Opportunity and Self-Sufficiency webinar.*
- *Omaha Sister Cities-Ghana Committee*
- *UWM-Community Investment and Program Committee.*
- *REACH Bi-weekly Training and meetings.*
- *CAC monthly meeting*
- *BSR Meeting*
- *Arch Well Health Events*
- *Methodist College Students/Mobile Unit*

Family and Community Services Department

- *Charles Drew Community Health Center Mobile Unit screening.*
- *UNO-DASH and Scholarship meeting.*
- *College Possible partnership meeting.*
- *Heartland Workforce Solution meetings*
- *Goodwill Soft skills classes- OHA Towers*
- *High School Seniors meetings*

7.11. Legal

Memorandum

To: OHA Board of Commissioners

From: Brian Hansen, General Counsel

Date: June 4, 2026

Re: Legal Matters

Jon Traudt	Tort	11/05/25 Notice of tort claim		
Walter Holloway	Tort & misc	12/05/25 Notice of tort claim		
Aaron Burbine	Tort	03/13/26 Notice of tort claim		

OHA v State of NE et al 25-5460		06/27/25 OHA Complaint filed 09/16/25 D motion to dismiss hearing 10/17/25 Court dismisses without prejudice 11/03/25 OHA Amended Complaint filed 12/09/25 D motion to dismiss 12/16/25 Judge appointed 01/07/26 Hearing on D MTD 01/15/26 Court denies D MTD 01/26/26 D Answer to amended complaint 03/06/26 OHA submit discovery responses 03/30/26 OHA motion summary judgment 04/30/26 D Motion to continue 05/07/26 D Motion to continue denied 05/07/26 Hearing on MSJ-decision TBD	Douglas County District Court Sarpy County Court Judge	PENDING
Bush v OHA	Class action Hardship etc	06/27/24 P complaint filed Settlement negotiations pending	US District Ct	PENDING
Bell v OHA 25-79 A-25-760	Class action Bedbugs etc	01/06/25 P Complaint filed 03/25/25 P amended Complaint filed 08/14/25 Hearing OHA motion to dismiss 09/12/25 Case dismissed without prejudice 10/08/25 P appeal 01/05/26 Appellant brief filed 03/06/26 OHA brief submitted 03/16/26 Appellants reply brief filed	Douglas County District Court NE Court of Appeals	PENDING
Cribbs v. OHA	Negligence	12/29/23 P Complaint filed 04/25/24 OHA answer filed 12/03/25 Mediation 05/06/26 Dismissed with prejudice	Douglas County District Court	RESOLVED
Cooksey-Timperley v OHA	Tort	04/01/25 Summons & Complaint served 05/15/25 OHA answer filed Discovery pending Trial on or before 12/01/2026	Douglas County District Court	PENDING
Solomon v. OHA	Small claim	01/23/26 Small claim complaint filed 03/23/26 Transferred to regular docket 04/17/26 OHA motion to file MTD 05/28/26 Dismissed with prejudice	Douglas County County Court	PENDING

HASANI LEE & RELATED CASES

Hasani Lee et al 24-0039		01/02/24 03/15/24	P Complaint filed Dismissed with prejudice	Douglas County District Court	RESOLVED
Hasani Lee et al 24-1768		03/05/24 12/12/24	P Complaint filed Dismissed combined with 24-2225	Douglas County District Court	RESOLVED
Hasani Lee et al 24-2225		03/21/24 11/29/24 12/10/24 01/21/25 10/30/25 11/10/25 12/08/25 12/12/25	P Complaint filed OHA motion summary judgment P motion summary judgment Hearing on motions Summary judgment for OHA P motions to change judgment etc Hearing on P motions Court denies P motions	Douglas County District Court	PENDING
A-25-982		12/23/25 02/11/26 03/11/26 03/12/26	P appeals judgment P brief submitted OHA brief filed P reply brief filed	NE Court of Appeals	
Hasani Lee et al 24-3481		05/03/24 02/24/25 03/26/25 05/16/25 07/09/25 10/30/25 11/10/25 12/08/25 12/12/25	P Complaint filed P multiple motions filed Hearing on P's summary judgment OHA motion summary judgment Hearing on MSJ Summary judgment for OHA P motions to change judgment etc Hearing on P motions Court denies P motions	Douglas County District Court	RESOLVED
A-25-981		12/23/25 02/11/26 04/13/26 04/16/26 05/12/26	P appeals judgment P brief submitted OHA brief submitted P reply brief submitted Appeal denied	NE Court of Appeals	
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
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 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	Notice of tort claim Withdrawal of tort claim Complaint filed in court Amended complaint filed	Douglas County District Court	PENDING
8:2025cv00569		09/17/25 09/24/25 11/11/25 11/12/25	OHA removes case to federal court OHA motion to dismiss Seldin filed appearance Seldin MTD Many various filings by Ps	US District Court-Nebraska	
Hasani Lee et al 8:25-cv-00735		12/22/25 01/15/26	Complaint filed No service of complaint on OHA Court will review complaint	US District Court-Nebraska	PENDING

DISCRIMINATION CLAIMS

Shelly v. OHA	Discrimination	12/22/25 Notice of charge 02/04/26 OHA response submitted	NEOC	PENDING
Henry Lee et al v. OHA	Discrimination	02/25/26 Notice of charge 03/16/26 Negotiation/settlement meeting 05/06/26 Charge dismissed	OHRRD	RESOLVED
Stanley v. OHA	Discrimination	03/04/26 Notice of charge 05/02/26 OHA response due	NEOC	PENDING
Hasani Lee v. OHA	Discrimination	05/11/26 Notice of charge 06/20/26 OHA response due	OHRRD	PENDING

MARCH & APRIL 2026 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
04/26 Totals	0	0	0	0	0	0	0
03/26 Totals	0	0	0	0	0	0	0
02/26 Totals	0	0	0	0	0	0	0
01/26 Totals	0	0	0	0	0	0	0
12/25 Totals	0	0	0	0	0	0	0
11/25 Totals	0	0	0	0	0	0	0
10/25 Totals	0	0	0	0	0	0	0
09/25 Totals	0	0	0	0	0	0	0
08/25 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

7.12. Quality Improvement

Memorandum

To: OHA Board of Commissioners

Date: June 4, 2026

Re: Quality Improvement Report – May 2026

Quality Improvement Benchmarks and Goals

Item	Data Source	Current State	Goal	Stretch Goal	Date
% of complaints resolved within policy timeframe	ProProfs	100%	100%	N/A	Ongoing
Resident satisfaction related to OHA's handling of complaints	Resident Satisfaction Survey	-26	-10	5	1/15/2027
Overall resident satisfaction	Resident Satisfaction Survey	-13	0	10	1/15/2027
Quality of customer service	Resident Satisfaction Survey	-16	-5	10	1/15/2027
OHA employee opinion that they are "included in decisions that affect [their] work"	Best Places to Work® Survey	4.3	4.8	5.2	3/1/2027
Staff-generated improvement ideas implemented	Digital Suggestion Box	0	3	4	5/1/2027
Active staff-led committees dedicated to quality improvement initiatives	Q.I. SharePoint	3	5	6	Ongoing
Active focus groups dedicated to improvement of staff pulse survey results	Q.I. SharePoint	0	3	5	6/1/2027
Standardization and documentation of core processes across teams and properties	Q.I. SharePoint	0	6	9	1/20/2027
Quality Improvement training and workshops provided to teams and leaders	Q.I. SharePoint	1	3	4	12/31/2026

Projects and Initiatives

1. Advancing a Strong Service Culture Foundation
    a. Standardization of expectations for staff-resident interactions to enable consistent service delivery across roles and properties
    b. Established shared language and reinforcement through peer-to-peer accountability
    c. Providing leadership with a concrete way to coach, train, and reinforce service values
    d. Developing training compatible with ASPIRE learning management system
2. Re-branded and Operationalizing OHA's Core Values
    a. Development of a branded, cohesive Core Value framework and training to build shared language and behavioral expectations
    b. Integration of values into customer service standards, complaint handling expectations, recognition programs and coaching conversations
    c. Providing leaders and staff with a common reference point for discussing expectations and behaviors
3. Optimizing Core Processes While Improving Consistency and Clarity
    a. Standardization and optimization of core processes including: inspections, intake and new hire onboarding
    b. Standardization of Standard Operating Procedures organization-wide using a shared format and simple language
    c. Implementation of Paperless Committee which supports digitization of processes across the organization
    d. Consolidation of resources in accessible and easily-searchable formats
4. Positioning Technology Improvement to Support Process Optimization

Memorandum

To: OHA Board of Commissioners

Date: June 4, 2026

Re: Quality Improvement Report – May 2026

   a. Improving data quality and reducing rework through better workflows and adoption
   b. Aligning upcoming transitions (Yardi 8) with QI goals
   c. Strengthening data integrity, supporting staff adoption, and reducing reliance on workarounds
   d. Supporting leaders with data they can use for performance measurement, coaching and continuous feedback
   e. Automation of reporting across departments and teams to minimize manual input and output
5. Strengthening Employee Voice and Change Sustainability
   a. Increasing employee trust and leadership transparency by making data available to all employees for review
   b. Encouraging use of front-line insight to inform improvement efforts
   c. Integrating employee feedback into process redesign through the utilization of a digital suggestion box
   d. Using employee opinion data as a leading indicator of improvement readiness
   e. Increasing opportunities for staff to influence decisions that affect their work through action committees, focus groups, new feedback loops and multiple targeted surveys
6. Improving Complaint Handling Through Process Optimization
   a. Adoption of a new complaint handling software to organize complaint tracking and data collection
   b. Identifying root causes of complaint dissatisfaction (timeliness, communication gaps, handoffs)
   c. Partnering with departments to standardize complaint workflows and train staff on new processes and expectations
   d. Creating shared language that supports consistent handling, tracking, and analysis across departments
   e. Phone tree optimization increased client ability to communicate directly with staff and reduce frustration
   f. Strengthening OHA's ability to demonstrate fairness, compliance, and due process
7. Shifting the Organization Toward Data-Driven Decision Making
   a. Introduce and normalize the use of measurable performance indicators tied directly to outcomes including: resident satisfaction (NPS®), complaint handling effectiveness, Best Places to Work® survey analytics over a 3-year look-back period, utilization of Microsoft Forms, etc.
   b. Connecting resident experience to actionable internal process improvement by establishing the Resident Satisfaction Committee
   c. Training key staff on Lean Six Sigma tools such as: KANBAN, KATA, PDCA, Ross-Keugler Change Model, Five Chairs behavioral framework and more

8. NEW BUSINESS

9. EXECUTIVE SESSION FOR LEGAL, REAL ESTATE, AND/OR PERSONNEL MATTERS

10. ADJOURNMENT